



Historic Preservation Commission

Explanation of Benefits for HISTORIC DISTRICTS

WHAT IS A DISTRICT?

A grouping of sites, properties and/or buildings recommended by the Plainfield Historic Preservation Commission and officially designated by the Village Board for its historic and/or architectural value. A district may consist of individual landmarks, contributing properties and non-contributing properties.

WHY JOIN A DISTRICT?

- **RECOGNITION AND PRESTIGE** – To showcase the beauty and noble accomplishments of the past embodied in the Village’s architecture and historic sites. Boundaries of historic districts will be clearly marked to distinguish the district.
- **TECHNICAL ASSISTANCE** – The Community Development Department and the Historic Preservation Commission are available to provide technical assistance for any matter pertaining to preservation.
- **APPLICATION REQUIREMENTS** – Receive the benefits of belonging to a historic district without all the application requirements of an individual landmark. Contributing properties within a historic district, however, require more supplemental information than non-contributing properties.
- **RECORD OF THE VILLAGE’S HISTORY** – The district nomination research will contribute to a documented history of the Village’s architectural and historical resources.
- **PROTECTION OF HISTORICAL AND ARCHITECTURAL RESOURCES** – The current ordinance can delay or even stop demolitions or inappropriate alterations of historic properties to protect the owners’ investments and preserve the cultural identity of the district.
- **CODE RELIEF** – Restoration or rehabilitation projects *may* be eligible for relief from certain building and zoning code requirements.
- **RESALE VALUE** – Properties within historic districts generally appreciate faster than properties in non-designated neighborhoods and, in many cases, at a greater rate than the local market overall.
- **NEIGHBORHOOD STABILITY** – Due to the likely increase in property value and prestige of the designation, districts are more likely to promote pride, thereby encouraging up-keep and maintenance of the properties within the district.
- **FINANCIAL INCENTIVES** – The preservation easement program, property tax freeze and grant programs are available to owners of properties within a historic district. Other tax credits are also available for income producing properties listed on the National Register of Historic Places. Additionally, there is no application fee and all assistance provided by Village Staff and the Historic Preservation Commission is free of charge.
- **ECONOMIC REVITALIZATION** – Restoring or rehabilitating a property has more community benefits and makes fewer demands on city services and transportation infrastructure than new construction. Community benefits include returning vacant or underutilized building spaces to use, stimulating investment in existing properties, attracting new business, adding jobs, attracting new residents and increasing local tax revenue.

Contact the Planning Division at (815) 439-2824 for more information.