

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

December 10, 2013

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

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Chairman Peterson called the meeting of the Historic Preservation Commission to order at 5:07 p.m. on December 10, 2013 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Absent: None

Also Present: Village Planner, Sean Gascoigne

**Minutes**

Chairman Peterson presented the minutes from the November 12, 2013 meeting. Commissioner Bohnen motioned for the approval of the minutes from November 12, 2013. Commissioner Mowery seconded. The motion passed unanimously.

**Public Hearing**

**HPC-02-2013 – 319 N. Washington Street – Barrow Residence – Withdrawal of Local Landmarking.**

Chairman Peterson stated that he had spoken with the applicant and that they understood the need to continue the public hearing until January, until the Commission could work through the details with the Village Attorney.

Commissioner Hutter made a motion to continue case HPC-02-2013 – 319 N. Washington Street – Barrow Residence – Withdrawal of Local Landmarking, to the January 8, 2014 meeting. Commissioner Mowery seconded and the motion passed unanimously.

**Discussion**

Susan Benjamin, Historic Preservation Consultant, introduced herself and thanked the Commission for inviting her. She indicated that her intent was to provide the Commission with a broad overview of the tax freeze process for landmarked homes. She went on to identify several key contacts with the State of Illinois and then opened her presentation on Power Point.

She moved through the slides and discussed the benefits of the tax freeze, both in general and specific to a homeowner. She clarified that contrary to the common assumption, the program is not a freeze of your taxes, but a freeze of the assessment. She touched on some of the obligations required of a homeowner that takes advantage of the assessment,

including the percentage of money and amount of improvement that must be made over the course of a given and continuous four year period.

Ms. Benjamin continued with her presentation and general discussion ensued regarding clarification of not only the threshold for the investment, but also deadlines and how they played into the requirements.

General discussion ensued regarding the scope of work that needs to be done to qualify for the required investment. Commissioner Mowery pointed out that while some may spend money to make improvements in the home, the improvements may not necessarily be relevant to the period of the home, nor contribute to the reason the home was originally landmarked.

Ms. Benjamin continued with her presentation and discussed when the work was considered substantially complete, as well as other documents required to qualify the conditions for the freeze.

General discussion ensued amongst the Commissioners regarding the qualifications for satisfying the investment and what the Commission could do to encourage residents to not only landmark, but to also take advantage of this program.

Ms. Benjamin finished up her presentation and thanked the Commission for their time.

General discussion ensued regarding the work that Ms. Benjamin does and the Commission thanked her for taking the time to come speak with them.

Chairman Peterson moved on to the remaining portions of the agenda and moved quickly through the remaining bullet points on the agenda.

General discussion ensued and Chairman Peterson summarized the dates and deadlines for the upcoming Preservation Month.

### **Adjournment**

Commissioner Harloe moved to adjourn. Commissioner Bohnen seconded and the meeting adjourned at 6:01 p.m. on November 12, 2013.

Respectfully Submitted,

Sean Gascoigne  
Village Planner