



## **A Suggested Moratorium Proposal Guideline**

### **Introduction**

In an effort to provide a suggested guideline regarding the potential scope of a proposed teardown pause of homes deemed architecturally significant, structurally sound, a group of concerned citizens, Hinsdaleans for Historic Preservation, has respectfully created the below for your consideration based on ordinance research of similar communities and input from owners of historic homes in the Village.

### **Our Vision**

Hinsdaleans for Historic Preservation envisions a Village-proposed teardown pause that would concentrate primarily in the historic districts of Robbins Park and the historic Downtown Hinsdale and would only apply to architecturally significant, structurally sound buildings outlined in the 1999 Reconnaissance Survey. We estimate that half of the homes outlined in this outdated survey are no longer standing or are no longer structurally sound - which greatly diminishes the magnitude of homes impacted by this brief pause.

We encourage the Village government to create a Blue Ribbon Committee to help identify and develop a cornucopia of financial incentives to better enable owners of historic homes to renovate and maintain Hinsdale's significant historic homes for generations to come. This pause would also allow time to identify and draft legislation to allow the Village to protect its oldest and most iconic homes.

### **At a Glance**

- If experts deem that a home is no longer structurally sound, it would not be impacted.
- A moratorium would last up to 180 days, but the goal is to shorten that time to allow for the creation of a third party committee of appointed experts to determine what is deemed architecturally significant, structurally sound.
- Homes in historic districts hold their value over homes in non-historic districts, according to leading economist Donovan D. Rypkema, of Washington, D.C. If there are no historic homes, the historic designation goes away.
- The 1999 Reconnaissance survey, while incomplete in some respects, was a starting point to catalog Hinsdale's historic homes. The survey found that Hinsdale had an unusually rich historic and architectural heritage worthy of preservation and in need of urgent attention.

## **Moratorium Outline**

### **1. A brief demo delay moratorium would allow time to:**

- Identify incentives for historic homeowners including reasonable leniency for FAR, height, bulk, setbacks after review and approval; waived and expedited permit fees; property tax freeze guidance; utility upgrade fee leniency
- Create a local Historic Preservation Fund that gives grants and/or loans to owners of select landmarked or architecturally significant buildings <sup>1</sup>
- Revised code to better identify and protect homes that are architecturally significant, structurally sound
- Appoint a third party independent Blue Ribbon Committee of architects, builders, preservationists and zoning/city planning experts
- Re-write zoning code to eliminate FAR and replace it with a simple alternative that nets flexibility for all homeowners

### **2. A home could be deemed historically or architecturally significant based on the following:**

- Architecturally significant; example of best remaining architectural type in the Village
- Its identification with a person or persons who significantly contributed to the historic, cultural, architectural or related aspect of the development of the Village, state, Midwest Region, or the United States
- Its exemplification of an architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship
- Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the Village, the state, the Midwest Region, or the United States
- Its location as a site of a unique location or established and familiar visual feature of a neighborhood and its streetscape <sup>2</sup>

**3. If the Blue Ribbon Committee deems that a home is historically and or architecturally significant, and structurally sound, the issuance of the demolition permit will be delayed anywhere from 90 days to 12 months. This time will be referred to as a Demolition Delay Ordinance.**

### **4. Demolition Delay**

- During this delay period, the Village (HPC) would conduct a series of public hearings where the review body, building owner, and members of the community would consider alternatives to demolition and options for preserving the building through incentives. <sup>3</sup>

---

<sup>1</sup>"Through this Historic Preservation Sales Tax, voters chose to have a one-eighth percent tax collected, retained and spent exclusively for historic preservation purposes within historic Old Town Louisville for a 10 year period. In 2017, the tax was again on the ballot and local voters extended the Historic Preservation Sales Tax through 2029."

<sup>2</sup> Title 13 - Glen Ellyn Historic Preservation Commission

<sup>3</sup> According to Glencoe's Historic Preservation Ordinance Chapter 26A, an honorary landmark designation can be initiated by an owner, the HPC, or 50% or more of the owners of properties in the area. Owner consent is not

- Successful alternatives include incorporating the building into the design of the project, selling the property to a purchaser interested in rehabilitating the building, or finding alternative sites for the proposed project.<sup>4</sup>
- If no feasible alternatives can be found, the delay period would allow the building to be documented and for the Village to mandate that architectural features be salvaged.<sup>5 6 7</sup>

## **5. Demo by Neglect**

During this time, if the Village suspects that a structure is subjected to demolition by neglect or is not in compliance with Village code, it will be determined that the application for a demo permit is not complete or was submitted in good faith.

