

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, December 6, 2023**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, December 6, 2023 at 6:35 p.m., roll call was taken.

PRESENT: Commissioners Sarah Barclay, Shannon Weinberger, Frank Gonzalez, William Haarlow, and Jim Prisby, Chris Elder, and Chairman Bohnen

ABSENT: None

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – November 6, 2023

Chairman Bohnen asked for comments on the November 6, 2023 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Weinberger made a motion, seconded by Commissioner Elder, to approve the draft meeting minutes of the November 6, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 7-0 as follows:

AYES: Commissioners Barclay, Weinberger, Gonzalez, Haarlow, Prisby, Elder, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: None

Public Hearing

a) Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC-19-2023.

Chairman Bohnen asked for any members of the public wishing to speak to stand and be sworn in.

Commissioner Weinberger made a motion, seconded by Commissioner Elder, to open the Public Hearing for Case HPC-19-2023 – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 7-0 as follows:

AYES: Commissioners Barclay, Weinberger, Gonzalez, Haarlow, Prisby, and Elder and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: None

Commissioner Bohnen invited those members of the audience wishing to speak to individually approach the podium and state their name.

Rebecca Haas, resident of 441 E. Eighth St., shared concerns about the safety of the house coming down relating to drainage and asbestos. Ms. Haas stated she reached out to the contractor and reported that J. Jordan did not return the phone calls.

Dave Hellyer, construction manager of J. Jordan, shared he had no records of voicemails from Ms. Haas but would make himself available to discuss the concerns.

Kathy Moran, former Hinsdale resident, shared concerns about the pattern of homes being torn down and replaced with larger homes as well as expensive taxes by residents who move out within a few years. Ms. Moran stated that the culture of families purchasing forever homes in Hinsdale is dwindling, resulting in less entry level homes, the historic culture and less architectural variety.

Shari Sexton McNerney, former resident of 425 E. Eighth St., shared family history and her experiences of growing up in the house. Ms. Sexton McNerney explained the house, with only three owners, was built with very high-quality materials and designed with many unique and innovative features for the time period.

Ms. Moran asked why it is not possible for a buyer who wishes to preserve the home to trump a buyer who plans to tear down the home. A waiting period was suggested for buyers because many people are not aware the home is for sale until after it is sold to someone who plans to demolish it.

Chairman Bohnen stated the Historic Preservation Commission (HPC) has been working for many years on ways to slow the teardowns.

Ms. Sexton McNerney asked the current homeowner if another lot could be found to build the planned home so the house and the history it represents could be preserved.

Julie Grisko Elmore, former owner of the house torn down at Fourth and Oak, stated that if the trend of tearing down beautiful, architecturally significant, historic homes continues, the entire Village of Hinsdale will be de-valued. These are the homes that make Hinsdale a desirable place to live.

Debbie Bossy, a resident of forty years and who has walked through the home, shared that it was a structurally sound, gorgeous home, one she would have wanted to raise her family in. Ms. Bossy has utilized and the design services of Michael Abraham for her own residence and was very pleased. Ms. Bossy stated that although J. Jordan builds beautiful homes, the characteristics of the old homes cannot be duplicated. Ms. Bossy added that 425 E. Eighth St. is extremely special, one of the few remaining darlings of the town. Ms. Bossy asked the HPC to look into the strict regulations of preservation that Orinda, California uses to preserve the character of the town and model a process after it.

Marina Fricilone, resident of 740 S. County Line, shared concerns of existing drainage problems resulting from 425 E. Eighth St. that impacts her property, which backs up to it as well as every other residences along that property line. Ms. Fricilone wanted to ensure the existing drainage conditions are corrected. She also stated that there was confusion about the desire to find a buyer interested in preserving the home. Ms. Fricilone stated that her understanding was the family that sold the home to the current owner wished to renovate and preserve the home but were unsuccessful in their attempts to make it through the hurdles of the process. As a result of the challenges, the home was sold to the current owners. Ms. Fricilone was sad to see the renovation plan die out, was curious about why the process was unsuccessful, and would like to see the home preserved.

Chairman Bohnen clarified for the record that a planned renovation to the home would have to come before the HPC, however, no application was ever brought to the HPC for consideration to renovate the home. It was added that there were other potential buyers for the home but those sales did not go through for unknown reasons.

Mimi Napelton Collins, resident of Hinsdale who has embarked on renovations on four (4) historic properties in town, and as a broker toured the spectacular home and attempted to bring in a buyer but the home had already sold. The home has issues, like all homes, but it can be renovated and saved and hopes the owners change their minds.

Carl Curry, resident of 740 S. Elm, stated tonight's discussion reminded him of similar situations in the past. As the owner of a second residence in Door County, Wisconsin, he has witnessed in the last ten to fifteen years, historic homes torn down and replaced with new homes in Fish Creek. Mr. Curry stated that this block of homes was a destination for visitors to view how old water home communities looked with large lots, containing lush landscaping. He is concerned that in addition to the architecture, people need to consider the importance of the appropriate landscaping on large lots. Mr. Curry stated that the solution to saving the great homes of Hinsdale lies in the change of process to alter the sequence of the steps and get ahead of the problem. The current process allows for the opportunity to change minds to be lost, and the project is likely to happen no matter what is discussed tonight.

Chairman Bohnen added that the current process has to do with the scheme of government and the code has recently been changed to provide incentives to homeowners who choose to renovate historic homes. He has been involved in preservation for over twenty years and the HPC has worked toward implementing the change in the historic code for over four (4) years. Chairman Bohnen added the other part of the problem is that the Village is not Home Rule. The HPC and Plan Commission are advisory only. The HPC cannot currently deny the demolition of a home, but are in process to change the code, which may take up to a year to codify. Chairman Bohnen stated that many have made attempts to slow the tear down process in Hinsdale and it involves many factors including the will of the people and loss of generational residents.

It was stated that Michael Abraham has in the past brought projects to the HPC for discussion at one or more meetings prior to application for Certificate of Appropriateness. That was not done for this case to help all gain a better understanding. Chairman Bohnen added the home as depicted in the application is not code compliant with Section 14-5-2 and cannot be constructed as designed in the historic district. He stated he was not inclined to review the plans of the house tonight because it does not meet the historic zoning code. Chairman Bohnen added that the demolition of the home will not be discussed either at tonight's meeting. It was advised that the owners and the architect review and revise the plans, then come before the HPC at a later date.

Michael Abraham, architect, requested to speak on the record before the public hearing was closed. Chairman Bohnen stated he could speak when he was finished with his comments.

Chairman Bohnen stated the owners and contractors of the residence are not to neglect the property with the cold temperatures of winter and all the problems that can result in a vacant home. The act of demolition by neglect will not be tolerated by the HPC.

