

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, March 2, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman John Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, March 2, 2022 at 6:32 p.m., roll call was taken.

**PRESENT:** Chairman John Bohnen and Commissioners Sarah Barclay, Frank Gonzalez, William Haarlow, Jim Prisby

**ABSENT:** Commissioners Shannon Weinberger, Alexis Braden

**ALSO PRESENT:** Bethany Salmon, Village Planner and Robert McGinnis, Director of Community Development

**Approval of Minutes – November 3, 2021**

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to approve the November 3, 2021 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

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

**Public Hearing**

**a) Case HPC-01-2022 – 720 S. Elm Street – Application for a 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- 01 2022.

Members of the public speaking about this case were sworn in.

Michael Abraham and Joel Rafferty, architects representing the homeowners, were present and provided an overview of the proposed plans and showed material samples.

Mr. Abraham stated that he understood the existing home is a contributing structure in the Robbins Park Historic District and great care was taken to design a house that fit in. The proposed residence will be primarily stone with cut stone detailing and slate roofing.

Commissioner Prisby stated he did not have any issues with house and added it was an attractive house.

Chairman Bohnen stated the Commission received an email from a nearby homeowner about past water accumulation in the back yard resulting from heavy rains. Julie Laux, the builder for the project from J Jordan Homes, responded because of that concern, the plans were sent back for an additional engineering plan review and have been approved.

Chairman Bohnen stated that there have been numerous incidences in the past with new construction resulting in impacts of neighboring properties and provided an example of a home on County Line Road.

Chairman Bohnen asked what the Village's position is on requiring tanks to store stormwater for later evacuation, stating there was a previous water problem on this property and the proposed home has a larger footprint, possibly resulting in a bigger water problem.

Mr. McGinnis responded that the Village Engineering Department is not a big proponent of on-site water detention, and the Village already requires BMPs and storm basins, but there are several areas in town where there is a lack of storm sewers due to existing combined sewer systems. Mr. McGinnis explained that as more storm sewers are installed, there will be more opportunity for direct tie ins. Mr. McGinnis also stated the Village utilizes JJ Benes as a third party plan reviewer for engineering and the County requires a location to handle as much stormwater on site as possible. In this case, engineering reviews were completed four times, where the last review required an addition of an inlet pipe to drain Seventh Street.

Ms. Laux stated that the landscape architect is aware of, and mindfully designing for stormwater concerns.

Chairman Bohnen stated that his concerns remain with the potential water run off issue for the neighboring properties of residential construction sites with a substantially larger footprint than the previous structure. Chairman Bohnen asked what the Village is doing to solve run-off issues today and in the future.

Mr. McGinnis stated that tear downs have been used as an opportunity to solve drainage issues wherever possible.

Mr. Abraham stated that all engineering requirements will be met.

Mr. McGinnis stated that there have been cases where people could not do improvements because site flows could not be managed and in other cases, stormwater vaults have been used for irrigation.

Chairman Bohnen stated that there have been issues with the demo of the house and directed members to the timeline presented at the meeting.

Commissioner Haarlow stated he liked the architectural design of the home, the design was sensitive to the historic district, and it seemed to be a nice addition to the area. Commissioner Haarlow asked Ms. Salmon to project the timeline slide onto the meeting room screen so it could be viewed by the meeting attendees as he summarized the items on the timeline.

Commissioner Haarlow stated it was difficult to justify the statement that the home was in a state of disrepair and was uninhabitable due to many years of lacking maintenance against the real estate listing and video from July of 2020 showing a habitable and structurally sound home. Commissioner Haarlow stated the apparently intentional neglect of the home goes against the efforts of the Historic Preservation Commission and that there had been other incidences of J Jordan stripping homes in the historic district, in which the Village issued several notices of violations.

Ms. Laux stated that the pre-demolition sale of items took place before the current owners, the Callahans, owned the home, despite communication from Ms. Laux to the previous owner that the home had to be sold in a habitable condition. Ms. Laux stated it was important to note that the Callahans and J Jordan cannot be held accountable for actions of the previous owners. Ms. Laux stated the second floor window was not left open intentionally and the electric service was resumed to the house as soon as the applicant took possession. Ms. Laux stated all Commissioners were invited to tour the home in January of 2022 and no intentional actions were taken to make the home uninhabitable. Ms. Laux stated she did not see the real estate video referenced in the timeline, but that routine maintenance of the home was not completed. Ms. Laux stated that the applicants or J Jordan had no control of the fire department training initiating before the demolition permit was issued.

Ms. Laux also stated she notified Donegal that the demolition permit did not get issued as expected, but Donegal showed up anyway. Ms. Laux offered to share a copy of that communication to Donegal about the demolition date changing. Ms. Laux stated the roof stripped off at 641 S. Elm Street was re-installed on the newly constructed home at that address and that incident was not related to this current application.

Commissioner Gonzalez asked Ms. Laux about efforts made to save the current home at 720 S. Elm. Ms. Laux responded that the current home did not suit the lifestyle of the new owners and the intent was to demolish the existing structure.

Commissioner Barclay stated that she toured the habitable home before the sale, but if the home is currently uninhabitable on the inside, the Historic Preservation Commission's concern is about the exterior of the home. Commissioner Barclay asked if it was possible to save the house on the outside and rehab the interior.

Commissioner Gonzalez stated the home has character within the neighborhood and it is a bitter pill to swallow that the home could not have been fixed up and modified with a re-design or addition to preserve the streetscape and the existing structure.

Chairman Bohnen stated the focus of this Commission is historic preservation and added that the Callahans are not responsible for the care the home was given prior to the purchase. Chairman Bohnen stated the current home is a very nice home and is architecturally significant. If the home would have been locally landmarked, and able to be rehabbed, a demolition would be prohibited by code. Chairman Bohnen stated that the codes are currently being rewritten and the new codes will address demolition by neglect. Chairman Bohnen stated the new home is good looking and his concerns were not about the new home design.

Chairman Bohnen asked if the stormwater issues were addressed. Mr. McGinnis confirmed the permit went through the entire plan review and was ready to issue.

