

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

June 11, 2013

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 June 11, 2013 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Peterson, Commissioner Hutter, Commissioner Bohnen and
Commissioner Gonzalez

Absent: Commissioner Harloe-Mowery

Also Present: Village Planner, Sean Gascoigne

Minutes

Chairman Peterson presented the minutes from the April 9, 2013 meeting. Commissioner Bohnen motioned for the approval of the minutes from April 9, 2013. Commissioner Gonzalez seconded. The motion passed unanimously.

Discussion

Chairman Peterson opened the meeting and began discussions regarding the coordinating efforts with the Hinsdale Historical Society.

Commissioner Gonzalez summarized the meeting he had with Cindy Klima at the Historical Society, which included discussions regarding website development and the map project.

General discussion ensued regarding process and next steps.

Chairman Peterson summarized additional efforts being looked at by both the Commission and items they would like to coordinate with the Historical Society. He then identified three residents that the Commissioners were working with to hopefully secure applications for landmarking.

General discussion ensued regarding landmarking and how to move these cases forward. The Commission agreed to host a workshop following the July meeting.

Mr. Gascoigne explained that they could follow the same protocol as the last workshop and they could notice it to that extent on the agenda. He also identified an additional home that he knew was in for landmarking. He summarized the process for local landmarking.

Historic Preservation Commission
June 11, 2013

Commissioner Bohnen asked Mr. Gascoigne to research any e-newsletters that do out to residents so that the Commission can publicize preservation info.

Chairman Peterson summarized some final thoughts regarding Preservation Month and how to improve efforts for next year.

General discussion ensued regarding Preservation Month.

Adjournment

Commissioner Bohnen moved to adjourn. Commissioner Hutter seconded and the meeting adjourned at 5:20 p.m. on June 11, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Submittal
Applicant submits application
at least two Fridays prior to
the Scheduling.

HPC
Schedule Public Hearing
for Local Landmarking.

Do ALL publication and signage.

- Village Sends Notice to Hinsdalean
- Applicant is responsible for mailing out public notice to all taxpayers of record, certified with return receipt, within 250 feet of subject property.

Both of these steps must occur no less than 15 and no more than 30 days prior to public hearing.

HPC
Public Hearing for Local
Landmarking.

ZPS
Consideration of Local
Landmarking

HPC
Approve Findings and
Recommendations.

BOT
Final Approval of Local
Landmarking with
Adopting Ordinance.

257

14-1-4: PROCEDURES FOR NOTICE OF PUBLIC HEARINGS AND MEETINGS:

- A. **Manager to Give Notice:** The Village Manager shall cause notice to be given of public hearings and public meetings set pursuant to this Title in the form and manner and to the persons herein specified.
- B. **Content of Notice:** All notices shall include the date, time, and place of such hearing or meeting, a description of the matter to be heard or considered, a legal description of the subject property, and the address or particular location of the subject property.
- C. **Persons Entitled to Notice:**
 - 1. **All Hearings and Meetings:** Notice of every hearing or meeting set pursuant to this Title shall be given:
 - (a) By mail or personal delivery to the applicant and, if a specific parcel is the subject of the application, to the owner of the subject property.
 - (b) By mail to any newspaper or person that shall have filed a written request, accompanied by an annual fee as established from time to time by the Village Manager to cover postage and handling, for notice of all hearings or meetings held pursuant to this Code. Such written request shall automatically expire on December 31 of the year in which it is made unless a written request for renewal, accompanied by the annual fee, is submitted prior to such date.
 - (c) By mail, personal delivery, or interdepartmental delivery to affected Village boards, commissions, departments, officials and consultants.

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.

- 2. **Hearings on Applications:** In addition to notice as required by Subsection C1 of this Section, notice of every hearing set pursuant to this Title in connection with any application for landmark or historic district designation, withdrawal of landmark designation, or a certificate of appropriateness, shall be given:
 - (a) 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.
 - (b) By certified mail, return receipt requested, or personal delivery to all owners of property within 250 feet of the subject property; provided, further, that in the case of an application for historic district designation, notice shall be to all owners of record of property within the proposed district and to all owners of record of property within 250 feet of the outside perimeter of the proposed district. 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.

- J. To review, upon request of the Village Board, the Plan Commission or the Zoning Board of Appeals, applications for zoning or subdivision relief affecting historically and architecturally significant landmarks and structures, buildings, and sites within historic districts.
- K. To periodically review, when requested by the Village Board, the Hinsdale Zoning Code and to recommend to the Plan Commission or the Village Board any amendments appropriate for the protection and continued use of landmarks or structures, buildings, or sites within historic districts.
- L. To perform such other functions as directed by the Village Board, including without limitation regulatory, acquisitive, informational, and incentive-oriented functions.

14-2-3: SURVEYS AND RESEARCH: When authorized by the Village Board, and within applicable budget or appropriations limitations, the Commission shall undertake an ongoing survey and research effort in the Village to identify neighborhoods, areas, sites, structures, and buildings that have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the Commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs.

CHAPTER 3

LANDMARK AND HISTORIC DISTRICT DESIGNATION

14-3-1: CRITERIA: The Commission shall consider the criteria provided in this Chapter in order to recommend a structure, building, or site for designation as a landmark, or an area for designation as an historic district.

A. General Considerations:

1. The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State of Illinois, or the United States.
2. The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
3. The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, State of Illinois, or the United States.
4. The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.

6. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
7. The structure, building, or site is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

B. Architectural Significance:

1. The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
2. The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. The structure, building, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
4. The structure, building, site, or area is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
6. The detail, material, and workmanship of the structure, building, or site can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

C. Historic Significance:

1. The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
2. The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
3. The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
4. The structure, building, site, or area is associated with a notable historic event.

5. The structure, building, site, or area is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons.

14-3-2: APPLICATIONS FOR NOMINATIONS OF LANDMARKS AND HISTORIC DISTRICTS

- A. **Who May Nominate:** Applications for nominations for designation of a landmark or historic district may be submitted by (1) the owner of record of the nominated landmark, or (2) the owners of record of 25% or more of the sites within an area to be nominated for historic district designation, or (3) the Village for an area to be nominated for historic district designation.
- B. **Application Requirements:** Applications for nomination shall be filed with the Village Manager, on forms provided by the Village Manager and shall, at a minimum, include the following information and specifications:
 1. **For a Landmark:**
 - (a) The name and address of the applicant and owner of record.
 - (b) The legal description and common street address of the property.
 - (c) A written statement describing the structure, building, or site and setting forth reasons in support of the proposed designation, including a list of significant exterior architectural features that should be protected.
 - (d) Written documentation and evidence establishing that the applicant is the current owner of record of the nominated property and that such owner of record consents to the proposed landmark designation. Such documentation or evidence of record ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Village Manager.
 - (e) An overall site plan and photographs of the landmark. The plan shall also include a front, side, and rear elevation drawing.
 - (f) Such other relevant information as requested by the Village Manager or the Commission.
 2. **For an Historic District:**
 - (a) The names and addresses of the applicants.