Chairman Bohnen asked for a motion to close the public hearing. Staff urged that the applicant should be allowed to speak before the public hearing was closed.

Mr. Abraham stated that every rule for the application to get to this meeting was followed. The building permit was applied for, reviewed and determined to be code compliant. The same required steps of the process have been consistently followed in the past for his projects except for one (1) application in which a

preliminary meeting took place. The statements that the proposed home was not code compliant and that a different process from past practice was utilized for this project are untrue. Mr. Abraham questioned if the Chairman and the HPC had the authority to close the hearing, deny hearing the case, and the taking of a vote.

Chairman Bohnen stated he was going to make a motion to close the meeting and added that the application for Certificate of Appropriateness is null and void without a final decision from the HPC per Village Code Section 14-5-5 (c).

Julie Laux, of J. Jordan Homes, stated that the property owners have committed to regularly scheduled visits to the vacant property by the contractor. She could not guarantee that leaks would not happen but assured the HPC that property visits would be happening on a regularly scheduled basis.

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to close the public hearing for Case HPC 19-2023 – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 7-0 as follows:

AYES:	Commissioners Barclay, Weinberger, Gonzalez, Haarlow, Prisby, and Elder and Chairman Bohnen
NAYS:	None
ABSTAIN:	None
ABSENT:	None

At 7:27 p.m., Chairman Bohnen stated the HPC meeting would take a three (3) minute break before continuing with the remaining agenda items of the meeting and interested parties in those items of discussion were welcome to stay.

The meeting was reconvened at 7:35 p.m. by Chairman Bohnen.

Commissioner Weinberger commented that she was pleased to see a room full of activists that showed up for the public hearing and the high attendance was indicative of progress being made.

Chairman Bohnen stated that he was alarmed by the rendering that was part of the application and felt it did not accurately depict the structure.

Commissioner Barclay commented that she viewed the renderings of the renovation completed by the previous owner and she felt that those plans would have made the grand home even better by making it more symmetrical, making this proposal even more difficult to swallow.

Commissioner Prisby stated that before the incentives were put in place, the HPC began work on Title 14 changes that would bring applicants to the HPC for an advisory meeting followed by a specified amount of time before the permit application could be applied for, resulting in an opportunity for the Commission to provide meaningful feedback to the applicant. It was also stated that it was the intention for the HPC to review changes to the exterior of structures in the Historic District that could be seen from the street. If those changes had been adopted, the HPC would have seen the potential addition the previous owners considered, potential incentives offered and possibly preventing the current application to demolish the home.

Chairman Bohnen reminded the group that for a variety of reasons, the Village Board preferred to implement the incentive program first and the changes to Title 14 has remained on the HPC agenda for over year to revisit the topic and the work done with the former planning consultant hired by the Village. He will encourage the Village President and Board to return to the work of the Title 14 re-write.

PUBLIC COMMENT

No public comments were shared

NEW BUSINESS

a) Sign Code Update

Staff distributed Commissioner Prisby's previous draft of the sign code recommendations. Ms. Salmon stated that some work was completed last summer but the topic is currently on hold due to other current priorities of text amendments for re-writing the entire sign code.

In response to Commissioner Prisby's request to be more involved in the process, Ms. Salmon shared that workshops involving the HPC and Plan Commission would take place to bring members of both Commissions to a high level of involvement before sign code changes go forward to the Village Board. Staff is in the process to clean up some of the gaps in the code discovered to bring a higher quality product to the HPC. Commissioner Prisby offered his assistance to staff to help develop the changes before the workshops.

OLD BUSINESS

a) Amendments to Title 14 – Status Update

Chairman Bohnen felt this agenda item was addressed in the discussion earlier in the meeting.

b) Robbins Park Historic District Gateway Signs

Ms. Salmon shared some minor changes with the HPC due to availability of some products at this time. It is anticipated the Village Board will approve the budget in the upcoming week and some additional quotes be obtained and hopefully the signs installed shortly after. Staff will keep the HPC informed throughout the process in 2024.

c) Sixth Street Improvement Project

Commissioner Haarlow shared that no official communication has been shared by the Village to date with the residents. An article in The Patch around Thanksgiving anticipates the Board to vote on a project to separate the sewer and water as required by the agreement with Flagg Creek and the street would be asphalt with brick intersections. The article mentioned the possibility of narrowing the street. The Village Manager, Kathleen Gargano, told Commissioner Haarlow that communication would be sent out to the residents of the Sixth Street in the next week or so. In response to question of why the street was being narrowed, it was suggested that the decision was based on economic factors. It was shared that the original Sixth Street plan included a median in the center of the road that was never built, a possible explanation of why the street is wider than others.

Chairman Bohnen asked about the potential reasons to rush Sixth Street. Commissioner Prisby suggested the timeline was possibly being driven by the agreement with Flagg Creek to separate the sewers. Commissioner Haarlow suggested the timeline had some flexibility due to MIP budgetary restraints in the past and potential grants for the project.

Commissioner Prisby added that the outcome of the materials used for the Sixth Street can be viewed as a tipping point for preservation projects in the entire historic district. It was noted that homeowners are being asked to preserve historic structures but the Village is not willing to do so with their own property. The materials used for Sixth Street will either contribute to or lessen the ground swell of preservation in Hinsdale.

Commissioners expressed the need for the Village Board to fully understand the magnitude of the decision for Sixth Street materials rather than simply looking at cost. The meaning of installing the existing sign toppers and planned gateway signs within Robbins was questioned if the Board does not approve preserving the paver streets in the district. The Board should lead by example and celebrate preservation.

Chairman Bohnen stated that this topic is not a new one and it was dealt with in the past with residents of First Street and then again on Washington Street. He added the solution to the economic factors could be eased by sources and methods outside of the Village Board and its budget. Commissioner Barclay suggested changing the Fourth of July parade route to go down Sixth Street to tap in to the emotional nostalgia of preserving the street. The need for more creative solutions to generate “more buy in” should be considered.

Commissioner Haarlow encouraged the HPC and residents from all areas of Hinsdale who value preservation to attend the December 12th Board Meeting and express their opinions.

The suggestion of submitting Sixth Street to the 2024 Most Endangered List to gain some State level traction was discussed.

Adjournment

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of December 6, 2023.

The meeting was adjourned at 8:02 p.m. after a roll call vote of 7-0 as follows:

- AYES:** Commissioners Barclay, Weinberger, Gonzalez, Haarlow, Prisby, and Elder and Chairman Bohnen
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** None

ATTEST: _____
Jennifer Spires, Community Development Office

STATE OF ILLINOIS)
) SS:
 COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
 HPC-19-2023,)
 425 E. Eighth Street,)
 Certificate of Appropriateness)
 to Demolish.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Public Hearing of the above-
 entitled matter before the Hinsdale Historic
 Preservation Commission, on the 6th day of
 December, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MR. JIM PRISBY, Member;
- MS. SARAH BARCLAY, Member;
- MR. BILL HAARLOW, Member;
- MR. FRANK GONZALEZ, Member;
- MS. SHANNON WEINBERGER, Member;
- MR. CHRIS ELDER, Member.