Chairman Bohnen asked for any further comments from the Commission. Hearing none, Chairman Bohnen asked for a motion to be made. Hearing no further comments for discussion and no motions, Chairman Bohnen asked if the Commission was satisfied with the information provided by the applicants.

Commissioner Haarlow stated the actions taken by ComEd and Donegal were predicated on the assumption the Certificate of Appropriateness was going to be issued at the February meeting.

Chairman Bohnen stated that there are procedures that the code calls for that did not seem to be adhered to in this case. Chairman Bohnen stated that currently the Historic Preservation Commission is an advisory board and the demolition permit can be issued no matter what the recommendation is. Chairman Bohnen stated that he hopes that the new code will be changed so the Village Board of Trustees will make the final decision, but until then, the Historic Preservation Commission wants builders, architects and citizens to find the conscience necessary to respect the Village's heritage and quality of life.

Chairman Bohnen asked for a motion to be made. Not hearing a motion, Chairman Bohnen asked Ms. Salmon about the procedure when a motion is not made. Ms. Salmon and Mr. McGinnis stated that they have never encountered a situation when no motion was made.

In response to Mr. Abraham's question about possible options for the applicant at this point, Ms. Salmon confirmed the demolition permit can still be issued. Ms. Salmon stated the first option would be for the Commission to deny or approve the demolition and the new construction as two separate motions, the second option would be for the Commission to table the motion, and another option would be to recommend to approve with certain conditions.

In response to Mr. Abraham's question, Ms. Salmon confirmed that tabling the application is an acceptable motion. Mr. Abraham asked what the timeline was for the new code to be put in place. Chairman Bohnen responded that the new code changes were not expected to be in place for months and this application would likely be grandfathered in to the existing codes.

Mr. Kevin Callahan, the homeowner, addressed the Commission by stating that he respects the process of the Commission but asked if it was the role of the Commission to make a motion. Chairman Bohnen stated that he has never encountered the situation of a motion not being made and that the Callahans have been caught in a situation that is not of their making.

Commissioner Prisby stated that he also felt the Callahans were caught in a situation not necessarily of their making but he was having a difficult time considering a demolition for this structure.

Mr. Callahan stated the sale terms were agreed upon in April with a known June closing date and the pre-demo sale was the action of the previous owner. Ms. Laux stated that J Jordan installed a furnace soon after the sale to abide by Village requirements.

Commissioner Prisby stated he toured the home and agrees it is currently in disrepair, but was angered by the home being in very good condition two (2) years prior as evidenced in the real estate video.

Mr. Callahan stated this home will be the family's fourth home in Hinsdale, and they have been residents since 1994. Mr. Callahan stated he and his wife were aware the home was on the market since July of 2020, but did not consider it as an option until April of 2021 when the price dropped to what was essentially lot value.

Commissioner Prisby stated that price drops like this often happen in the Village, but he has a hard time with approving a demolition for a home that was essentially destroyed over a period of two (2) years. Mr. Abraham stated the current applicant is being punished by a no motion and the Commission needs to find a way to work through the current process in place while working toward improving the process in the future.

Chairman Bohnen stated that the Commission and the process has been abused in the past by intentional neglect of properties to justify a demolition. Mr. Abraham responded that he has been involved in many restoration projects in the Village in the past and that the people accused of abusing the process are not the applicants. Mr. Abraham asked the Commission to consider the application as it has been submitted and the actions the Callahans have taken since they have been the property owners.

Ms. Laux stated that a video does not accurately portray a habitable house. Ms. Laux stated that furniture can help make a house appear to be habitable, but things such as working showers may not be portrayed on a video.

Commissioner Barclay stated the condition of the home likely falls somewhere between habitable and uninhabitable, but her position as a preservationist is to be sure a pause is taken before these types of homes are taken down. Commissioner Barclay stated the Callahans, as the owners of the home, are free to tear it down, but she feels the record needs to reflect the amount of money spent to demolish and re-build a new home is comparable to the amount that would be needed to restore the existing historic home.

Mr. Callahan stated the home was on the market a good deal of time with no sale offers, indicating there was no interest expressed by any parties to restore the home, resulting in a price drop to only land value. Commissioner Barclay stated that even if it takes more money to restore a home than it does to restore it, the job of the Commission is to preserve properties.

Ms. Laux requested the Commission to vote allowing the process to move forward stating the Callahans have been already delayed due to cancelled meetings. Mr. Abraham stated the applicants have already put forth a great deal of effort and money designing a house, submitting for permit application, going through the review process, obtaining building and engineering approval to even get to this point of discussion where the Commission is telling the applicant to keep the house.

Commissioner Prisby stated he is frustrated with the lack of change in a process that requires homeowners, like the Callahans, to go through such effort and expense leading to an eleventh hour discussion that could have taken place months before the design and application process begins. Commissioner Prisby stated that the existing process makes it easier for a home to be torn down over being restored and, as other non-historic or non-problematic lots are in short supply, the historic lots are now targeted for tear downs. Commissioner Prisby added it is unfair to hold up the Callahans who have gone through the process, put forth a great deal of effort and money to submit a good home design that has met engineering and building approval. Commissioner Prisby asked the Commission to make a motion for a vote and allow the Callahans to move forward with the application.

Commissioner Barclay asked Mr. Abraham if any conversations took place about tearing down the house before the application was submitted, knowing the Historic Preservation Commission would likely not be supportive. Mr. Abraham responded there is no obligation to have such a discussion and the amount of money to bring the existing house up to code would be greater than the amount spent to rebuild.

Commissioner Gonzalez stated that other homeowners have left the front of historic homes intact and made changes to the back of the home to bring it up to current codes and living standards, spending less than a rebuild.

Commissioner Barclay stated that under the current process of the Historic Preservation approval, cordial conversations, although not required, could take place before the building application is submitted to prevent acrimonious public discussions.

Ms. Laux stated there is no current path to have these preliminary discussions with the Historic Preservation Commission. Ms. Laux stated the only path to these discussions is after all the previous steps are completed and a great deal of time and money are already invested.

