

**How would historic designation affect either the sale or purchase of a structure or site?** Designation is recorded with the county and will be reported in a title search. Designation places restrictions on changes which are inappropriate to the historic integrity and threaten historic value. Several decades of historic preservation efforts throughout the United States and other countries exemplify the economic gains of retaining our historic structures and sites.

**Can the property owner withdraw their property from designation?** A property owner may at any time appeal a designation. The Village Board of Trustees may decertify or rescind Huntley historic designation.

**How does a site receive Historic District or Landmark designation?** Anyone interested in having a site included in a Historic District or Landmarked must complete the appropriate application which is available on-line and at the Huntley Village Hall. The Huntley Historic Commission will then hold a hearing and forward a recommendation to the Huntley Village Board.

**What are the standards for restoration and rehabilitation?** The Historic Commission will provide information and websites about the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The Commission also has information on restoration resources, practices and materials that qualify for rehabilitation.

**Are there funding programs available for restoration?** Incentive programs are being developed to assist property owners.



The Huntley Historic Preservation Commission is a group of seven volunteers appointed by the Village Board to carry out the Historic Preservation Ordinance. The goals of the 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, and maintain the Village's historic resources
- Protect and enhance the Village's attractiveness to residents, visitors and prospective homebuyers
- 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, objects and sites on a local, state and national level
- Educate the general public as to the significance of historic preservation.

## Huntley Historic Preservation Commission

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## Huntley Historic Preservation Commission

# HUNTLEY HISTORIC DISTRICTS AND LANDMARKING

## Benefits And Procedures



*PRESERVING, PROMOTING AND  
ENHANCING THE  
HERITAGE OF HUNTLEY*

A **Landmark** refers to a property that has been recommended by the Huntley Historic Preservation Commission and designated by the Huntley Village Board as possessing special character, architectural or historic interest or value as part of the development, heritage or culture of the village.

A **Historic District** refers to an area of definable boundaries containing one or more landmarks and may have within its boundaries other structures, buildings, objects 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(s) located within such historic district.

### *What are the benefits of having a property or site designated a historic landmark?*

#### 1. Protection of Property Investment

For most people, it is very important to protect the investment they have in their home and property as well as to protect their quality of life. This often means ensuring that the neighborhood or surrounding area is protected from inappropriate or negative changes. This is becoming the most important incentive for people to have their property or their neighborhood designated by their local government as a landmark or historic district. Design guidelines and review procedures help to maintain the appearance, setting and value of their property. Local government preservation programs established by local ordinances can provide that type of “property investment protection.”

2. **Recognition and Prestige** For many people, the single best incentive for preserving a historic property or for participating in a historic preservation program is the knowledge and self-satisfaction that they are helping preserve and protect an important and irreplaceable part of their community history. Present and future generations will honor them for their contribution because their efforts will ensure that countless people will enjoy that heritage for years to come.

#### 3. Higher Resale Value

An important incentive for some owners is the added value that historic designation generally adds to the resale value of their property. The marketplace favors historic properties; buyers seek them out. Studies done in several cities and states have documented the greater increase in value of designated historic buildings, especially within local historic districts, when compared to similar nonhistoric properties.



#### 4. Preservation Stimulates Economic, Revitalization and Private Investment, Increasing Tax Revenues

Historic preservation has a positive economic impact on the community by returning vacant or under-utilized building spaces to use, stimulating investment in existing properties, attracting new business, adding jobs, attracting new residents and increasing local tax revenue. Historic preservation in general, stimulates pride and enthusiasm for the community by its residents and business people.

5. **Rehabilitation/Restoration Costs** Rehabilitation and restoration generally are less expensive, have more community benefits and make fewer demands on city services, transportation infrastructure, and the environment than new construction. Numerous studies on the economic benefits of historic preservation are available through the National Trust for Historic Preservation.

6. **Eligibility for Plaques** Properties designated as landmarks are eligible to display official plaques in recognition of their historic status. These plaques are available to order through the Huntley Historic Preservation Commission. Street signs will identify the areas of Historic Districts.

## *Questions?*

**If my property is designated for inclusion in a Historic District or as a landmark, and if I want to make changes, what is required?** A Certificate of Appropriateness from the Huntley Historic Preservation Commission is required to reconstruct, alter or demolish all or any part of the exterior of the designated building or site.

**Does historic designation require a Certificate of Appropriateness if only interior changes are planned?** Not unless the changes affect the exterior, i.e. windows and doors.

**Does historic designation prevent or require property owners from performing ordinary maintenance tasks or painting their buildings?** No, not unless it changes the historic character of the building exterior.

**Does historic designation require improvements or restoration of a building?** No, however, assistance and advice in appropriate methods are offered by the Huntley Historic Preservation Commission.