1 ALSO PRESENT:
 2 MS. BETHANY SALMON, Village Planner;
 3 MR. MICHAEL ABRAHAM, Architect;
 4 MS. JULIE LAUX, Builder;
 5 MR. KEVIN GEIST, Architect;
 6 MR. DAVE HELLYER, Construction Manager.
 7 _____
 8 CHAIRMAN BOHNEN: First item tonight is
 9 a Public Hearing, Case HPC-19-2023 for 425 East
 10 Eighth Street seeking a certificate of
 11 appropriateness to demolish a single-family home
 12 and construct a new single-family home in the
 13 Robbins Park Historic District.
 14 Would all of you people that intend
 15 to speak on this subject, please stand and be
 16 sworn in by our court reporter.
 17 (Oath administered en masse.)
 18 You can see the rendering that was
 19 in our packets that's up on the screens. We
 20 have our architect Michael Abraham here tonight
 21 with us and who else?
 22 MR. GEIST: Kevin Geist.

06:40PM

06:41PM

1 Hearing.
 2 MS. WEINBERGER: Second.
 3 MS. SALMON: Commissioner Barclay?
 4 MS. BARCLAY: Aye.
 5 MS. SALMON: Commissioner Weinberger?
 6 MS. WEINBERGER: Aye.
 7 MS. SALMON: Commissioner Gonzalez?
 8 MR. GONZALEZ: Aye.
 9 MS. SALMON: Commissioner Haarlow?
 10 MR. HAARLOW: Aye.
 11 MS. SALMON: Commissioner Prisby?
 12 MR. PRISBY: Aye.
 13 MS. SALMON: Commissioner Elder?
 14 MR. ELDER: Aye.
 15 MS. SALMON: Chairman Bohnen?
 16 CHAIRMAN BOHNEN: Aye.
 17 Okay. Now, those that would like
 18 to speak, tell us who you are, please.
 19 MS. HAASS: Sure. So my name is
 20 Rebecca Haass, and I actually live at 441 East
 21 8th Street. So I'm right next door to 425 East
 22 8th Street.

06:42PM

1 CHAIRMAN BOHNEN: Maybe before we get
 2 started on this, those of you that took the time
 3 to come here to the meeting and want to be
 4 heard, I think I'm going to open this up with
 5 you first if I may so we can hear some comments
 6 from you. And then we will talk to our
 7 gentlemen here about the house and we will get
 8 into our deliberations.
 9 So whomever would like to start
 10 out, please approach the podium and give us your
 11 name and let us know what exactly is on your
 12 mind.
 13 MS. SALMON: Chairman Bohnen, can you
 14 make a motion to open the Public Hearing.
 15 CHAIRMAN BOHNEN: I'm sorry. Please, I
 16 need a motion to open the Public Hearing.
 17 Do you need a roll call vote on
 18 that?
 19 MS. SALMON: Please.
 20 CHAIRMAN BOHNEN: Okay, roll call vote,
 21 please.
 22 MR. ELDER: I move to open the Public

06:42PM

06:42PM

1 I have some serious concerns about
 2 the house coming down just for the safety of our
 3 neighborhood. I have made numerous calls to the
 4 construction manager at J. Jordan, Dave, and had
 5 no phone calls returned.
 6 I know some of my neighbors also
 7 have some concerns about the drainage and the
 8 asbestos in the house. We have all called and
 9 no one has returned our phone calls, so we are
 10 all very concerned about that.
 11 All of us have small children, some
 12 of us are recovering from cancer, so we are very
 13 concerned. Some of us have also put in major
 14 drainage systems in our yard and we are just
 15 really worried about that and we are concerned
 16 this house looks even bigger than the house that
 17 is up there now and we just want to be
 18 communicated with and we feel like this is sort
 19 of a bad way to start off with neighbors and no
 20 one is telling us or addressing any of our
 21 concerns.
 22 CHAIRMAN BOHNEN: So you say you made

06:43PM

06:43PM

1 contact with the --

2 MS. HAASS: I've left voicemails.

3 CHAIRMAN BOHNEN: Voicemails with the
4 construction manager?

5 MS. HAASS: Yes. His name is Dave.

6 CHAIRMAN BOHNEN: Is there a
7 representative from the contractor here tonight?

8 MS. LAUX: Yes, I'm here, Julie and
9 David is here as well.

06:44PM 10 MR. HELLYER: Yes, I'm Dave. I didn't
11 raise my hand to speak so I'm not sure if I
12 could or not.

13 CHAIRMAN BOHNEN: Would you like to
14 speak?

15 MR. HELLYER: Well, yes, I'd be happy
16 to.

17 CHAIRMAN BOHNEN: Why don't you come
18 and we will swear you in.

06:44PM 19 (WHEREUPON, Mr. David Hellyer
20 was administered the oath.)

21 MR. HELLYER: So I'm sorry, Rebecca, I
22 am not aware of any calls that were made to me.

1 I have no track of voicemail on it so I'm not
2 sure what number you were calling.

3 MS. HAASS: The one on your card.

4 MR. HELLYER: Okay. Again, I don't
5 have that. I'm not saying you are a liar, I'm
6 just saying that I don't have any recollection
7 of it and I don't have any voicemails that would
8 back that up.

06:45PM 9 I'm always happy to meet and
10 discuss it with you, but please, try to reach
11 out to me, shoot me a text, something like that.
12 I make myself very available for things like
13 that for sure. That's all I have to say about
14 that.

15 MS. HAASS: Can you address actually
16 the asbestos and what's going to be done with
17 it?

06:45PM 18 MR. HELLYER: Yes, I can. We tear down
19 houses and we follow the guides and codes that
20 are given to us by the municipality and that's
21 exactly what we adhere to.

22 CHAIRMAN BOHNEN: Julie, do you want to

1 speak?

2 MS. LAUX: No. I don't really have
3 anything to say.

4 CHAIRMAN BOHNEN: Okay. Thank you very
5 much. I appreciate that.

6 Who else would like to approach the
7 podium?

06:46PM 8 MS. MORAN: I'm Cathy Moran, M-o-r-a-n.
9 You know, it would take a week to uncover all of
10 this baggage with what's happened to our lovely
11 town.

12 I grew up here. I was fortunate
13 enough to grow up. The Haarlows, the Bohnens,
14 the Sextons, I mean, the Napletons, the Elmores
15 and so on. And what we clearly have seen is the
16 decimation of property here in town.