Commissioner Barclay stated that a process involving early conversations would be more cordial and benefit all involved.

Chairman Bohnen stated the reason the Commission discusses streetscape elements is to protect the neighboring properties, the Village as a whole, and the expectations that people have when a property is purchased. Chairman Bohnen stated that when new homes are built, the character of the area should not be changed and a middle ground be established between preservation and new home construction.

Commissioner Haarlow stated the facts about this 1927 significantly contributing structure are not good but he sees no reason to delay the applicants.

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to deny Case HPC-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion carried by a unanimous voice vote of 5-0.

A motion was made by Commissioner Gonzalez, seconded by Commissioner Barclay, to approve Case HPC-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion carried by a unanimous voice vote of 5-0.

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby to close the public meeting. The motion carried by a unanimous voice vote of 5-0.

### **Public Meeting**

#### **a) Case HPC-07-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District**

Alison Ford, the architect, was present at the meeting to address the Commission. Ms. Ford stated the Preliminary Certificate of Appropriateness was granted in September of 2021. Ms. Ford stated the design concept is identical but the size of the home has been decreased by shrinking the footprint proportionately.

Commissioner Gonzalez asked what material is to be used on the exterior to which Ms. Ford responded that the exterior is proposed to be a natural limestone material.

Commissioner Barclay asked how much the home size was reduced. Ms. Ford responded the home size was reduced by 1500 square feet and the only architectural change was the left bay, on the east side of the home, was reduced and windows removed.

Commissioner Gonzalez asked if the roof was shingled. Ms. Ford responded the roof was slate.

Chairman Bohnen asked if essentially everything remained the same except for the left side of the front elevation and the square footage. Ms. Ford confirmed that to be true.

Commissioner Haarlow asked for further explanation of the reduction made on the east side. Ms. Ford directed the Commissioners to reference the rendering provided where changes were highlighted in green.

Commissioner Prisby stated he met with the applicant early on in the process and that he appreciated the effort of the applicant to meet with the Historic Preservation Commission early on and throughout the process. Commissioner Prisby stated the house fits into the character of the neighborhood, is set in an appropriate location, uses the odd shaped lot to its advantage, and is a good addition to Hinsdale.

Commissioner Haarlow stated the house design and materials used were good. Commissioner Haarlow applauded the reduction of the footprint and not maximizing the allowable footprint in terms of water management.

Commissioner Gonzalez asked for clarification on the exterior limestone. Ms. Ford responded that dressed stone accentuates some of the windows, smooth around the windows, and the rest is natural cut.

Commissioner Prisby noted the mullions shown in the renderings have architectural character, it is just not a big glass wall of windows.

Chairman Bohnen stated he liked the house.

A motion was made by Commissioner Haarlow, seconded by Commissioner Gonzalez to approve Case HPC-07-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried by a unanimous voice vote of 5-0.

**Sign Permit Review**

**a) Case A-38-2021 – 114 S. Washington Street – Sauced Pizzeria & Bar – Installation of One (1) Wall Sign**

The business owner, Greg White, was present to address the Commission. Mr. White stated the business is currently open and operating out the building that the non-illuminated sign will be installed on. Commissioner Prisby asked if staff could clarify if the former illuminated Baldinelli sign was ever approved for installation. Staff could not confirm the sign obtained proper approvals. The applicant stated he did not believe the sign was approved.

With no further questions, a motion was made by Commissioner Barclay, seconded by Commissioner Haarlow, to approve Case A-38-2021 – 114 S. Washington Street – Sauced Pizzeria & Bar – Installation of One (1) Wall Sign. The motion carried by a unanimous voice vote of 5-0.

**b) Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of One (1) Wall Sign and Permanent Window Signage**

The applicants, Justas Dambrauskas and Paul Narbutas, were present at the meeting to address the Commission.

Commissioner Haarlow asked the applicants to confirm the proposed application is to install a sign a little larger than the existing sign and to retain the goose neck lighting. The applicants confirmed.

Commissioner Prisby asked if the proposed wall sign would be touching the limestone banding. The applicant confirmed that there would be about a quarter inch between the sign and the limestone. There was discussion that the wall sign was larger than the previous sign, which had at least a half of course of brick of separation between the sign and the limestone banding. Commissioner Prisby recommended that the sign should not touch the architectural elements.

Chairman Bohnen asked if the proposed permanent window signage met the Village requirements. Ms. Salmon confirmed that the proposed sign size was code compliant and was in line with how signage had been calculated in past permit cases.

Commissioner Prisby asked if using social media icons were allowable on the sign because it created visual clutter and the information it provides not necessary. Ms. Salmon clarified that signage should not be regulated by the content but added that visual clutter can be considered.

With no further questions, a motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to recommend approval of Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of one (1) wall sign with the following condition:

- 1.) At least half of a course of brick is visible between the limestone banding and sign.

The motion carried by a unanimous voice vote of 5-0.

A motion was made by Commissioner Barclay, seconded by Commissioner Gonzalez, to approve Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of one (1) permanent window sign as submitted. The motion did not carry, with a voice vote of three (3) nays and two (2) ayes.

The motion did not carry and recommendation for the denial of the sign will be forwarded to the Plan Commission for review.

Discussion followed about the Commission reviewing signage and lighting in the downtown area with future re-writes. It was noted that permanent window signage is a topic that is new and will need to be included to prevent windows from becoming billboards with large amounts of text narratives. It was confirmed the Historic Preservation District is advisory on sign permit approval and the application will go to the Plan Commission for final consideration of approval. It was noted that the Plan Commission could possibly have no issues with the application and approve it as is.

### **Public Comment**

Tom and Cynthia Curry, residents that live nearby 720 S. Elm Street, were present to address the Commission. They stated they felt the Italianate design house is an example of one of the better pieces of architecture in the historic district. Mr. Curry expressed sadness that except for the selling price paid, the home could have been saved and not demolished. The Currys stated they support the efforts of the Commission to preserve the historic homes in the Village and feel the sooner the process can be changed, the better so the historic character of the area can be preserved. The Currys went on to state they felt that there needs to be stronger consequences in place for contractors attempting to operate around the codes. Ms. Curry stated they have concerns with the continued stormwater issues resulting from a new home, with a much larger footprint than the previous home that currently has significant stormwater issues.