- 263
- (b) The names and addresses of all of the owners of record of buildings, structures, or sites in the area nominated for designation.
 - (c) A vicinity map delineating the boundaries of the area nominated for designation.
 - (d) A written statement describing the area and structures, buildings, or sites located in the area nominated for designation as an historic district and setting forth the reasons in support of the proposed designation, including a list and photographs of significant exterior architectural features of all structures, buildings, or sites in the district that should be protected.
 - (e) Written documentation and evidence establishing that applicants are the current owners of record of property in the area nominated for designation and that such owners comprise the owners of record of at least 25% of all sites contained in the nominated area. Such documentation or evidence of record ownership shall include recent title policies in the names of the applicants or other evidence of record ownership acceptable to the Village Manager.
 - (f) The name, address, and telephone number of one of the applicants who shall be the designated contact person and liaison for the purposes of the application. The name, address, and telephone number of an additional applicant to serve as an alternative contact person shall also be provided.
 - (g) Such other relevant information as requested by the Village Manager or the Commission.

14-3-3: PUBLIC HEARING: Following the proper filing of a complete application for nomination of a landmark or historic district, a public hearing on the application shall be set, noticed and conducted in accordance with the provisions contained in Chapter 1 of this Title. Such hearing shall be commenced not less than 90 days following the filing of a complete application and may be continued upon request or consent of the applicant.

14-3-4: RECOMMENDATIONS BY HISTORIC PRESERVATION COMMISSION:

A. General: The Commission shall review all information presented to it at the public hearing and shall adopt a recommendation that the nominated landmark or historic district does or does not meet the criteria for designation as herein prescribed. The Commission may recommend that an area consisting of less than all of the properties included in the original application be designated as an historic district, as long as the smaller recommended district complies with all requirements for consent of owners of record under this chapter. The recommendation shall contain the following information:

1. The Commission's rationale for recommending either approval or rejection of the nomination;

2. In the case of a recommendation of approval of designation of a landmark, the significant feature or features in the exterior architectural appearance of the landmark that should be protected and preserved;
3. In the case of a recommendation of approval or designation of an historic district, the significant features in the exterior architectural appearance of any structures, buildings, or sites within the historic district that should be protected and preserved; and
4. Any other pertinent comments related to the nomination of the landmark or historic district.

B. Landmarks: In the case of a nominated landmark, within 45 days following the conclusion of the public hearing, the Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 2-12-6A of this Code. The failure of the Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the application for designation as submitted. The Village Board shall promptly act on such recommendation.

C. Historic Districts: In the case of a nominated historic district, such recommendation by the Commission shall be deemed preliminary and shall be accompanied by action of the Commission requiring that notice be given to all owners of record of property within the nominated district that the nominated district has been preliminarily determined to meet the standards for designation as an historic district and allowing such owners of record an opportunity to complete a form indicating whether the owner consents to the designation of the nominated district. The manner of obtaining such consent shall be pursuant to Section 14-3-6 of this Chapter. Following receipt of the results of the consent forms submitted by the owners of record, the Commission shall reconsider its preliminary recommendation and shall issue a final recommendation to the Village Board within 45 days following receipt of the results. The Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 2-12-6A of this Code. The failure of the Commission to act within 45 days following the receipt of the results, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the application for designation as submitted. The Village Board shall promptly act on such recommendation.

D. Recommendations on File: All recommendations by the Commission shall be filed with the Village Manager and made available to persons requesting the same in writing.

14-3-5: DESIGNATION BY VILLAGE BOARD: An ordinance passed by the affirmative vote of at least four members of the Village Board shall be required to designate an official landmark or historic district. Upon passing an ordinance approving the nomination for a landmark or historic district designation, the Village Board shall direct that notice be sent to the Building Commissioner and to the owners of record advising them of such designation and informing them that any structure, building, site, or area designated as a landmark or located within the boundaries of a designated historic district shall thereafter be subject to the requirements of Chapter 5 of this Title. The Village Board shall also direct that the ordinance approving a landmark or historic district designation be recorded in the offices of the appropriate County Recorder of Deeds.

Illinois Fact Sheet



Property Tax
Assessment Freeze
Program
for Homestead Exemptions

Illinois State Tax Collection Agency
Department of Revenue

Property Tax Assessment Freeze Program

The Property Tax Assessment Freeze Program provides tax incentives to owner-occupants of certified historic residences who rehabilitate their homes. Through the Property Tax Assessment Freeze Program the assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began. The valuation then is brought back to market level over a period of four years.

Benefits

The Property Tax Assessment Freeze Program benefits both the owner-occupant and the community by —

- encouraging landmark protection through the promotion, recognition, and designation of historic structures;
- increasing the value of the rehabilitated property;
- upgrading neighborhoods and housing within a community.

Provisions

To qualify for the Property Tax Assessment Freeze a property must —

- be a registered historic structure, either by listing on the National Register of Historic Places, or designated by an approved local historic preservation ordinance

The exterior of this house in Evanston was rehabilitated under provisions of the Property Tax Assessment Freeze Program.





The Evanston house after rehabilitation

- be used as a single-family, owner-occupied residence or condominium, or as a cooperative, or as an owner-occupied residential building with up to six units
- have at least 25% of the property's market value spent on an approved rehabilitation project
- be a substantial rehabilitation that significantly improves the condition of the historic building
- be rehabilitated in accordance with the Secretary of the Interior's "Standards for Rehabilitation"

Certification Procedure

Part 1: Contact the Illinois Historic Preservation Agency (IHPA)

- Contact the IHPA or your local landmark commission to determine if your property is a registered historic structure. Individual properties within historic districts will be certified as historic structures by the IHPA if it makes a positive contribution to the historic significance of the district.
- Determine the assessed valuation and market value (or fair cash value) of your property by contacting your assessment officer or by referring to your current property tax bill.

Part 2: Conditional Approval of Rehabilitation Plans

- Provide the IHPA with the proposed rehabilitation plans and photographs showing the condition of the building prior to initiating work. The IHPA

will determine if both the interior and exterior rehabilitation plans comply with the Secretary of Interior's "Standards for Rehabilitation."

- Once your preliminary plans are approved, proceed with the rehabilitation project. Contact the IHPA if there are changes made to the rehabilitation plans during the course of the project.