06:46PM 17 I know there's codes and so on and
18 so forth, but one of you should have been
19 responsible for what happened over on Woodside
20 and 6th. That is truly a disgrace that somehow
21 a garage was being able to be built in
22 somebody's front lawn. Now I realize it wasn't

1 their property but where are the rules?

2 We are the poster children for what
3 not to do in a village and, you know, it's
4 interesting, too, is I have been around long
5 enough and you see these young people come in,
6 they build their Taj Mahals to themselves and
7 then all of a sudden three years later, didn't
8 realize there was property tax, didn't realize
9 that it was going to cost me \$80,000 just to
06:47PM 10 exist here every year and then they move out and
11 then the house sits and it sits and then it goes
12 on the market for \$3 million less than what it
13 was built and it's just a disgrace what we have
14 allowed to happen to our lovely town.

06:47PM 15 You can still go to Lake Forest and
16 you can find a lovely, lovely frame for
17 600 within walking distance of town. You can go
18 to Winnetka where Shari lives right now, it's
19 still sort of -- those of us that grew up here,
06:47PM 20 our parents started either in Clarendon Hills or
21 in Hinsdale in a smaller home and once they were
22 able to, they moved up and they graduated,

1 right, John? Anyway.
 2 And we all lived in our forever
 3 homes and that's what we are all about, having a
 4 forever home where a family is in there for 30,
 5 40 years. I was raised with nine siblings and
 6 you know what, it's still our home and it's like
 7 the Sextons, it's still their home because they
 8 raised eight kids in that house.

06:48PM

9 And also, I mean, let's not even
 10 talk about the architecture. My God, it's one
 11 big fishbowl after another.

12 You know, when I was a kid growing
 13 up, the west side of town was just completely
 14 the post World War II Sears prefab homes and I
 15 go over there now and every street has been
 16 knocked down and built on, but what it doesn't
 17 allow is for people to come in as an entry
 18 level.

06:48PM

19 Our parents were able to come to
 20 Hinsdale because there were entry level pricing
 21 and entry level homes. That is no more. We
 22 have created an elitest society and that's not

1 right.
 2 So that's all I had to say. I
 3 don't know what rights we have but by golly,
 4 this house is -- this is the last house standing
 5 and if this goes, shame on all of you.

6 CHAIRMAN BOHNEN: Thank you.

7 Anybody else like to approach us?

8 MS. MCNERNEY: Evening, everybody.

9 Including all of you. I'm Shari Sexton

06:49PM

10 Mcnerney, S-e-x-t-o-n, M-c-n-e-r-n-e-y.

11 I might start off with an emotional
 12 story instead of just firing right now. I have
 13 a piece of bark that I have had in my jewelry
 14 box since May 5, 1989, the day I got a call that
 15 my mom died in a plane crash in the Yucatan
 16 Peninsula.

17 And the first thing that I did
 18 after getting that call was I got into my car
 19 and I drove to 425 East 8th Street and I sat
 20 in -- I did not ring the doorbell, I did not ask
 21 to -- if I had permission to go in the backyard.

06:50PM

22 But I went and sat in the middle of

1 my flowers -- of my mom's flower garden and I
 2 cried and I cried because that was home to me.
 3 That was my home that I loved with every fiber
 4 of my being and so did all of my brothers and
 5 sisters and my mom and dad. They raised a
 6 beautiful family.

7 Like Cathy was saying, they started
 8 out in the Elmore house around the corner on
 9 County Line Road and my dad walked by the
 10 Allbrights' house and said, You know,
 11 Mr. Allbright, if you are ever going to sell
 12 that house, we need to have the first
 13 opportunity because they were starting out and I
 14 was on the way, which was a big oopsie in their
 15 mind, and they needed more space and
 16 Mr. Allbright said, of course, Bill, let's make
 17 a deal. And they did.

06:50PM

18 So my family became the second
 19 family to own that house since 1934. It's
 20 exquisite inside. It's so beautiful.

06:51PM

21 Mr. Allbright was a builder. I don't know if
 22 you guys know that, and a big part of Chicago.

1 So all the materials that he used were stellar.
 2 I was told at one point, I don't
 3 know, my brothers kind of made up stories, but
 4 this is one thing, that you could put a six-
 5 story building on the foundation because it was
 6 built so well. There's also a bomb shelter
 7 because unfortunately when it was built, they
 8 needed that, and he wanted to protect his family
 9 as a gift to them for their generation.

10 And I was the benefit of having
 11 that gift from my family for my generation and
 12 Dr. Janda gave his family the gift. Three
 13 owners. That's it.

06:52PM

14 Like Cathy was saying, you build a
 15 home now and it's turnover, turnover. Is your
 16 family really going to love a modern, big
 17 showcase? I know you guys do a great job but
 18 really, do you need to top everything? Do you?
 19 To tear down generations of things that happened
 20 before and then passed on to another generation.

06:53PM

21 You know that day sitting in the
 22 middle of my mom's flower garden, all of a

1 sudden the back door opened. Talk about
 2 construction, those doors, and the brass
 3 hardware and everything. The door opened and I
 4 heard this hello. It was Mrs. Janda. She came
 5 out and sat with me on the lawn, asked me how I
 6 was, and said, you know, we are eating right
 7 now. Do you want to come in and have a meal
 8 with us? No, that's okay. Not a very good
 9 person to talk to right now.

06:53PM

10 She said, How about this? How
 11 about you come in and you walk around the house
 12 and you go into every room and you take your
 13 time. Go into the master bedroom with two
 14 walk-in closets and a bathroom bigger than my
 15 bedroom in my hundred year-old home in Winnetka
 16 right now, that a linen room, a quarter for help
 17 that can go down the back stairs, a laundry room
 18 on the second floor. We know that took time to
 19 figure out in homes. So I did that.

06:54PM

20 I went room to room and I
 21 remembered all of the shenanigans, you guys,
 22 that we had in that house. And we had a lot.

1 There was even a laundry shoot, 1934, that went
 2 down to the basement. There were a few animals
 3 and myself that kind of tried to be put down
 4 there but, I don't know. I'm sick about this.
 5 Not only because it was my house but a flat,
 6 stucco glass building.

7 MS. MORAN: Can I ask a quick question?

8 MS. MCNERNEY: I was going to end with
 9 that.

06:55PM

10 MS. MORAN: Can somebody who wants to
 11 buy that house, trump a builder? That's my
 12 question. I mean, if somebody wants to come in
 13 and buy the house and maintain the house and do
 14 with the house whatever they want to do with the
 15 inside but keep the house, why can't they trump
 16 a builder that wants to come and tear it down?