Chairman Bohnen stated that stormwater runoff is the single most significant issue with new construction in Hinsdale and that is difficult for limited staff to check sites a few years after construction for changes that could impact water runoff, especially to neighboring properties.

Chairman Bohnen noted that it is easier for a builder to tear down an existing house and rebuild with a clean slate than it is to remodel an existing home and perhaps the supply chain delays the market is currently experiencing may result in an increase of remodels instead of demolitions.

### **New Business**

No new items of business were shared with the Commission.

### **Old Business**

#### **a) Design Options for the Street Sign Toppers in the Robbins Park Historic District**

Ms. Salmon summarized the design choice decided upon at the last meeting and stated a vote on final approval was not taken because of some members of the Commission were not present at the meeting.

Commissioner Haarlow asked for confirmation that the actual street signs, not the toppers, will be white with black lettering. Ms. Salmon confirmed the toppers will be inverse colors of the street sign colors, where the toppers will have a black background with white letters.

A motion was made by Commissioner Prisby, seconded by Commissioner Haarlow, to approve the sign toppers that read Robbins Park Historic District with black background and white lettering and white border. The motion carried by a unanimous voice vote of 5-0.

Ms. Salmon stated she will have more information to report at the next meeting about the four (4) corner signs and understood it was the desire of the Commission to be more involved in the design, perhaps bringing a sign contractor into the discussion. Ms. Salmon confirmed the exact location and design have not yet been determined but preliminary design discussion took place about six (6) months ago for the purposes of budgetary purposes.



Ms. Salmon asked Commissioners to start taking note of other community signs they like, taking a photo and to begin a collection of possible design examples. Further discussion took place about the scale of the sign matching the location, perhaps having similar signs with slight differences at each corner to be appropriate for residential locations.

Commissioner Prisby asked Mr. McGinnis if there is a limit on the number of citations a builder can receive before their right to build is suspended. Mr. McGinnis stated there is code that states a contractor registration can be revoked by Board Action. Mr. McGinnis stated he would rather gain compliance with other methods than writing tickets, that results in a great deal of staff time in court and very little revenue.

**b) Amendments to Title 14 – Status Update**

Ms. Salmon reported that Title 14 was brought to the Committee of the Whole in January and staff is working on some procedural items and hoping to bring it to the board for referral shortly.

Commissioner Haarlow suggested if the Historic Preservation Committee could be useful to the Board, members be present. Ms. Salmon confirmed that would be possible Historic Preservation Committee to be present for the Board and Plan Commission meeting, a joint notice will be prepared when brought forward.

**Adjournment**

There being no further business before the Commission, Chairman Bohnen asked for a motion to adjourn. Commissioner Haarlow moved, Commissioner Barclay seconded the motion, to adjourn the regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of March 2, 2022.

The meeting was adjourned at 8:22 PM after a unanimous voice vote of 5-0.

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-01-2022, )  
720 South Elm Street. )

REPORT OF PROCEEDINGS had and testimony  
taken at the Public Hearing of the above-  
entitled matter before the Hinsdale Historic  
Preservation Commission, on the 2nd day of  
March, 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. SARAH BARCLAY, Member;
- MR. BILL HAARLOW, Member;
- MR. JIM PRISBY, Member; and
- MR. FRANK GONZALEZ, Member.

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1 ALSO PRESENT:

2 MR. ROBB MCGINNIS, Director of  
Community Development;

3 MS. BETHANY SALMON, Village Planner;

4 MR. MICHAEL ABRAHAM, Architect for  
Petitioner;

5 MS. JULIE LAUX, Representative for  
Petitioner;

6 MR. JOEL RAFFERTY, Architect for  
Petitioner;

7 MR. KEVIN CALLAHAN, Petitioner;

8 MS. PEGGY CALLAHAN, Petitioner.

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9 CHAIRMAN BOHNEN: Tonight is a Public  
10 Hearing, so I would ask that anybody that's  
11 going to be speaking to Case HPC-01-2022 for 720  
12 South Elm Street, please stand and be sworn in.  
13 (WHEREUPON, the oath was  
14 administered en masse.)  
15 This is an application for a  
16 certificate of appropriateness to demolish a  
17 single-family home and construct a new single-  
18 family home in the Robbins Park Historic  
19 District.  
20  
21  
22

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1 Who will be stepping to the podium?  
2 Please, state your name for us.

3 MR. ABRAHAM: Michael Abraham,  
4 architect. This is Joel Rafferty. We are  
5 representing Peggy and Kevin Callahan, currently  
6 Hinsdale residents, for their new home.  
7 You have the paperwork and the  
8 numbers we have been approved by zoning so we  
9 have all the necessary approvals for the zoning.  
10 You have the rendering, it's primarily stone  
11 residence with cut stone detailing, slate roof  
12 and these two wood samples represent the trim  
13 colors.  
14 We also have the streetscape, which  
15 we understand that this home is a contributing  
16 home, the location to the Robbins district,  
17 which is why we took great care in putting  
18 together a house that would fit in with the  
19 neighborhood in terms of scale and material.  
20 I don't know if there was any  
21 questions specifically to the application.  
22 MR. PRISBY: Michael, hi. I,

4

1 personally, had no issues with the house; it's  
2 an attractive house.  
3 MR. ABRAHAM: Thank you.  
4 CHAIRMAN BOHNEN: There was some  
5 concern about the water on this property. We  
6 received an email from a neighbor stating that  
7 for whatever reasons water accumulated in heavy  
8 rains on this property.  
9 Are you aware of that?  
10 MR. ABRAHAM: It's possible, but we had  
11 the site completely engineered with the new  
12 house on it. We have submitted for and received  
13 approval from engineering. As far as I'm  
14 concerned, we --  
15 CHAIRMAN BOHNEN: Please give your  
16 name.  
17 MS. LAUX: Julie Laux, J. Jordan Homes.  
18 There was a concern about that so  
19 we actually were sent back through engineering a  
20 second time after that was brought up and it was  
21 re-reviewed by the village and approved for a  
22 second time.