Part 3: Final Approval

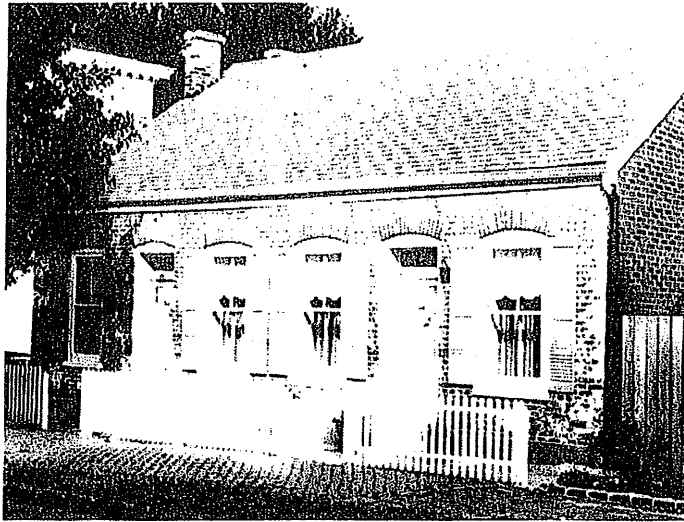
- When the project is completed, forward to the IHPA photographs showing the completed work and documentation proving that 25% of the property's market value was spent on rehabilitation (paid bills, cancelled checks). With the exception of landscaping, appliances, and new construction (outside the historic building), any money spent on the physical rehabilitation of the property will qualify.
- Within 45 days of receipt of the complete and correctly drafted application, the IHPA will determine if the project meets all the program requirements, including the guidelines established by the Secretary of Interior's "Standards." If the project is approved, a Certificate of Rehabilitation will be issued.
- The Certificate of Rehabilitation is transmitted to the assessment officer and a copy forwarded to the property owner. The assessor then makes the necessary adjustments.

Home in Belleville Historic District before rehabilitation



Special Conditions

Applications for the Certificate must be submitted within two years of project completion. If the property is sold within the eight-year freeze period, or if its use changes from that of a single-family owner-occupied residence, the Certification will be revoked. Subsequent rehabilitation work must also meet the "Standards" or the Certificate will be revoked. The property owner is required to file an affidavit with the assessor each year verifying ownership and use.



Belleville home after exterior restoration was completed under provisions of the Property Tax Assessment Freeze Program.

Opt Out Provision

Any taxing district may "opt out" of the Property Tax Assessment Freeze Program by notifying the assessment officer and county clerk at the beginning of each year. The Property Tax Assessment Freeze will not apply then to taxes levied by that taxing district. To determine whether any taxing districts in your area have opted out, contact your assessment officer or county clerk. Properties that have already received Certificates, or where rehabilitation has already begun, will not be affected by a taxing district's "opt out."

Additional Information

For additional information on the Property Tax
Assessment Freeze Program write or call:

Local Government Services Coordinator
Illinois Historic Preservation Agency
Old State Capitol
Springfield, IL 62701
217-785-4512
Website: www.state.il.us/hpa



The Illinois Historic Preservation Agency does not discriminate in employment
or services. Printed by authority of the State of Illinois (SM-5-04).
Rod R. Blagojevich, Governor



**Your Home or
Neighborhood
may be Significant
to the Heritage
of Hinsdale**

**General Information on
Historic Preservation**

The Village of Hinsdale has a rich historic, cultural and architectural character that is unique among Illinois communities.

This information is offered to help clarify questions you may have concerning historic preservation in the Village of Hinsdale.

To receive more information on historic preservation in the Village of Hinsdale, please fill out and return this form or call the Village Planner at 630-789-7000.

Name _____

Address _____

Telephone _____

Fax _____

Email _____

- ☐ I would like more information on the nomination process.
- ☐ Please contact me about the status of my property.
- ☐ Please send me a copy of the Hinsdale Historic Preservation Ordinance Summary.
- ☐ other questions or comments _____

PRSRTSTD
U.S. Postage
PAID
Hinsdale, Illinois
Permit No. 137

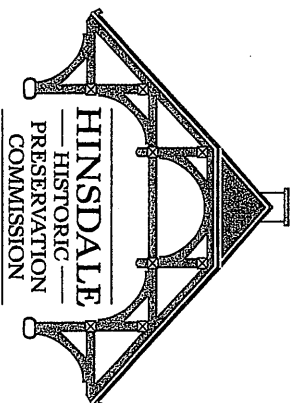


VILLAGE OF HINSDALE
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521

**HINSDALE RESIDENT
HINSDALE, ILLINOIS 60521**

Village of Hinsdale

**Your Home or
Neighborhood
may be
Significant
to the Heritage
of Hinsdale**



General Information on Historic Preservation

What is the Hinsdale Historic Preservation Commission?

The Hinsdale Historic Preservation Commission, established in April 2000, is composed of nine residents who are appointed by the Village President, with the advice and consent of the Village Board, and have responsibility for: (1) educating residents concerning preservation; (2) identifying buildings having historic and architectural significance; (3) reviewing proposed alterations to landmarks and structures in historic districts; and (4) recommending the designation of landmarks and historic districts to the Village Board. The Commission meets monthly and its meetings are public.

What is a Hinsdale historic landmark?

A Hinsdale historic landmark is a building site or structure that is so designated by the Village Board because it possesses architectural, historical, or other significance to the community. The Board's action is based on recommendations from the Hinsdale Historic Preservation Commission. Landmarks may be buildings, such as the Memorial Building (Village Hall), that have a long association with important local events, or they may be buildings designed by an important architect, such as the late local architect R. Harold Zook. The criteria under which landmarks may be designated can be found in the Historic Preservation Ordinance (found in Title XIV of the Village Code) and in the Preservation Guide available at the Village Hall.

What are the benefits of owning a Hinsdale landmark?

The benefits of owning a landmark are: (1) recognition and protection of the landmark as a significant Hinsdale historic, architectural or cultural resource; (2) participation in the nationwide effort to preserve the character of local communities; and (3) possible tax benefits through the State of Illinois.

How do Hinsdale properties become landmarks?

To nominate a building, site or structure for designation as a landmark, an application must be completed and submitted

to the Village Planner. The Hinsdale Historic Preservation Commission holds a public hearing on the nomination to obtain information and public input prior to determining whether the property meets the criteria for designation as set forth in the Hinsdale Historic Preservation Ordinance. If the property meets the criteria, the Commission will recommend designation to the Village Board. The Village Board will then accept or deny the recommendation. If accepted, the Village Board, through the adoption of an ordinance, will designate the landmark. If denied, the nomination may be resubmitted with new evidence within 30 days. Only the property owner may initiate landmark nomination. Once designated, a landmark is eligible for all of the other benefits, including possible tax benefits, available to historic landmarks.