17 CHAIRMAN BOHNEN: I think the simple
 18 answer is the house is sold to the present
 19 owners, Cantalupos, and any decision, or any
 20 consideration of such an idea would have to be
 21 presented to them.

06:56PM

22 MS. MORAN: John, why wouldn't you have

1 a 60-day period whereby if there is a potential
 2 buyer, you know, that they can actually overrule
 3 a potential teardown?

4 CHAIRMAN BOHNEN: We have tried for
 5 better part of 18 years to come up with a
 6 procedure to slow down teardowns.

7 MS. MORAN: I mean, oftentimes people
 8 don't even know about these until they are done.

9 I saw Dave Elmore out in Palm
 10 Springs last year, since he's since passed away,
 11 one of the all-time greatest guys in the world.
 12 He hasn't lived here for a long time. He said,
 13 Had I known what they would have done to that
 14 house on 4th and Oak, you know, pillars on the
 15 hill was the name it was given back in the early
 16 1900s, he said, Cathy, I would have bought it.

06:56PM

17 CHAIRMAN BOHNEN: I've heard that.

18 MS. MORAN: So that's my point. I
 19 think that that should be evaluated, you know.

06:56PM

20 I mean. So -- anyway.

21 And these were happy homes. We had
 22 wonderful, happy homes. We had -- our families

1 had values and we were there for 30, 40 years
 2 and so on and there's just the turnover is
 3 ridiculous. Anyway. That's all I have to say.

4 MS. MCNERNEY: I have to piggyback on
 5 that.

6 Could you find another lot in
 7 southeast Hinsdale that you don't have to tear
 8 that down? Could you find another lot?
 9 Honestly. I know there's lots you could build
 10 that on. Southeast Hinsdale is what you want,
 11 that's what you want. We all know what we want.
 12 I went through all those schools. I know what
 13 it is. I loved it. And I put five kids of my
 14 own through Winnetka school system. Same line,
 15 Crow Island, Washburne, New Trier. I know what
 16 it is to do that.

06:57PM

17 So just another lot. They're out
 18 there. They're out there. So thanks to
 19 Hinsdale I had a great life with all these
 20 people and John, you know, is one of my oldest
 21 brother's best friend. He probably babysat me
 22 at one time.

06:58PM

1 Thank you for all of your guys'
 2 effort to keep our town -- still consider it our
 3 town -- a historical town because it's
 4 important. Our history is important. Now that
 5 the youngest of the Sexton clan is getting up
 6 there, I even believe it more. History matters.
 7 MS. ELMORE: Julie Driscoll Elmore. So
 8 I am married to Doug Elmore, whose house was
 9 torn down at 4th and Oak.

06:59PM

10 When I was dating Doug, we got
 11 married later in life, it was considered one of
 12 the 25 most beautiful homes in Chicagoland,
 13 including Lake Forest and so on and so forth. I
 14 understand it was so large that today's families
 15 couldn't understand how to use that living room,
 16 how to reinvent what it is.

17 But the reason I'm here tonight is
 18 to support Shari and Cathy and Mimi, but also to
 19 let you know I grew up in Ohio and I like your
 20 architecture but the reason people move to
 21 Hinsdale is they want to have a lot of old homes
 22 mixed in with the new homes. If you keep on

07:00PM

1 tearing down the precious gems, then you devalue
 2 the entire town. So please, consider that.
 3 Thank you.

4 CHAIRMAN BOHNEN: Please, come forward.
 5 Please state your name for our record.

6 MS. BOSSY: Debbie Bossy, B-o-s-s-y. I
 7 really didn't know about this meeting until
 8 yesterday and so I'm not well prepared to speak,
 9 but I had been in the house at the 800-block of
 10 East 8th and actually I was there because I
 11 stopped in for a garage sale so I got to see --
 12 walk through the house and see it it truly is a
 13 very -- no one could deny how beautiful the home
 14 is. I walked through and I was probably
 15 there -- I wasn't really interested in anything
 16 to buy, but I certainly was interested in
 17 looking at room to room to room and it was
 18 glorious. And then looking out at that backyard
 19 from the second floor was phenomenal.

07:01PM

20 And I wish that I had known that
 21 the house was available, you know, 30 years ago
 22 when I had 5 young kids, it would have been

07:01PM

1 something that probably I would have liked but I
 2 was really hoping when I was walking through, I
 3 had no idea who was going to buy it or what the
 4 plans were but I knew it was just such a
 5 structurally sound and gorgeous home and so I
 6 just want to give you a short history.

7 I have been in town for 40 some
 8 years and the Bohnens know me. I have torn down
 9 several houses myself and I generally, other
 10 than Jim Tharp, who I first became acquainted
 11 with, I always used Michael Abraham.

07:02PM

12 I think Michael's work is
 13 phenomenal. And I know enough about Michael, I
 14 built the house at 6th and Park, the corner
 15 there, and I love, love, love that home and all
 16 I came to Mike with was a vision of I want it to
 17 look like it blended into the neighborhood and I
 18 wanted it to look old like it had been there a
 19 long time.

07:02PM

20 And I'm also a big fan of David
 21 Adler and a lot of his homes are up on the north
 22 shore and Mike gave me all of that and then

1 some.

2 And I also had a house on Radcliff
 3 Way that I doubled the size of and we won a
 4 historic preservation award, thank you, so I'm
 5 very conscious of what's going in town.

6 I love some of the new houses that
 7 have been built, they are beautiful. I see
 8 Julie here and she's done a gorgeous job on many
 9 of the homes.

07:03PM

10 Mimi, she's outstanding. I applaud
 11 her for taking the beauties of homes and just
 12 going and giving them what they need. The Tudor
 13 she did on County Line. This house most
 14 recently on Park and now I know she's going to
 15 be doing another one that's an old home.

16 These are fantastic homes and they
 17 are very, very hard, you can hardly duplicate
 18 age like that, especially when they have been
 19 well-preserved and they have a good foundation.

07:03PM

20 And I do know that Mike loves old
 21 homes. I mean, I have taken him with me to look
 22 at many houses to say what do you think? You

1 know, stuff like that. He always wants to save
2 a home.

3 I can't speak to whoever the buyer
4 is of the land, I don't know anything about who
5 it is. I don't know anything about where the
6 project is at. I can speak to the fact that
7 that house is extremely special and it's one of
8 the few darlings that are left in our town.