5

1 CHAIRMAN BOHNEN: Any time we're  
2 tearing down houses and building new houses over  
3 there, obviously water runoff is probably the  
4 single greatest problem you have in the village  
5 in the last 27 years.  
6 In the newest instances where  
7 through no fault of anybody, neighbors have been  
8 impacted negatively because of the construction.  
9 Case in mind for 740 South County Line Road  
10 where Rob Stetson lived a lot of years back.  
11 It's a pretty established block and  
12 there was some construction way on the north end  
13 and for whatever -- the lot appeared to be flat  
14 but for whatever reasons, a sufficient amount of  
15 building had gone on in that block so that Rob's  
16 lot became the low spot, I guess, and it started  
17 collecting water and then the village worked  
18 with Rob to solve that. He ended up putting in  
19 a big holding tank and evacuation pump, things  
20 of that nature.  
21 What's Hinsdale's position on that?  
22 I know something occurred and neighbors

1 collecting water on property. What I'm  
2 concerned about when I see the size of the new  
3 building. You are building a bigger footprint  
4 than what you have now and if we have a water  
5 problem going into this, we are probably going  
6 to have a bigger water problem and I wonder what  
7 the village's position is on having tanks to  
8 collect this water.

06:40:08PM

9 MR. MCGINNIS: I hate to speak on  
10 behalf of Dan Deeter, our engineer, but in the  
11 15 years I have worked with him, he's not been a  
12 big proponent of onsite detention. We already  
13 require BMPs. We already require stone basins,  
14 settlement basins.

15 The biggest problem we've got with  
16 detention in that area is a lack of storm.  
17 There's still a lot of areas in town with  
18 combinations, can't make direct ties from that  
19 detention basin or that comp storage basin into  
20 the combination sewer. So as we get more  
21 separating the storm, we have more opportunities  
22 to do direct tie-ins.

06:40:34PM

1 MS. LAUX: To 7. And we have made --  
2 MR. MCGINNIS: Like an indirect tie --  
3 CHAIRMAN BOHNEN: This is something you  
4 guys are doing in your design?

06:41:58PM

5 MS. LAUX: Correct. We also made our  
6 landscape architect aware of a potential issue  
7 so we aren't pushing the envelope at all on the  
8 impervious and so we're being very cognizant of  
9 the water and he's considering that in his  
10 design which is beyond what's required by the  
11 village.

12 CHAIRMAN BOHNEN: I know what's  
13 required. But where we ran into difficulties in  
14 years past, and I'm going personally have been  
15 involved in my own property 20 something years  
16 ago, but you get landscape drawings and 3 years  
17 later somebody decides to do a different kind of  
18 landscaping on their yard and they change the  
19 contours and the village obviously doesn't have  
20 enough staff to be sitting there going back and  
21 revisiting sites to see whether drainage  
22 patterns have been altered by a different kind

06:42:24PM

1 CHAIRMAN BOHNEN: You are getting  
2 choked off at the street.

3 MR. MCGINNIS: Right. Right.

4 So I know that engineering has  
5 worked with Benes, who has been doing our third-  
6 party engineering review for a long time.

7 The county is requiring more in the  
8 way of quality of runoff. They focused on  
9 quantity of runoff for years and years and years  
10 until DuPage county got built out and now they  
11 are looking at more BMPs and what things that  
12 they can implement to improve the quality of  
13 runoff.

06:41:04PM

14 The county ordinance requires that  
15 you try and handle as much of your own  
16 stormwater as possible onsite before you send it  
17 offsite. I know in this case, I think Benes  
18 actually reviewed this four times. The last  
19 time was due to the concerns that were raised  
20 over a low spot or something in the backyard and  
21 I think they put a yard drain in and they are  
22 piping that up to 7.

06:41:29PM

1 of design.

2 And yet the net effect is that the  
3 neighbors are all of a sudden impacted  
4 negatively by the neighbors' water runoff and I  
5 just mention this because it appears that we are  
6 collectively a much larger footprint than we had  
7 on that lot and I haven't looked at the  
8 engineering reports and I'm not an engineer.

06:43:06PM

9 I just was wondering whether we're  
10 content to -- when we talk about replacing an  
11 existing structure with something that's  
12 substantially larger, are we doing what will  
13 solve a potential water runoff problem today and  
14 will also solve it going into the future. And  
15 it's a hard one, I understand.

16 MR. MCGINNIS: I guess the only thing I  
17 can respond with there is at least in the  
18 15 years that I have been here and Dan Deeter  
19 has been here we have used teardowns as an  
20 opportunity to ameliorate existing drainage  
21 problems whenever possible.

06:43:39PM

22 So there have been lots of case

1 where when Al or Dan are aware of a longstanding  
2 drainage problem we will use new construction to  
3 try and leverage some solution that will benefit  
4 everybody in the area.

5 CHAIRMAN BOHNEN: Yes, it's a good  
6 opportunity to do it.

7 MR. MCGINNIS: Right.

8 MR. ABRAHAM: We have been involved in  
9 new construction projects where underground  
10 storage has been required and the regulations  
11 and the numbers and the calculations and the  
12 designs of civil engineering calls for it gets  
13 down. It's not something that gets overlooked  
14 by the engineering. There are regulations in  
15 place where if it's required, it has to be done.

16 MR. MCGINNIS: And to your point, Mike,  
17 we are requiring subsurface drainage reports  
18 actually have to drill monitoring wells now so  
19 we get some idea where the water table is at  
20 because it has come up so when we have people  
21 that want to do a two-story basement, a sport  
22 court, there have been cases where we tell them

06:44:05PM

06:44:35PM

1 or sort of a timeline on things. Would anybody  
2 like to address that?