How are Hinsdale landmarks protected?

Designated landmarks are subject to a binding plan review by the Historic Preservation Commission before any exterior alterations, additions or demolition — all of which require a permit — can take place. The binding review ensures that the proposed changes will respect the significant architectural and historical characteristics of the landmark.

What is an historic district?

An historic district is an area designated by the Village Board with defined geographic boundaries that may contain designated landmarks or other buildings and structures having architectural and historic significance. The Board's action is based on recommendations from the Hinsdale Historic Preservation Commission.

Once an historic district is designated, all structures within the district are subject to non-binding plan review by the Hinsdale Historic Preservation Commission before any exterior alterations, additions, or demolition can take place.

What is the designation process for an historic district? Residents of a potential historic district may initiate the designation process themselves, providing that the owners of at least 25 percent of the sites within the proposed district support the application. The Village also may nominate an area for historic district designation. Final approval of an historic district cannot be gained without the consent of more than 50 percent of the sites within the proposed district.

Can you alter, construct or demolish a designated landmark or a structure within an historic district?

Any person proposing an exterior alteration to, or seeking demolition, of any designated landmark or any structure within a designated historic district must submit an application for a Certificate of Appropriateness prior to beginning any such work. An applicant may request a meeting with the Village before the application is sent to the Commission and may consult with the Commission during its review of the application.

Once an owner submits an application for a Certificate of Appropriateness, a public hearing is held to review the proposed changes according to review criteria in the Hinsdale Historic Preservation Ordinance. In the case of a designated landmark, the Commission's final determination is binding. If the application is denied, the applicant may appeal to the Village Board within 15 days. In the case of a building within an historic district that is not also a designated landmark, the Commission's determination is only advisory.

What are the benefits of an historic district?

Hinsdale historic districts are a means of recognizing and protecting areas that contribute to the special historic, architectural and cultural qualities that make Hinsdale an attractive and desirable place to live and work.

The Hinsdale Historic Preservation Commission is eager to work with owners of designated sites on any external alterations they may be considering to ensure preservation of architectural and historic integrity.

Village of Hinsdale Historic Preservation Ordinance Summary



Brief History of Hinsdale

In 1863, Mr. William Robbins purchased 800 acres of land along the railroad for the purpose of founding a residential community close to the growing metropolis of Chicago. In 1866, Mr. O.J. Stough bought eighty acres of the Fox farm. Other early homesteaders with adjacent farms, the Walkers and the Ayers, joined in the development. By 1873, the Village of Hinsdale was large enough to be incorporated. Judge Joel Tiffany, whose house stills stands, was elected Hinsdale's first president. Today, Hinsdale is a suburban residential community characterized by many fine examples of significant architectural styles; all contribute to the wealth of Hinsdale's architectural community, which illustrates not a single period of outstanding significance, but a broad overview of the development of architectural styles.

In April 2000, the Village Board of Trustees passed an Historic Preservation Ordinance to preserve and protect the rich historical, cultural, and architectural character of the Village. The Historic Preservation Ordinance will help preserve and protect significant buildings, structures, objects, and sites that contribute to Hinsdale's heritage.

Historic Preservation Ordinance's Purpose and Goals

Purpose

The purpose of the Historic Preservation Ordinance is to promote historic and architectural preservation in the Village by protecting, enhancing, and perpetuating those historical structures, buildings, sites and areas valued by the Village and its residents that are significant to the Village's history, cultures, and architecture.

Goals

The goals of the Historic Preservation Ordinance are to:

- foster civic pride in the beauty and accomplishments of the past as represented in the Village's landmarks and historic districts;
- preserve, promote, maintain, and enhance the Village's historic resources and character;
- protect and enhance the Village's attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
- maintain and improve property values in the Village;
- protect, preserve, and enhance the Village's aesthetic appearance and character;
- encourage the designation of landmark and historic district status upon structures, buildings, sites, and areas on a local, state, and national level; and
- educate the general public as to the significance of historic preservation.

Historic Preservation Commission

To assist in implementing the Historic Preservation Ordinance, the Village Board created an Historic Preservation Commission. The Commission consists of nine members, all of whom are residents of the Village, appointed by the Village President with the consent of the Board of Trustees on the basis of expertise, experience or interest in historic preservation or architectural history, building construction or engineering, architecture or landscaping, finance, neighborhood organization, or real estate, with consideration given to appointment of residents of a variety of geographic areas within the Village.

Meetings

Regular meetings of the Historic Preservation Commission are held on the second Tuesday of each month.

Authority and Duties

Some of the key duties of the Historic Preservation Commission include, but are not limited to:

Education:

- to inform and educate Village residents concerning the historic and architectural heritage of the Village by publishing maps, newsletters, brochures, and pamphlets and by holding programs and seminars;
- to provide information to owners of landmarks and structures, buildings, or sites within historic districts, as well as to residents of the Village, regarding the physical and financial aspects of preservation, renovation, rehabilitation, and reuse; and

- to provide information regarding incentives that may be available to owners of property designated under the Historic Preservation Ordinance, and procedures for inclusion on the State or National Register of Historic Places.

Preservation Assistance:

- to conduct a survey of structures, buildings, sites, and areas in the Village in order to identify those with historical and architectural significance; and
- to develop specific guidelines for the alteration, demolition, construction or removal of landmarks or structures, buildings, or sites within historic districts.

Designation:

- to hold public hearings, review applications, conduct advisory review conferences, and make recommendations regarding the designation and withdrawal of designation of landmarks and historic districts, the alteration or demolition of the same and the issuance of certificates for such actions; and
- to keep a register of all buildings, structures, sites, and areas that have been designated as landmarks or historic districts, including all information required for each designation.

Landmark and Historic District Designation

Definitions

Landmark:

Any building, structure, or site designated as a landmark by ordinance of the Village Board that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the Village.

Historic District:

An area designated as an historic district by ordinance of the Village Board that may contain, within definable geographic boundaries, one or more landmarks and which may have within its boundaries other structures, buildings, or sites that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

Certificate of Appropriateness:

A certificate issued by the Historic Preservation Commission approving plans for the alteration, construction, removal, or demolition of a landmark or structure, building, or site within an historic district.

The final decision of the Historic Preservation Commission on a certificate of appropriateness is binding on designated landmarks, but is only advisory for buildings, structures, sites or areas within designated historic districts that are not designated landmarks.