9 I also just wanted to let you know
10 that maybe it's something you can think about,
11 but Mike has been designing a house for me in
12 Orinda, California, and it's a spec house and I
13 have spent four plus years trying to get it
14 passed. I'm not even taking a house down. It
15 is a piece of vacant property and they don't
16 like much change in the town and the people
17 definitely if you have a house, you are not --
18 very rarely will you be able to take it down,
19 but it's an old established town like Hinsdale
20 but they have such strict regulations about what
21 can be taken down and I think that before -- we
22 don't have a whole lot left here that are so

07:04PM

07:04PM

1 want a house next to them. They don't want
2 building. And they have every right. It's just
3 the weirdest thing. It's frustrated me. I have
4 spent a whole lot more in architectural fees and
5 my time and aggravation.

6 So I guess with that, I have to
7 pass but just a thought. Just wanted to share
8 those thoughts I had and best of luck with
9 making this decision, whatever it be.

10 CHAIRMAN BOHNEN: Anybody else?
11 Please state your name for the
12 record.

13 MS. FRICILONE: Hi. My name is Marina
14 Fricilone. I live at 740 County Line Road,
15 which our backyard backs up to this property.

16 I came here originally just to make
17 a public comment known that we have really bad
18 drainage issues that leave from this property
19 which I have shared with some of the people
20 coming around to do their surveys and I just
21 want to make sure that regardless of what is
22 done with the property that those issues are

07:06PM

07:07PM

1 magnificent as this particular home or the home
2 that was on the hill or the Dean house. You can
3 name -- there's so many beauties, I know I'm
4 forgetting them right now. But I really do hope
5 now that I have been here 40 some years, I hope
6 something can be done where we can change the
7 law.

8 I know people should be able to buy
9 what they want; I get that, but this was a
10 spectacular home. It really is spectacular.
11 And I wished that somebody could have gotten
12 ahold of it who was willing to put in a couple
13 million dollars or whatever it took to make it
14 magnificent again or to bring it up to their
15 taste.

16 So I guess I want to finish by
17 saying that I hope somehow, and I don't know
18 what way other than finding out what Orinda does
19 in California because it's impossible to take
20 down nice homes there and they have all the
21 rules. It doesn't matter, a neighbor can come
22 out, which they have done, and said they don't

07:05PM

07:05PM

1 addressed.

2 I know that affects all of our
3 neighbors on the entire property line, but
4 hearing all of these statements just does lead
5 to some questions because we are neighbors with
6 the property. We have really stayed abreast
7 with what's going on with this situation and we
8 actually did know the previous -- we know the
9 Cantalupos. They are a very nice family. Their
10 kids go to school with our children.

07:07PM

11 We also knew the people who were
12 the previous owners of the property before the
13 ones who owned it. So I'm a little confused by
14 some of the statements because during all this
15 talk about we wish there was someone who would
16 buy the home who would preserve it.

17 From my understanding there was a
18 family who bought it and tried to preserve it
19 and they couldn't get through the hurdles with
20 historical society. They were not trying to
21 tear it down. They were trying to maintain it,
22 do some addition, do some changes, but not tear

07:07PM

1 it down, not change the front of it and just do
2 some add-ons and they couldn't get through the
3 hurdles and that's why they finally sold it to
4 the Cantalupos. So I'd love just to get some
5 more context to that. But I know that the plan
6 was not to tear it down, it was just to
7 renovate.

8 MS. BARCLAY: They moved to the north
9 shore.

07:08PM 10 MS. FRICILONE: I do know that they
11 moved to the north shore. I just was confused
12 because I know that plans for that was not a
13 teardown.

14 MS. BARCLAY: Correct.

15 MS. FRICILONE: And we were, like,
16 curious why that didn't go through because I
17 think it's a beautiful home and would love for
18 it to stay where it is but we moved to Hinsdale
19 because we love the community and what it

07:08PM 20 entails as a whole. So we were sad to see that
21 process die out, but whatever it is, we were
22 surprised that this passed so quickly when that

1 process seemed to be a very extended process,
2 you know, to go through. I'm grateful to what
3 everyone said who has more knowledge about this
4 than I do.

5 MS. MCNERNEY: Do you live directly
6 behind like on --

7 CHAIRMAN BOHNEN: Cornells' house,
8 Shari.

9 MS. FRICILONE: On the side.

07:09PM 10 (Side conversation occurring.)

11 CHAIRMAN BOHNEN: For the record, the
12 family Cruz never appeared before this
13 commission with any plans or ideas to expand
14 that house so it was nothing that we were aware
15 of. I don't know who they spoke with.

16 Perhaps they were down at the
17 village talking to the folks down there as to
18 square footage and things but before anything
19 would have been done to that house, they would
07:10PM 20 have had to had a hearing here; we are not aware
21 of that.

22 MS. FRICILONE: Thank you.

1 CHAIRMAN BOHNEN: There were other
2 people that occupied the house after those
3 people though. Actually, offered more money
4 than the people that bought the house.

5 MS. FRICILONE: Why didn't that happen?

6 CHAIRMAN BOHNEN: You have to talk to
7 the sellers and you have to talk to the buyers
8 because I don't know.

9 MS. COLLINS: Hi. My name is Mimi

07:10PM 10 Napleton Collins, C-o-l-l-i-n-s. I have done --
11 I'm ready to embark on my fourth historic
12 property along with a lot of other renovations.
13 I am a broker as well and I've been through the
14 house recently and it is spectacular.

15 I tried to bring in a buyer who
16 wanted to buy it and it was already gone this
17 last time. I don't think it's a knockdown. I
18 think it's a wonderful house. Like every house
19 it has issues but I think it's fixable. The
07:11PM 20 property is incredible.

21 I don't know what else to say other
22 than I wish somebody would save it. I think

1 there are people who still want to save it and I
2 respect Mike Abraham a lot and Julie Laux and I
3 don't know the new owners but it's really a
4 special home and I hope that somebody can change
5 their mind. That's all I have to say.

6 CHAIRMAN BOHNEN: Thank you, Mimi.
7 Carl.

8 MR. CURRY: I'm Carl Curry. We live at
9 740 South Elm Street, and I'm listening to this
07:12PM 10 discussion and it's reminiscent of a discussion
11 I was part of maybe six or eight months ago when
12 another house was torn down a couple of doors
13 from where our house is.

14 We have the same thing going. We
15 live half the year up in Door County, Wisconsin,
16 and we are on a small street in Fish Creek,
17 Wisconsin, and we had a street that was a
18 historic street and Wisconsin wanted to
19 designate it a state and then a federal historic
07:12PM 20 street. It only has about 40 houses on and that
21 was in 1996 or '97 I think that was, Cynthia,
22 and literally what's happened in that time frame

1 since that period, primarily over the last 10 to
 2 15 years, we have had a lot of these homes
 3 built. Old homes knocked down and they have
 4 been replaced by this kind of similar style
 5 homes as these and everybody is up in arms and
 6 everybody wants to do something about it and
 7 people are really disappointed because one of
 8 the reasons a lot of people come to Fish Creek
 9 is to drive on our street and see these old
 10 homes and get a feel for what water houses were
 11 back in those days and the fact that it was kind
 12 of uniform aesthetically pleasing.