### **About Hinsdaleans for Historic Preservation**

Hinsdaleans for Historic Preservation is a group of concerned citizens who are seeking to protect homes that are deemed architecturally significant, structurally sound in the Village of Hinsdale. We are working to identify incentives for owners of historic homes wanting to preserve and restore their residential structures as well as to advocate against the demolition of homes deemed architecturally significant, structurally sound.

---

required. The application is reviewed by the HPC, and a recommendation is made to the Village Board, which then considers whether to approve the designation.

<sup>4</sup> According to Glencoe's Historic Preservation Ordinance Chapter 26A, the HPC may connect the property owner to outside organizations such as Landmark Illinois, the Frank Lloyd Wright Building Conservancy, and the Illinois Historic Preservation Agency for additional resources. These organizations, among others, can aid the owner in considering alternatives to demolition, with options ranging from grants for historically-minded renovations, to ways to use additions to retrofit the structure or even moving the structure to a completely different location altogether.

<sup>5</sup> Kenilworth Ordinance 885 - Kenilworth imposes a year-long stay on demolition before a permit can be issued to a home that is determined to be "significant" by its Building Review Commission; Kenilworth enacted a "9-month waiting period on demolition permits and formed a building review commission to review those permits. The commission has the ability to delay issuance of a building permit for teardowns involving a building of historic and/or architectural significance. And to use this time to develop alternative plans to save buildings of special importance.

<sup>6</sup> Lake Forest imposes a demolition delay of two years in its historic district

<sup>7</sup> The River Forest Historic Preservation Commission, in compliance with Section 13-1-7 of Village code, will review all evidence and make a determination whether to issue a certificate of appropriateness or to withhold it and issue a certificate of demolition delay for a period of not more than six months following the filing of an application of an application for a demolition permit to allow for the exploration of alternatives to demolition