Criteria

The criteria considered by the Historic Preservation Commission when recommending a structure, building, or site for designation as a landmark or an area as an historic district include the following:

General Considerations:

The structure, building, site, or area must:

- have significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State of Illinois, or the United States;
- be closely identified with a person or persons who significantly contributed to the culture or development of the Village, the State of Illinois, or the United States, or have a unique location or singular characteristic that makes it an established or familiar visual feature, or have associated with it activities that make it a current or former focal point of reference in the Village;
- involve the notable efforts of, or be the only known example of work by, a master builder, designer architect, architectural firm, or artist whose individual accomplishments have influenced the development of the Village, the State of Illinois, or the United States;
- be of a type or be associated with a use once common but now rare, or be a particularly fine or unique example of a utilitarian structure and possess a high level of integrity or architectural significance; or
- be located in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

Architectural Significance

The structure, building, site, or area must:

- represent certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials, or embody elements of design, detail, material, or craftsmanship of exceptional quality;

- exemplify a particular architectural style in terms of design, detail, material, and workmanship which has resulted in little or no alterations to its original construction;
- be or be a part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials, and accents the architectural significance of an area; or
- be one of the few remaining examples of a particular architectural style and have undergone little or no alteration since its original construction, or have detail, material, and workmanship that is valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

Historic Significance

The structure, building, site, or area must:

- be an exceptional example of an historic or vernacular style or be one of the few remaining properties of its kind in the Village;
- be associated with an historic event or have a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the Village, the State of Illinois, or the United States, or be associated with an organization or group from which persons have significantly contributed to or participated in the historic events of the Village, State of Illinois, or the United States;
- be associated with an antiquated use due to technological or social advances; or
- be a monument to, or a cemetery of, an historic person or persons.

A nominated landmark or historic district will need to meet one or more of the criteria in any one or more of the categories listed above in order to become designated.

Designation Procedure

Nomination and Designation of Landmarks

This is the process for establishing a building, structure, or site as a landmark.

1st Step

Application*

Submitted by property owner(s)



2nd Step

Public Hearing

Commission Recommendation



3rd Step

Village Board Action

Nomination Approved

Historic Landmark Designation
Ordinance Passed
Ordinance recorded in County
Recorder of Deeds Office

or

Nomination Rejected

Reconsideration can be
requested with new evidence
within 30 days

**No permits issued for building, demolition, signage or other until
designation or rejection of nomination.*

Withdrawal of Landmark Designation

The designation of a building, structure, site, or area as a landmark may be withdrawn under certain conditions upon application by the property owner(s) and after public hearing.

Nomination and Designation of Historic Districts

This is the process for establishing an area as an historic district.

1st Step

Application*

Submitted by owners of 25 percent of the sites within the proposed district, or by the Village



2nd Step

Public Hearing

Preliminary Commission Recommendation

Request for Consent of Owners

Request for consent of owners of more than 50 percent of the sites within the proposed district

Owners Responses Received

Final Commission Recommendation



3rd Step

Village Board Action

Nomination Approved

Historic District Designation
Ordinance Passed

Ordinance recorded in County
Recorder of Deeds Office

or

Nomination Rejected

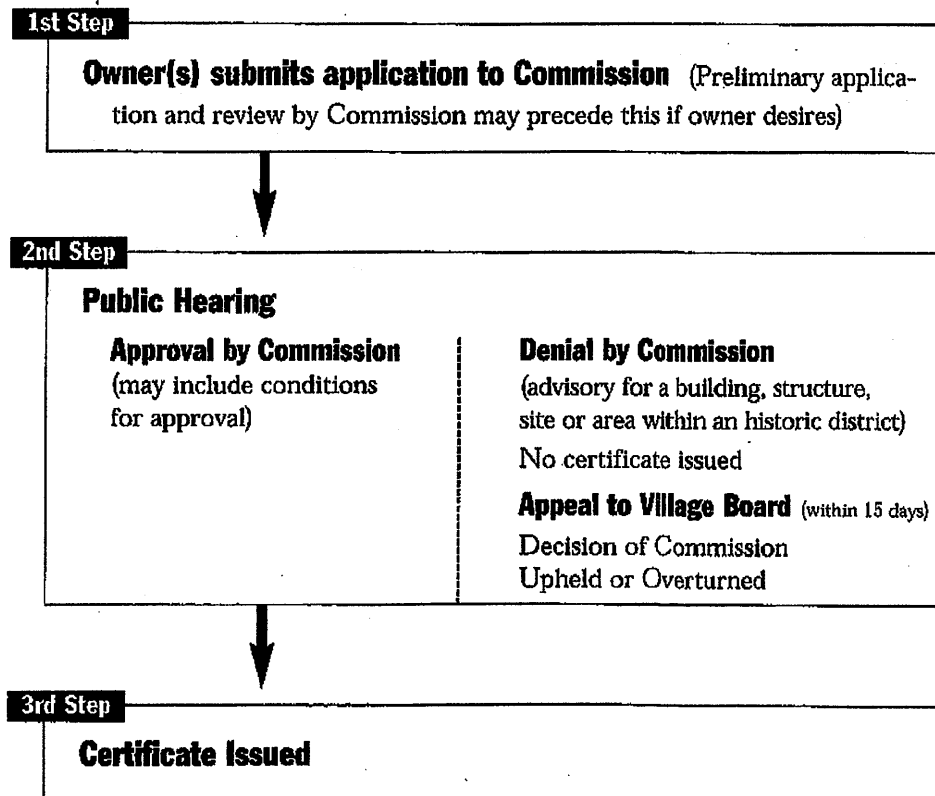
Reconsideration can be
requested with new evidence
within 30 days

**No permits issued for building, demolition, signage or other until designation or rejection of nomination.*

Certificate of Appropriateness

Once a structure, building or site has been designated as a landmark or an area as an historic district, then the designated landmark or all buildings, structures, sites or areas within the designated historic district are subject to review by the Historic Preservation Commission prior to any alteration, demolition, signage or other physical modification of the exterior architectural appearance. The Historic Preservation Commission issues a certificate of appropriateness approving plans for these exterior changes. The final decision of the Historic Preservation Commission is binding on designated landmarks, but is only advisory for buildings, structures, sites or areas within designated historic districts that are not also designated landmarks.

This review process is an effective way to protect and preserve Hinsdale's historic and architectural heritage. The Commission considers a wide range of general and design standards when reviewing an Application for a Certificate of Appropriateness.



Benefits of Owning a Landmark or a Home in an Historic District

The following are only some of the benefits resulting from designating your home as a landmark or owning a home in a designated historic district:

Possible tax benefits. State legislation currently provides an eight-year property tax assessment freeze for owner-occupants of certified historic residences who rehabilitate their homes. Other tax benefits also may be available to owners of designated landmarks or homes in historic districts. For more information on the Property Tax Assessment Freeze Program call the Local Government Services Coordinator at the Illinois Historic Preservation Agency in Springfield, Illinois, at (217) 785-4512.