07:13PM

13 And the other thing about the
 14 houses they all sit on large lots, so the lots
 15 were the right size for the size of the homes
 16 and you had this gracious feeling that there was
 17 tremendous amount of greenery that was
 18 associated with it and that was important to
 19 people and we have gotten away from that as
 20 well. Besides the type of architecture we have
 21 forgotten how important our landscaping is, the
 22 size and how it fits the property.

07:13PM

1 The only thing that came away for
 2 me tonight as I looked at this again is that
 3 there's something about the process here that
 4 suggests by the time we get here, we have lost
 5 the opportunity to bring change.

6 Everybody is sitting in here saying
 7 well, can't we still do something at this point;
 8 can't someone come forward, can't we do
 9 something and orchestrate something here as an
 10 opportunity or an option. And I think if you
 11 were going to do that you'd almost have to get
 12 much further out in front of this train than we
 13 are today. And I don't know what all that means
 14 but before a house is closed and before we have
 15 plans for construction, before we are going to
 16 have the bulldozers ready to teardown,
 17 something's got to happen particularly as it
 18 relates to these valuable historical homes to
 19 get way out in front of that so that we aren't
 20 sitting here -- tonight is a fait accompli,
 21 isn't it? For all practical purposes, it's
 22 going to happen.

07:14PM

07:14PM

1 So I just feel like having listened
 2 to this now a couple of times it sends a message
 3 to me that there's something in the process that
 4 has to materially change here if we are going to
 5 save our great home. So I just offer that.
 6 Thank you.

7 CHAIRMAN BOHNEN: Having been a part of
 8 this for the better part of 27 years and feeling
 9 exactly the way Carl does, I can only say that
 10 it has to do with our scheme of government and
 11 we have recently rewritten a section of our
 12 preservation code to give incentives to people
 13 to work on their older houses. We give zoning
 14 relief so you can put the family room on the
 15 back now on the older homes. We give back a
 16 portion of the village's real estate taxes back
 17 to the owners. We give permit relief.

07:15PM

07:15PM

18 There are all kinds of carrots, if
 19 you will, that we have finally written into our
 20 preservation code. So from that standpoint, we
 21 have finally made some progress. It's taken us
 22 the better part of four years to get this

1 codified and it's just the way government works,
 2 I guess.

3 The other part is we are not home
 4 rule, we are under the Illinois statutes. Home
 5 rule is a double-edge sword. Because we are not
 6 home rule, our preservation commission here is
 7 advisory only. Our plan commission in Hinsdale
 8 is advisory only. We cannot deny someone a
 9 permit to tear down a house and have it stick.

10 We are in the process of rewriting
 11 that portion of our zoning code. I have the
 12 draft on my desk now. I suspect it will take
 13 another year or so to get codified.

07:16PM

14 But don't think for a moment that
 15 those of us who love Hinsdale and think very
 16 strongly about all of our traditions and our
 17 architecture, don't think we haven't tried to
 18 slow this teardown phenomenon down because we
 19 have and it goes back over 20 years back to
 20 Joyce Skoog. We've just been thwarted along the
 21 way some very valid reasons but certainly not
 22 for want of an effort.

07:17PM

1 We sit here every month and have
2 hearings and listen to these stories and time
3 after time we will vote unanimously against
4 tearing down a house and everybody nods their
5 head and says thank you, and then they go
6 downstairs and get the permit to knock it down.

7 So it gets down to the governmental
8 scheme. It also gets down to the will of the
9 people. It gets down to the fact that I have
10 lived here since 1946. We are generational.
11 Now you see a lot more transiency, people coming
12 and going, they move in, they use the schools
13 for their children and then they move on so some
14 continuity is lost in that type of situation.

15 So there are a number of factors
16 that contribute to what I feel is the
17 emasculation of our zoning code as it pertains
18 to development. There are quite a few people
19 who agree with me and side with me on many
20 aspects of this argument and of course there are
21 a number of people that make their living
22 tearing down houses and building new ones and we

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07:18PM

1 can't be built as they are designed in the
2 historic district because the home is -- well,
3 to quote the zoning code 14-5-2, the house is
4 not compatible with the architecture styles, the
5 design standards and the streetscapes within our
6 historic district.

7 I was surprised when I opened the
8 packet. I think anybody that's familiar with
9 our procedures and everything realizes that this
10 was sort of a fast-track for whatever reason.

11 When I looked at the rendering Friday, I believe
12 it was, the one you can see up there, the angle
13 of the rendering was such that it diminished the
14 importance of the center section that appears to
15 be a glass bridge or something.

16 Upon a closer look at this, I
17 realize that this house, there's just no way
18 that this plan can be built in the historic
19 district per the code.

20 I realize that there has been a lot
21 of time spent on this project on Michael's part
22 and certainly with input from his owners. But

07:20PM

07:21PM

1 understand that. There's certainly some
2 compromise to be had along the way.

3 I'm going to segue this over to the
4 fact that in the past Michael Abraham, who I
5 have worked with a lot, and feel is an excellent
6 architect and guy, by the way.

7 In the past, Michael has always
8 come before us, this commission, with projects
9 early on so that we could discuss these
10 projects, maybe have a little input, maybe try
11 and understand something a little better.
12 Usually was one or two or three sessions before
13 we finally were asked to look at final plans and
14 cast a vote as to whether or not we were ready
15 to approve then for a certificate.

16 In this case, that was not the
17 case. A few days ago we were given this packet
18 that we get prior to every meeting. In the
19 packet were a complete set of drawings. We had
20 a rendering, which you can see up here, and
21 after studying all this, it became very apparent
22 to me that the plans as they are submitted, they

07:19PM

07:19PM

1 be that as it may, I'm not inclined to review
2 the house or the plans tonight because I don't
3 think they fit with our zoning code. It's about
4 that simple.

5 So if you will indulge me, the fact
6 that we are not going to review this house means
7 that we don't know what's going to get built if
8 the present house is going to get torn down.
9 And our code and our procedures dictate that we
10 can't talk about tearing a house down until we
11 know what's going to get built on the lot once
12 we tear it down.

13 So in the absence of being able to
14 review the house and know what's going to be
15 built there, we also will not be discussing
16 tonight the demolition permit of the house.

17 I should say that this does not
18 preclude the owners and the architects from
19 reviewing their plans and coming back before
20 this commission to try and solve a design that
21 would be code compliant and we would encourage
22 them to do so because typically we would have

07:22PM

07:22PM

1 done all that prior to having this meeting. So
2 I apologize for having the cart out in front of
3 the horse but I would suggest to you that it was
4 not of our making.