# Signatures

Name	Location	Date
Hinsdaleans for Historic Preservation Save These Homes	US	2020-06-08
alexis braden	Hinsdale, IL	2020-06-08
James Prisby	Hinsdale, IL	2020-06-08
Shannon Weinberger	Hinsdale, IL	2020-06-08
Roberta Paolone	Hinsdale, IL	2020-06-08
Sharon Starkston	Hinsdale, IL	2020-06-08
Laura Kendall	Hinsdale, IL	2020-06-08
Rebecca Moore	Indian Head Park, IL	2020-06-08
Natasha Isenhardt	Hinsdale, IL	2020-06-08
Frank V Gonzalez	Hinsdale, IL	2020-06-08
Megan Noell	Hinsdale, IL	2020-06-08
Suzanne Rooney	Hobe Sound, FL	2020-06-08
Melissa Ehret	Hinsdale, IL	2020-06-08
Susan Dixon	La Grange, IL	2020-06-08
Amy Prame	Hinsdale, IL	2020-06-08
Jane Grimm	Hinsdale, IL	2020-06-08
Meghan Quirk	Hinsdale, IL	2020-06-08
Ashley sackley	Hinsdale, IL	2020-06-08
Diana Jager	Homosassa, FL	2020-06-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Ruta Brigden	Hinsdale, IL	2020-06-09
Sara Clarkson	Hinsdale, IL	2020-06-09
Charles Brigden	US	2020-06-09
Corlyn Simmons	Hinsdale, IL	2020-06-09
Kim Beard	Hinsdale, MN	2020-06-09
Deanne Bauer	Hinsdale, IL	2020-06-09
Lisa Johnson	Spring Lake, MI	2020-06-09
Penny Bohnen	Hinsdale, IL	2020-06-09
Tracy Zoberis	Hinsdale, IL	2020-06-09
Diane Dean	Hinsdale, IL	2020-06-09
Annu Mehta	Hinsdale, IL	2020-06-09
NANCY HARVEY	Hinsdale, IL	2020-06-09
Kate Anderson	Moody, US	2020-06-09
JCarla Harris	Chicago Heights, US	2020-06-09
Tavio Hobson	South Gate, US	2020-06-09
Karlie R	Canoga Park, US	2020-06-09
Jackie Hanson	Costa Mesa, US	2020-06-09
Milo Corrigan	Manchester, US	2020-06-09
Brianna Perea	Albuquerque, US	2020-06-09
Lynlee Allred	Lehi, US	2020-06-09
Vadra Capone	Brookpark, US	2020-06-09
Kyle Kim	Richland, US	2020-06-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Alani Gutierrez	Anaheim, US	2020-06-09
Stephanie Ouro	New Orleans, US	2020-06-09
Jamie Coles	San Francisco, US	2020-06-09
Mary Kay Trilla	Hinsdale, IL	2020-06-09
Amy Peckham	Chicago, IL	2020-06-10
Anita Holcomb	Hinsdale, IL	2020-06-10
Wendy Costes	Glen Burnie, US	2020-06-10
Andrea Jackson	Newark, US	2020-06-10
Sonja McInerney	Hinsdale, IL	2020-06-10
Jamie Rosales	Kentwood, US	2020-06-10
Jane Shroyer	Burr Ridge, IL	2020-06-10
Katie Stirlen	Hinsdale, IL	2020-06-10
Serena Amrani	Huntington Beach, US	2020-06-10
Marquita Carr	Madison, US	2020-06-10
Lisa Cohen	Hinsdale, IL	2020-06-10
Emily Van Houtte	Hinsdale, IL	2020-06-10
Shauna Phelan	Hinsdale, IL	2020-06-10
Katharine Andrews	Hinsdale, IL	2020-06-10
Karen Sims	Hinsdale, IL	2020-06-10
Reyna Ring	Downers Grove, IL	2020-06-10
Alison Rago	Hinsdale, IL	2020-06-10
Erin Burns	Ann Arbor, US	2020-06-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
nat mcnamee	US	2020-06-10
Andrea Burrige	Hinsdale, IL	2020-06-10
Kayle Chavez	Petaluma, US	2020-06-10
Daniel Vigueras	Lawndale, US	2020-06-10
Diego Arellano	Farmville, US	2020-06-10
Isaac Hood	Murfreesboro, US	2020-06-10
susan santana	North Las Vegas, US	2020-06-10
Monica Williams	Centreville, US	2020-06-10
Drew Mackey	Gypsum, US	2020-06-10
cynthia xerogianes	chicago, IL	2020-06-10
Jaden Koufie	Springfield, US	2020-06-10
Denise Marron	Clarendon Hills, IL	2020-06-10
Monica Rincon	Hinsdale, IL	2020-06-10
Jess Men	Philadelphia, US	2020-06-10
Sarah Chamberlain	Hinsdale, IL	2020-06-10
Megan Mikhail	Hinsdale, IL	2020-06-10
Gayle Nicholas	Willowbrook, IL	2020-06-10
Dave Feldman	Jersey City, US	2020-06-10
Judith Coleman	Hinsdale, IL	2020-06-10
Steven Eich	Hinsdale, IL	2020-06-10
Carrie Rozich	Westmont, IL	2020-06-10
Cinthya Lopez	Commack, US	2020-06-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mia Moreno	Madison, US	2020-06-10
Sandra Rutter	Saint Joseph, MI	2020-06-10
Jen Reenan	Hinsdale, IL	2020-06-10
Luke Herman	Hilton Head, US	2020-06-10
Cory Black	Red Springs, US	2020-06-10
Sarah Erwin	Hinsdale, IL	2020-06-10
Jasyn Tracey	Muskego, US	2020-06-10
Darrell Joseph	Brooklyn, US	2020-06-10
Yamato O'Connell	New Orleans, US	2020-06-10
Selena Todd	Deptford, US	2020-06-10
Erica Garibay	Pico Rivera, US	2020-06-10
Maria Burrridge	Boulder, CO	2020-06-10
Imogen Brown	College Station, US	2020-06-10
Yasmín Perez	Montgomery, US	2020-06-10
Meredyth Willits	Hinsdale, IL	2020-06-10
Trini Andujar	Nyc, US	2020-06-10
Delaney Connett	Minneapolis, US	2020-06-10
Debra Gissomme	Saint Petersburg, US	2020-06-10
C Gst	White Plains, US	2020-06-10
Darren Mcpherson	Modesto, US	2020-06-10
Jazzmine Dixon	Las Vegas, US	2020-06-10
Brenda Davis	Spring Hill, US	2020-06-10



<b>Name</b>	<b>Location</b>	<b>Date</b>
Erica McCornack	Billings, US	2020-06-10
Aleshia Guerrero	Olympia, US	2020-06-10
Brenda Hawkins	Kingsland, US	2020-06-10
Chloe Saldana	Victorville, US	2020-06-10
alex decker	US	2020-06-10
Jazmin Bordallo	Mcallen, US	2020-06-10
Sophie Wright	Marietta, US	2020-06-10