Community-Wide Recognition. Owners of designated landmarks and homes in designated historic districts have the distinction of participating in the nationwide effort of preservation and conservation of the character of local communities.

Protecting Our Heritage. Historic preservation has been demonstrated nationally as the most effective way to protect and preserve our historic and architectural heritage. Designation of our precious heritage gives the Village the opportunity to celebrate these artistic and valuable places.

Historic Preservation Ordinance

This preservation guide and summary of the Historic Preservation Ordinance in no way amends the ordinance or serves as a substitute to it. Please consult the full text of the Historic Preservation Ordinance, available at the Village Hall, for complete details. For more information on the benefits outlined above, please contact the Historic Preservation Commission Staff Secretary at the Village Hall 630-789-7000.

© 2001 Village of Hinsdale, Illinois. All rights reserved.



VILLAGE OF HINSDALE
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521

© 2001 VILLAGE OF HINSDALE, ILLINOIS. ALL RIGHTS RESERVED.

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



Village of Hinsdale

Zoning Code Exceptions for Any Homes

- Covered, unenclosed porches

As part of 1999 amendments to the Zoning Code, the Hinsdale Board of Trustees amended the Hinsdale Zoning Code by adding Subparagraph 3-110I5(d). This amendment allows covered, unenclosed porches to project not more than eight into a front or corner side yard from an exterior wall into a required yard.

In 2003, the Board of Trustees adopted amendment to Subparagraph 3-110I14(c), which provides an exception in calculating building coverage for covered, unenclosed porches. The amendment exempts the first 200 square feet of a porch if all of the following criteria are met: 1) the porch is covered, and 2) the porch is, and shall permanently remain, unenclosed, and 3) the porch is attached to that part of a single-family detached dwelling that fronts a required front yard or corner side yard, and either 4) in the case of a front yard, the portion of the porch to which the exemption applies lies between the widest apart side building lines of the dwelling or lies in front of the front building line of the dwelling extended or 5) in the case of a corner side yard, the portion of the porch to which the exemption applies lies between the front most and the rearmost building lines of the dwelling or lies in front of the corner side building line of the dwelling extended; provided, however, that this exemption shall not exceed a total of two hundred (200) square feet for any zoning lot.

- Detached Garages

In 1999, the Board of Trustees adopted several amendments to the Hinsdale Zoning Code as they relate to the four single-family detached residential districts. Amendments regarding detached garages were adopted to encourage the use of this type of structure when it is located more than ten feet from the principal structure and there is no attached garage on the site. The Village Zoning Code regulates the maximum building coverage and floor area ratio (total square footage) of homes.

Subparagraph 3-110I14(b), of the Zoning Code provides the exception for building coverage associated with detached garages by not counting 25% of the floor area of the detached garage on a zoning lot having a detached garage and no other garage, but not more than 125 square feet.

The second amendment was to Subparagraph 3-110I13, of the Zoning Code and provides the exception to floor area for detached garages by excluding 50% of the area of the detached garage, but not more than 250 square feet.



Village of Hinsdale

Zoning Code Exceptions for Older Homes

- **Floor Area exceptions for homes constructed prior to January 1, 1930**

On March 7, 2006, the Board of Trustees amended Subsection 12-206F, "Floor area, gross" of the Hinsdale Zoning to help single-family homes constructed prior to January 1, 1930 possibly expand. Some older homes, especially Victorian and farmhouse style houses, have difficulty adding on to meet current housing amenities such as larger kitchens and family rooms because of their raised basements and large attics counted toward floor area. The amendment exempts the area defined as a basement and attic from being counted toward allowable floor area square footage for both the existing structure and the new addition. The remaining portion of the existing structure and proposed addition must comply with the applicable maximum allowed floor area square footage as found in Subsection 3-110E of the Hinsdale Zoning Code.

- **Detached Garages for homes constructed prior to 1950**

On March 4, 2003, the Hinsdale Board of Trustees amended the Hinsdale Zoning Code by adding Paragraph 10-104B6 to Section 10-104 Precode Structures. The amendment allows single-family detached dwelling structures that exceed allowable floor area square footage and or allowable building coverage the ability to construct or reconstruct a detached garage accessory to, and on the same zoning lot as the single-family detached dwelling if the following three conditions are met: 1) the dwelling was constructed prior to 1950; 2) the dwelling does not have an attached garage; and 3) the replacement garage does not exceed a total floor area of four hundred forty (440) square feet.

- **Roof Height Extensions**

On May 5, 1998, the Hinsdale Board of Trustees amended the Hinsdale Zoning Code by adding Paragraph 10-104B5 to Section 10-104 Precode Structures. This amendment addressed was created to deal with roof heights of accessory pre-code structures in the residential districts. On March 2, 1999, the existing language was modified to include the principal pre-code structures.

The amendment allows for single-family residences and accessory structures constructed prior to 1988 located on a conforming lot in a single-family residential district that is nonconforming with respect to the permitted maximum height and that is a precode structure solely due to the nonconforming height of the structure may be extended: a) horizontally at a height in excess of said permitted maximum height but not in excess of the roofline of the existing structure or b) horizontally and vertically at a height in excess of the permitted maximum height but not in excess of the height of the structure as of the date of initial occupancy of the original structure, provided, however, that such extension shall not be permitted where the height of the structure as of the date of initial occupancy of the original structure exceeded the maximum height authorized by law; and, in either case, such extension shall not extend more than twenty four inches (24") beyond the exterior face of the exterior walls of said existing structure.



Village of Hinsdale

Local Preservation Ordinances Facts vs. Fiction

Fiction: *Preservation is an illegal infringement upon property rights.*

Fact: There are many legal and commonly accepted ways in which municipalities place restrictions on what a property owner can do with his or her property. Every community creates and upholds zoning ordinances and building codes that reflect the community's shared values on safety, appearance and community-wide land use. A local preservation ordinance is simply another type of zoning ordinance.

- Courts of every level have upheld preservation ordinances since the 1930s.
- In 1978 the United States Supreme Court regarding *Penn Central Trans. Co. v. New York City*, ruled that *involuntary preservation ordinances are Constitutional* in that they promote "health, safety, morals or general welfare." They also ruled that such ordinances are not in violation of the Fifth and Fourteenth Amendments, as they allow for "reasonable returns" and adaptive use.
- A preservation ordinance is one type of *zoning ordinance*. To say that it is illegal would mean that zoning laws themselves are illegal.
- Preservation ordinances seek to *protect the rights of the community and individual homeowners*, especially under threatened circumstances.