3 MR. HAARLOW: I will. Mike, I don't  
4 have any architectural comments, but I think  
5 that house is beautifully designed. I like the  
6 way that the stone references 711 South Elm  
7 across the street, the chevron design on the  
8 front door seems to be a little bit of a Zook  
9 nod, if you will, so in terms of what the  
10 Callahans are proposing to build there, it seems  
11 to be a nice addition and I'm sensitive to the  
12 fact that it's in the historic district so  
13 that's all great.

14 Bethany, do you have the timeline  
15 that can be put up that we all have at our  
16 places?

17 MS. SALMON: Sure. We have to get it  
18 prepared on that one because it connects to the  
19 slideshow. Well, it's a great question. It  
20 looks like it won't work in full screen. Well,  
21 you can't see it very well, so I apologize.

22 MR. HAARLOW: Okay. I'll walk through

06:46:55PM

06:48:01PM

1 no because there's no place to go with the  
2 stormwater. So the engineer of record has to  
3 manage their on-site flows period.

4 CHAIRMAN BOHNEN: You know, the  
5 neighbor across the street from me I think  
6 voluntarily put in a system.

7 MR. MCGINNIS: There's a few in town  
8 where they have actually chose to irrigate out  
9 of them.

10 CHAIRMAN BOHNEN: Exactly. They  
11 thought it was a positive thing to capture the  
12 water and use it. You also had a lot that  
13 accumulated water so he took advantage of the  
14 negative aspect and turned it around.

15 I guess the house cannot be totally  
16 viewed upon until we talk about taking down the  
17 one that's there. So tonight we are talking  
18 about a demolition as well as looking at a new  
19 house.

20 There have been some problems  
21 brought to everyone's attention with the process  
22 of the demo. Each of you received an addendum

06:45:09PM

06:46:01PM

1 it then.

2 MS. SALMON: I have some extra handout  
3 copies if anyone would like to see it.

4 MR. HAARLOW: So the timeline that we  
5 all received lists a number of events and dates  
6 which I'll walk through.

7 The first is July 4, 2020, when 720  
8 South Elm was listed on MLS.

9 Four days later, July 8, 2020, the  
10 listing agent Peggy Smego, published an interior  
11 video of the home on Facebook which showed a  
12 habitable, structurally sound house.

13 Then in October of that year the  
14 listing was removed from the MLS.

15 And then the following summer,  
16 June 19th through June 21st of 2021, a noncode  
17 compliant pre-demo sale occurred allegedly  
18 stripping the house of a furnace, water heater,  
19 fixtures and other key elements. According to  
20 Robb McGinnis, stripping a house of these types  
21 of key elements would violate the International  
22 Property and Maintenance Code.

06:48:34PM

06:49:12PM

1 The property then was sold,  
2 according to MLS, on June 23rd of '21 and closed  
3 on July 1, 2021.

4 According to the neighbor reports  
5 in the following month or so, starting on  
6 June 20th through July 28th, a second floor  
7 window was left open to the elements.

8 On the 1st of July the utilities  
9 were allegedly cut off. ComEd did verify to one  
10 of the HPC commissioners that there was no  
11 activity on the electric meter starting on this  
12 date. Service was reinstated when instructed by  
13 the village on August 6, 2021.

14 The sale was recorded with the tax  
15 assessor's office on July 8th.

16 On January 10, 2022, this year, in  
17 an email from Julie Laux of J. Jordan to Robb  
18 and Bethany, it was stated that Sadly, the home  
19 is in a state of disrepair. No routine repairs  
20 and maintenance have been handled at the home in  
21 many, many years, causing it to deteriorate into  
22 a desperate state, end quote. The HPC

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06:50:28PM

1 listing that was made by the agent in July of  
2 2020 with the reported condition of the house  
3 after it was apparently, intentionally, allowed  
4 to deteriorate and had not been in a state of  
5 disrepair for years and years as it was claimed  
6 later on.

7 It does not sit well with this  
8 commission when we're charged with trying to  
9 preserve the historic character of this  
10 neighborhood and this National Register of  
11 Historic District and properties are apparently,  
12 intentionally, treated in this manner.

13 I think also we have encountered  
14 issues with J. Jordan in the past, including  
15 stripping of the slate tiles from another home  
16 in the historic district, and so this seems not  
17 to be about the architecture of the proposed  
18 home, it may or may not be about the new owners  
19 or the former owners.

20 What seems not to be the issue is  
21 that the village had to issue several notices of  
22 violations and citations and I guess I wonder if

06:52:11PM

06:53:02PM

1 commissioners were encouraged to tour the house  
2 and see it for themselves that it was, indeed,  
3 uninhabitable.

4 On the 28th of January of this  
5 year, the fire department conducted drills at  
6 the house in the late afternoon but they were  
7 called off once the village was made aware of  
8 that and the builder J. Jordan Homes was told to  
9 halt all activity until the demo permit has been  
10 issued.

11 On February 4th of this year around  
12 3 p.m. crews from Donegal began digging at the  
13 site until 6 p.m. The following day, on  
14 February 5th, the digging resumed around 8 a.m.  
15 and was stopped when J. Jordan was notified to  
16 again halt work per the village and J. Jordan  
17 was issued a notice of violation.

18 Two days later ComEd arrived at the  
19 property, J. Jordan was notified again to halt  
20 work per the village and two citations were  
21 issued.

22 It is difficult to square the

06:51:01PM

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1 you have any response to those violations and  
2 those citations, please?

3 MS. LAUX: Sure. Of course I do.

4 I guess the first one is that  
5 you're missing some critical facts on this  
6 timeline, that the previous owner had the demo  
7 sale and allowed all kinds of things.

8 I actually had communication with  
9 the previous owner, told them that these things  
10 were unacceptable. They wanted to sell the  
11 windows, the doors and all kinds of things. We  
12 told them that they had to leave the house in a  
13 habitable condition when it was moving on to the  
14 Callahans, so we can't be held responsible for  
15 anything that happened before the closing for  
16 sure. I mean, we have no control over any of  
17 that.

18 So I think the fact that that  
19 wasn't held by anything to do with the Callahans  
20 or J. Jordan Homes is super important.