5 MR. ABRAHAM: May I speak?

6 CHAIRMAN BOHNEN: When I'm done.

7 On that note, I'm going to close
8 the Public Hearing and then we can have further
9 discussions if you choose, but I'd --

07:23PM 10 MR. ABRAHAM: I wanted to speak on the
11 record.

12 CHAIRMAN BOHNEN: I'm not done
13 speaking, please.

14 As a final point, as long as we are
15 dotting our i's and crossing our t's, and
16 putting the cart behind the horse, I want to
17 take this opportunity to admonish the owners of
18 that house and the contractors and anybody who's
19 involved with that house, that winter is soon

07:23PM 20 going to be upon us. And with winter come a lot
21 problems.

22 I understand the house is vacant

1 and so I have concerns about heat, light, power,
2 regular visits to that house. I have had too
3 many occasions in the recent past where whether
4 on purpose or by chance owners and contractors
5 have gotten over their skis and begun to
6 demolish houses, take heating units out of
7 houses, allow deterioration to occur. We call
8 that demolition by neglect in our world and that
9 is something that this board will not tolerate

07:24PM 10 and this village will not tolerate. We've
11 discussed this at length with our board of
12 trustees and our president and we are going to
13 follow everything to the letter of the law.

14 So the present owners, the
15 contractors, whoever has purview to be watching
16 over this house, I want to give you this stern
17 message. We will not tolerate this home being
18 neglected. It's got to be preserved until such
19 time as it's either sold and refurbished or a

07:25PM 20 new design comes forth for somebody and we go
21 through the process of not only approving the
22 design but giving a certificate for the

1 demolition. So please, do not doubt the
2 sincerity of my remarks. We are very, very
3 concerned about this.

4 Now I'd like to make a motion to
5 close the meeting if I may, please.

6 MS. SALMON: Are they going to be
7 speaking?

8 CHAIRMAN BOHNEN: They may speak after
9 the hearing. I can't think of anything --

07:25PM 10 MS. SALMON: They should speak before
11 we close the Public Hearing.

12 CHAIRMAN BOHNEN: I'm sorry?

13 MS. SALMON: They should speak before
14 we close the Public Hearing.

15 CHAIRMAN BOHNEN: All right. The
16 remarks evidently will be germane to the
17 hearing.

18 MS. SALMON: They should still speak
19 before the Public Hearing is closed.

07:26PM 20 CHAIRMAN BOHNEN: Okay. Michael.

21 MR. ABRAHAM: I'd just like to address
22 a couple of facts.

1 One, there are rules to get to this
2 meeting. We followed every rule there is.
3 I just want to state, for the
4 record, every rule needed to get to this point
5 standing before this board where you would make
6 a ruling. I don't know, I'd have to get a
7 lawyer involved to know whether you have the
8 right to make a subjective decision like this.
9 This I do not know.

07:26PM 10 Secondly, we applied for and
11 received building permit zoning review and
12 compliance with the zoning code. So to say that
13 it does not meet zoning code and cannot be built
14 according to current codes, we cannot even get
15 to this meeting until we submit full permit
16 formally like everybody else does, we have been
17 through the process with the village; we've
18 received approval. We could not get to this
19 meeting without approval for zoning. So the
20 statement that it does not meet zoning code is
21 unfactual.

22 Thirdly, in the number of times

1 that I have been before this board I have only
2 done one preliminary meeting. One. I have not
3 been in front of this board for any other
4 meetings except for the meeting we are here
5 today for any of the other projects that I have
6 done. So again, I want to correct the record on
7 that.

8 We have not done this any
9 differently than any house we have ever

07:27PM 10 submitted to this board. So to suggest that we
11 are doing something quick or any way we have
12 done it differently in the past is untrue.

13 Now, if anybody else can speak to
14 whether you have the authority to close this
15 meeting without taking a vote on this, that I
16 can't answer, I'm not an attorney, but I don't
17 know if that's --

18 CHAIRMAN BOHNEN: Well, as chairman of
19 this commission, I'm going to move to close the
07:28PM 20 meeting and I would quote to you from the
21 village.

22 Per the village code, no permit

1 shall be issued for demolition or new
2 construction of any structure located in the
3 designated historic district without the
4 rendering of a final decision by the historic
5 preservation commission on an application for a
6 certificate of appropriateness.

7 So whatever you have in your hand
8 is nul and void because you have not gotten past
9 this commission yet and you can engage an
07:28PM 10 attorney or whoever you wish. Okay.

11 Anything else? Anybody else want
12 to speak?

13 MS. LAUX: Hi. I'm Julie from J.
14 Jordan as you know.

15 I just wanted to assure you that
16 the homeowner since taking ownership of the
17 house has engaged my firm to make sure that the
18 house is cared for.

19 CHAIRMAN BOHNEN: Great.

07:29PM 20 MS. LAUX: Someone visits the house on
21 a regular basis. I can't guarantee that there's
22 not a leak, we are not there every day, but it's

1 on a regular schedule and we are taking care of
2 it.

3 CHAIRMAN BOHNEN: Thank you, Julie.
4 Appreciate that. Thank you.

5 MS. LAUX: You're welcome.

6 CHAIRMAN BOHNEN: May I have a motion
7 to close the Public Hearing?

8 MR. ELDER: I move to close the Public
9 Hearing.

07:29PM 10 CHAIRMAN BOHNEN: Second, please.

11 MS. WEINBERGER: Second.

12 CHAIRMAN BOHNEN: Roll call vote,
13 please.

14 MS. SALMON: Commissioner Barclay?

15 MS. BARCLAY: Aye.

16 MS. SALMON: Commissioner Weinberger?

17 MS. WEINBERGER: Aye.

18 MS. SALMON: Commissioner Gonzalez?

19 MR. GONZALEZ: Aye.

07:29PM 20 MS. SALMON: Commissioner Haarlow?

21 MR. HAARLOW: Aye.

22 MS. SALMON: Commissioner Prisby?

1 MR. PRISBY: Aye.

2 MS. SALMON: Commissioner Elder?

3 MR. ELDER: Aye.

4 MS. SALMON: Chairman Bohnen?

5 CHAIRMAN BOHNEN: Aye.

6 Thank you. Okay.

7 Thank you all for attending.

8 Appreciate your concerns.

9 (WHICH, were all of the
10 proceedings had, evidence
11 offered or received in the
12 above entitled cause.)

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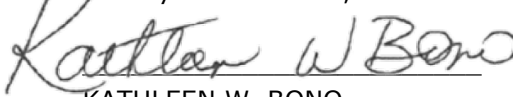
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STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 15th day of December, A.D. 2023.



KATHLEEN W. BONO
C.S.R. No. 84-1423
Notary Public, DuPage County

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