Fiction: *Having a local preservation ordinance decreases property values.*

Fact: Countless studies over the years and across the country have shown that, overall, communities that enact a local preservation ordinance experience an *increase* in property values.

- Nationally known economist Donovan Rypkema recently reviewed over fifty communities with preservation ordinances: *not one* showed a reduction in property values.
- A 1998 study of ten historic districts in Maryland showed that buildings in the historic districts actually had a *29% greater appreciation* than buildings in adjacent, non-historic districts.
- A 20-year long Fredericksburg, VA study conducted by the Government Finance Research Center found that the value of property inside historic districts had increased *480%*, while property values outside the district saw an increase of only *280%*.

Fiction: *A preservation ordinance will create financial hardship for property owners.*

Fact: For owners whose property is locally designated significant via a local preservation ordinance and preservation commission, there are a number of financial advantages.

- Owners of historic properties may be eligible for an 8 to 12 year *tax assessment freeze* through the state of Illinois, under a local ordinance.
- Tax incentives are available to the owners of historic commercial properties.
- By protecting neighborhood character and scale, historic districts benefit all buildings within the district.

Fiction: *A preservation ordinance will stop development.*

Fact: Preservation ordinances do not stop new construction. Most ordinances do not even review new construction. Ordinances review additions and changes to buildings that are individually landmarked or to buildings that are within a local historic district. Preservation ordinances impact relatively few buildings in a community.

- Development continues in the over 1,500 American cities with preservation ordinances. In fact, some of the fastest growing cities (Atlanta and Phoenix) have found that preservation ordinances inspire both redevelopment and new development. Here in the Chicago area, many suburbs have preservation ordinances and yet their housing stock continues to grow and change with the times. The City of Chicago has one of the most restrictive preservation ordinances in Illinois and yet its real estate market is robust.
- Most teardowns would be permitted under the Hinsdale preservation ordinance.
- The Metropolitan Planning Council of Illinois actually encourages preservation for economic growth.

Fiction: *A preservation ordinance will create another layer of bureaucracy, cost the city money in paying a commission and staff, and require public funds to maintain historic structures.*

Fact: Many communities make preservation a part of their pre-existing zoning process, thus requiring no new staff. Preservation commissions, like nearly all such commissions in local governments, are made up of citizens who volunteer their time.

- The government is not required to make a financial commitment to landmarks by any preservation ordinance in Illinois.

Fiction: *A preservation ordinance will prohibit a building owner from modernizing and making improvements and, force the restoration of all historic features.*

Fact: Preservation ordinances rarely concern themselves with a landmarks building's interior or outbuildings. Only major alterations affecting the façade or proposing demolition need official approval.

- No ordinance in Illinois mandates restoration beyond current zoning requirements.
- Preservation actually *encourages additions and the modernization of buildings* in order to protect them and keep them useful and on the tax rolls.

Fiction: *Everything will become a landmark.*

Fact: Most communities only landmark a small number of buildings.

- Specific selection standards for landmarks and historic districts are written into an ordinance.
- Landmarking entails due process requirements similar to other types of zoning ordinances. preservation ordinance (or Elmhurst).

Historic and architectural landmarks define a community's character, teach its citizens about the lives of their predecessors and serve as a tangible source of historical information. Only a local preservation ordinance can save historic buildings from demolition and help preserve our sense of place.

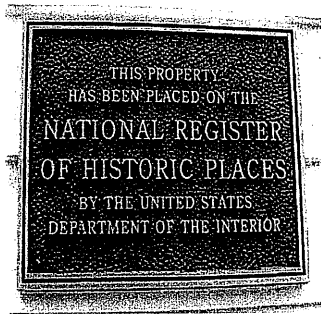


The Three Different Types of Historical Plaques

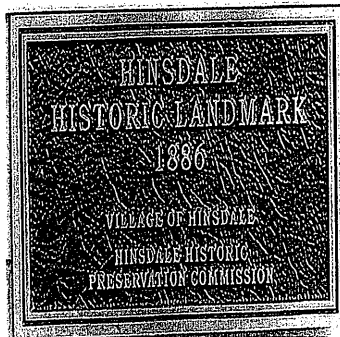
In Hinsdale, three different plaques can be found on older homes. Each are presented by different organizations and have different meanings associated with them.



Hinsdale Historical Society Plaques. Homes with a plaque from the Hinsdale Historical Society are historically notable, having been researched by the Society at the request of the current or previous owners. The Society has a record of the research and perhaps your house has a plaque from the Society noting the year in which the house was built. This plaque does not provide any protection against demolition or participation in the state tax assessment freeze program for buildings that undergo substantial renovation.



United States Department of Interior – National Register of Historic Places. Homes with this plaque are on the nation's official list of places that are recognized for their historical, architectural, or archaeological significance and considered worthy of preservation. Applications are filed and processed with the Illinois Historic Preservation Agency. Being listed on the National Register does not protect against demolition but does allow for participation in the state tax assessment freeze program for buildings that undergo substantial renovation.



Hinsdale Historic Landmark. Homes with this plaque have been locally landmarked by the Village of Hinsdale. By landmarking a structure, it is legally protected from exterior changes that would compromise its historical and architectural significance. The Hinsdale Historic Preservation Commission approves all exterior alterations to locally landmarked structures. Landmarking protects the house's value and helps to maintain Hinsdale's historic character. Being locally landmarked, helps to protect against demolition and allows for participation in the state tax assessment freeze program for buildings that undergo substantial renovation.



Illinois Property Tax Assessment Freeze Program Case Study for 27 Blaine Avenue, Hinsdale

Village of Hinsdale

This case study was prepared by Earl Cowell, subject property owner and member of the Hinsdale Historic Preservation Commission in the Spring of 2006. The information and figures presented are associated with the property located at 27 Blaine Avenue. There are eight properties within the Village of Hinsdale that are participating in the tax assessment freeze program through the State of Illinois. To be eligible, the property must be locally landmarked or listed on the National Register of Historic Places and meet the criteria of the State.

We have resided at 27 Blaine Avenue since 1977. Since that time we have invested time, effort and money to upgrade and renovate the 1893 Queen Anne Victorian. The most recent project started in June 1999 and was completed in March 2002. During the neighborhood meeting in early 2003 regarding the final report for the Robbins Park I Architectural and Historic Resource Survey we learned that our home was designated as "Significant" and that the recently completed improvements might make the property eligible for the tax assessment freeze program.