21 MR. HAARLOW: And I didn't state that  
22 it was. Just that it was noncode compliant and

06:53:45PM

06:54:08PM

1 that was prior to the closing.  
2 MS. LAUX: I understand that. That was  
3 prior to the closing and they had no control  
4 over that whatsoever.

5 As far as the second floor window  
6 being left open, I honestly have no idea how  
7 that got opened or who opened it, that was in no  
8 way intentional.

9 Also that the utilities were shut  
10 off by the previous owner. They were resumed as  
11 soon as the Callahans took possession. That's  
12 an important fact that's left off of here.

13 And I agree that -- I mean, Jim,  
14 you went in the house, you saw it, I invited  
15 everyone, Jim came. Even despite the fact that  
16 the house had been stripped, nothing to do with  
17 the Callahans; the house is not significant on  
18 the interior at all. I think that that was  
19 clear and there hasn't been routine maintenance  
20 over the years and a real estate video -- I  
21 never even saw that honestly, so I can't really  
22 comment on that.

06:54:35PM

06:55:06PM

1 called a criminal, which is a little disturbing,  
2 which I never really chose to move on it. I  
3 actually brought you a picture of the roof that  
4 was stripped off because I think it's pretty  
5 interesting.

6 MR. GONZALEZ: Why was the roof  
7 stripped off?

8 MS. LAUX: I'm going to show you.

9 MR. GONZALEZ: No, I don't want to see  
10 it. Why? Why? Why was it stripped off?

11 MS. LAUX: Because it's on a new house.

12 MR. GONZALEZ: What do you mean it's on  
13 a new house?

14 MS. LAUX: I took it off and I saved it  
15 and I put it back on the new house. But that  
16 really doesn't belong in this meeting. But if  
17 you want to see it, that's the roof that was  
18 stripped off.

19 MR. GONZALEZ: Who are you to judge  
20 what belongs, doesn't belong?

21 MS. LAUX: Well, this house doesn't  
22 belong.

06:56:32PM

06:56:49PM

1 As far as the fire department,  
2 every time we do a demo the fire department  
3 cancels us. It's their responsibility to check  
4 the demo permit not ours. We didn't say go.  
5 They sent the thing saying, will you allow that.  
6 I asked the Callahans, yes, of course, we are  
7 good citizens trying to do right. The fact that  
8 they went there before a demo permit was issued,  
9 again, we have no control over that at all.

10 The February 4th and 5th situation  
11 with Donegal, after the meeting was cancelled  
12 the last month we let Donegal know, I can show  
13 you that, that we did not get a demo permit  
14 issued and they showed up anyhow. The minute we  
15 were made aware of that, we went over and  
16 stopped it. That was a mistake, and you're  
17 right, we were cited and we will deal with that  
18 in court where it belongs. This is about the  
19 house.

20 And, yes, did we -- were we cited  
21 at 641 South Elm? We were cited for that for  
22 taking off the roof. I was actually publicly

06:55:38PM

06:56:07PM

1 MR. GONZALEZ: Was there ever an intent  
2 to try to save the house and maybe work with the  
3 existing design or move things around or maybe  
4 adapt to it or was the intent always to tear it  
5 down from the beginning?

6 MS. LAUX: That's not a question for  
7 me, that's a question for my client, and I think  
8 they bought the lot intending to build a new  
9 home.

10 MR. GONZALEZ: So there never was an  
11 intent to save any of the house or to modify the  
12 house in order to work with the current code or  
13 people's lifestyle?

14 MS. LAUX: No, that's not a home that  
15 suits their lifestyle.

16 MS. BARCLAY: But you just said it was  
17 uninhabitable on the inside, which frankly, our  
18 only concern is with the exterior not what's  
19 going on on the inside.

20 I went through this house with  
21 Mrs. Smego to potentially purchase it and redo  
22 it. So it was possible to be rehabbed from the

06:57:09PM

06:57:31PM

1 inside while saving an Italianate house and not  
2 putting up a house that, frankly, is like four  
3 others that have gone up in the historic  
4 district. So my concern is with the exterior.  
5 So you can say that the inside was uninhabitable  
6 but I went through it as a potential buyer and  
7 it was not.

8 MR. GONZALEZ: The integrity of a home,  
9 these homes, the walls are quite thick and the  
10 roofs can be replaced. I have restored hundreds  
11 of buildings from the worst conditions.

12 If there is an intent or there is a  
13 presence to say we are going to work with it, we  
14 are going to fix it and there's always room for  
15 modification but at the end if there was no intent  
16 and the intent is basically to destroy, then,  
17 you know, that's really sad and unfortunate  
18 because that house does have character to the  
19 neighborhood.

20 What I have noticed that there's  
21 more of an effort to destroy than it is to  
22 maintain or work with or modify. I don't expect

06:58:12PM

06:58:44PM

1 that it's summarily destroyed now.  
2 If this had been a landmarked house  
3 and the way our code reads, our code says that  
4 even though you might make more money tearing down  
5 a house that's landmarked, if it's re-habitable,  
6 you can't have it torn down, you can't get the  
7 demo permit for it.

8 We're in the process of rewriting  
9 our preservation code right now and we're going  
10 to address things like that because there are  
11 communities that have in their code demolition  
12 by neglect in their code as a definition and it  
13 appears to me that the prior owners of this  
14 house had in their mind to not worry about this  
15 house and to let it go and let it be torn down.  
16 Again, it's no reflection on the Callahans.

17 As to the other items in there, you  
18 addressed them. Okay.

19 Anybody else? Jim, any comments?

20 MR. PRISBY: I do not.

21 CHAIRMAN BOHNEN: So in the order of  
22 business, let's jump back to the house that's

07:00:42PM

07:01:26PM

1 someone to live in this house the way it was. I  
2 would hope they would say we are going to do  
3 some redesigning, we are going to expand on the  
4 back, the sides, whatever. We are going to keep  
5 the streetscape as best as possible but not  
6 coming in and say, you know what, you got Covid,  
7 sorry, there's a newborn coming in, you can't  
8 take that bed, so it's really hard to swallow  
9 this pill, that's what I'm saying.