After some additional research, we determined that the rehabilitation work to our home met the minimum dollar amount, that is 25% of the equalized assessment for the year that the work began. This amount can include upgrades to mechanical equipment, new roof, repair and restoration to the common areas on the ground floor living space. In this case our 1999 assessment was based on \$136,070 with the minimum amount of cost associated with the improvement being \$34,018 (25% of assessment). Our expenditure was more than that amount.

At that point we contacted the Illinois Historic Preservation Agency (IHPA) in Springfield to further discuss the completed project. Typically contact is made with the IHPA prior to the work beginning and in some cases before building plans are completed. In addition, we contacted the Village of Hinsdale to confirm the application process for Local Landmark Designation and learned that the process would take approximately three months to complete. Contact with the IHPA first started in mid April 2003 with issuance of Certificate of Rehabilitation occurring in early September 2003, after the property was designated a Local Landmark by the Hinsdale Board of Trustees.

The IHPA prefers that landmark designation be in effect at time of application for Certificate of Rehabilitation and that the renovation project is approved prior to start of the project. In this case and in several others, although the prescribed process was not followed, the IHPA was able to work around the situation because there was adequate documentation (before and after pictures, receipts and work being completed in accordance with the Secretary of the Interior's Guidelines).

The financial outcome due to the real estate tax assessment freeze program was effective for the tax year 2003. The tax assessment valuation was frozen at the 1999 amount. The assessed valuation is frozen for eight years at the level the year the rehabilitation began. The valuation is then brought back to market level over a period of four years. Attached are two Tables, which depict different scenarios for the Real Estate Tax Calculation and Savings for our property.

Table 1. Real Estate Tax Calculation and Savings*

Year	Calendar year	Base year 1999 billing value** /equalized assessment	Tax rate/\$100 valuation	Billing value**	Adjusted annual real estate tax	Unadjusted real estate tax	Real estate tax savings
1	2003	\$132,570	4.5961	\$208,540	\$6,093	\$9,585	\$3,492
2	2004	\$131,070	4.6317	\$229,660	\$6,071	\$10,637	\$4,566
3	2005	\$131,070	4.6	\$249K	\$6,029	\$11,454	\$5,425
4	2006	\$131,070	4.6	\$265K	\$6,029	\$12,190	\$6,161
5	2007	\$131,070	4.55	\$290K	\$5,963	\$13,195	\$7,232
6	2008	\$131,070	4.55	\$320K	\$5,963	\$14,560	\$8,597
7	2009	\$131,070	4.5	\$350K	\$5,898	\$15,750	\$9,852
8	2010	\$131,070	4.5	\$380K	\$5,898	\$17,100	\$11,202
9	2011	\$136,070	4.45	\$410K	\$9,103	\$18,245	\$9,142***
10	2012	\$136,070	4.45	\$440K	\$12,818	\$19,580	\$6,762***
11	2013	\$136,070	4.4	\$470K	\$17,007	\$20,680	\$3,673***
12	2014	\$136,070	4.4	\$500K	\$22,000	\$22,000	0***
							\$75,621 TOTAL

* Tax rate, Billing value, and real estate tax data for years 2005 to 2014 are estimates

**Billing value = Equalized assessment – Residential exemption (\$3,500 for 2003, \$5,000 for 2004 – 2014)

***The valuation is brought back to market level during years 9, 10, 11, 12 of the tax freeze program using the following formula:

The billing value for years 9, 10, 11, 12 minus the base year equalized assessment times 25%, 50%, 75% and 100% respectively, plus the base year equalized assessment times the tax rate divided by 100.

Example for year 9 (2011):

Adjusted real estate tax: $\$410,000 - \$136,070 \times 25\% (.25) + \$136,070 \times 4.45 / 100 = \$9,103$

Unadjusted real estate tax: $\$410,000 \times 4.45 / 100 = \$18,245$

Real estate tax savings: $\$18,245 - \$9,103 = \$9,142$

This case study was prepared by a member of the Hinsdale Historic Preservation Commission in the Spring of 2006 for their specific property. The Village does not warrant or guarantee the accuracy of the information and data provided herein, and the Village specifically disclaims any liability for the provision of such information and data. Reliance upon the information and data is solely at the risk of the user.

Table 2. Real Estate Tax Calculation and Savings*

Year	Calendar year	Base year 1999 billing value** /equalized assessment (years 9 – 12)	Tax rate/\$100 valuation	Billing value**	Adjusted real estate tax	Unadjusted real estate tax	Real estate tax savings
1	2003	\$132,570	4.5961	\$208,540	\$6,093	\$9,585	\$3,492
2	2004	\$131,070	4.6317	\$229,660	\$6,071	\$10,637	\$4,566
3	2005	\$131,070	4.6	\$245K	\$6,029	\$11,270	\$5,241
4	2006	\$131,070	4.6	\$260K	\$6,029	\$11,960	\$5,931
5	2007	\$131,070	4.6	\$275K	\$6,029	\$12,650	\$6,621
6	2008	\$131,070	4.6	\$290K	\$6,029	\$13,340	\$7,311
7	2009	\$131,070	4.6	\$305K	\$6,029	\$14,030	\$8,001
8	2010	\$131,070	4.6	\$320K	\$6,029	\$14,720	\$8,691
9	2011	\$136,070	4.6	\$335K	\$8,547	\$15,410	\$6,863***
10	2012	\$136,070	4.6	\$350K	\$11,180	\$16,100	\$4,920***
11	2013	\$136,070	4.6	\$365K	\$14,157	\$16,790	\$2,633***
12	2014	\$136,070	4.6	\$380K	\$17,480	\$17,480	0***
							\$64,270 TOTAL

* Tax rate, Billing value, and real estate tax data for years 2005 to 2014 are estimates

**Billing value = Equalized assessment – Residential exemption (\$3,500 for 2003, \$5,000 for 2004 – 2014)

***The valuation is brought back to market level during years 9, 10, 11, 12 of the tax freeze program using the following formula:

The billing value for years 9, 10, 11, 12 minus the base year equalized assessment times 25%, 50%, 75% and 100% respectively, plus the base year equalized assessment times the tax rate divided by 100.

Example for year 9 (2011):

Adjusted real estate tax: $\$335,000 - \$136,070 \times 25\% (.25) + \$136,070 \times 4.6 / 100 = \$8,547$

Unadjusted real estate tax: $\$335,000 \times 4.6 / 100 = \$15,410$

Real estate tax savings: $\$15,410 - \$8,547 = \$6,863$

This case study was prepared by a member of the Hinsdale Historic Preservation Commission in the Spring of 2006 for their specific property. The Village does not warrant or guarantee the accuracy of the information and data provided herein, and the Village specifically disclaims any liability for the provision of such information and data. Reliance upon the information and data is solely at the risk of the user.