10 CHAIRMAN BOHNEN: I would only say  
11 we're the preservation commission so our  
12 interests are preserving and so many of these  
13 remarks will be taken in that context, please.

14 Obviously, Mr. and Mrs. Callahan  
15 had nothing to do with any of this, we don't  
16 want it to appear that they did. I would,  
17 evidently think maybe the prior owners weren't  
18 the proper stewards of this house and that  
19 happens. People buy homes and for whatever  
20 reasons they don't maintain them. But the fact  
21 is this is a pretty nice house and it's  
22 architecturally significant and it's too bad

06:59:26PM

07:00:04PM

1 going to be built. It's an attractive looking  
2 house.

3 MR. ABRAHAM: Thank you.

4 CHAIRMAN BOHNEN: For all intents, it's  
5 a good looking house. The concerns that I had,  
6 again, were not about the house itself, it was  
7 about the water situation.

8 Robb, I guess we are to understand  
9 that everybody's looked at this two, three, four  
10 times.

11 MR. MCGINNIS: Yes, it's ready to  
12 issue.

13 CHAIRMAN BOHNEN: It will be what it  
14 will be but everybody's done the diligence  
15 that's required so we don't find ourselves  
16 impacting the neighbors.

17 Any other comments about the house?

18 MR. GONZALEZ: No.

19 CHAIRMAN BOHNEN: Sarah?

20 MS. BARCLAY: No.

21 CHAIRMAN BOHNEN: Bill?

22 MR. HAARLOW: No.

07:02:18PM

07:02:41PM



1 CHAIRMAN BOHNEN: Okay. So the order  
2 to be taken we're asked to talk about the  
3 appropriateness for a demolition permit.

4 Is there any further discussion on  
5 that?

6 (No response.)

7 So I guess I have to ask if  
8 somebody wants to make a motion.

9 Does anybody want to make a motion?  
10 Is there further discussion?

07:03:29PM

11 (No response.)

12 We are lost to move this one way or  
13 the other without a motion. If we have no  
14 further concerns, are you satisfied with the  
15 answers that J. Jordan gave you?

16 MR. HAARLOW: It sounds to me like the  
17 citations that were issued, the notice of  
18 violation that was issued in February of this  
19 year were predicated on the assumption that we  
20 would have approved a certificate of demolition  
21 at the February meeting and for some reason at  
22 least Donegal and ComEd were not notified and/or

07:04:28PM

1 it or not, and run downstairs and get the demo  
2 permit. And it's a little emasculating for us,  
3 frankly, to have to go through that but that's  
4 the nature of how this commission is chartered  
5 as an advisory commission.

6 I would tell you that going forward  
7 with rewrite on this that it will change. It  
8 will change so that when we vote against  
9 something, people will have to go to the board  
10 of trustees and make their case because the  
11 board of trustees are voted in and they should  
12 and do want the opportunity to be the final word  
13 on these things and it has nothing to do with  
14 tonight, just simply a situation that's in  
15 transition.

07:06:46PM

16 So we can have a motion, if one of  
17 the commissioners wants to make it, and we can  
18 vote however we choose to vote, you have been  
19 down this road before with us, and I suggest the  
20 vote may not be a positive one but you can then  
21 take that vote and go down and get your demo  
22 permit.

07:07:21PM

1 chose to ignore instruction, which seems  
2 unlikely, not to proceed because obviously the  
3 meeting didn't happen, no such certificate was  
4 issued.

5 CHAIRMAN BOHNEN: So I guess the rub  
6 is, Julie, that this is the second time we have  
7 to discuss this kind of thing with J. Jordan  
8 Homes and with you.

9 I can't speak for any of the other  
10 commissioners, but I think my concern is is that  
11 we are trying to preserve what we can in the town  
12 and there are procedures that the code calls for  
13 and perhaps there's not been sufficient concern  
14 or adherence to the procedures which has led us  
15 to a couple situations that I'm sure you would  
16 rather not be involved with and we would rather  
17 not have you involved.

07:05:21PM

18 MS. LAUX: For sure.

19 CHAIRMAN BOHNEN: As I say, we have the  
20 impression that because we're an advisory board,  
21 that no matter what we say people simply say,  
22 thank you for the decision, whether we approve

07:06:05PM

1 We like to think that our builders  
2 and our architects, and certainly our citizens  
3 that are building new homes in the village,  
4 would find the conscience necessary to respect  
5 the village and respect the intent that the  
6 village is trying to do and trying to preserve  
7 its heritage and preserve the quality of life  
8 that we've all come to like and treasure.

9 So having said that, may I have a  
10 motion, please?

07:08:01PM

11 (No response.)

12 Bethany, procedurally not hearing a  
13 motion.

14 MS. SALMON: I have never had to deal  
15 with this situation.

16 CHAIRMAN BOHNEN: Is this a Roberts  
17 Rule of Order?

18 MR. MCGINNIS: It's a Roberts Rule of  
19 Order issue. I have not run into this before.

20 CHAIRMAN BOHNEN: Nor have I.  
21 In the absence of no motion, I  
22 guess we have to table the demo --

07:08:47PM

1 MS. LAUX: Wait.

2 MR. ABRAHAM: You either can make a  
3 motion one way or the other. I don't know that  
4 it's in the rules that you can table this.

5 CHAIRMAN BOHNEN: I'm not a  
6 parliamentarian. I honestly don't know the  
7 answer.

8 MR. ABRAHAM: I have never been  
9 involved with a commission where a motion,  
10 Roberts Rules, one way or the other, it's not an  
11 option.

12 MS. LAUX: Can we let the Callahans  
13 speak about their intent. I mean, they are  
14 long-time village members and very committed to  
15 the community.

16 CHAIRMAN BOHNEN: I have no doubt. In  
17 fact, there's evidently some -- again, the  
18 Callahans, unfortunately, (inaudible) piqued  
19 some of the commissioners.

20 MR. ABRAHAM: We did not create the  
21 process and it seems like we are a bit caught up  
22 in the change of your process.

07:09:24PM

07:09:50PM

1 the motion, but I have never had a situation  
2 where there is no motion.

3 CHAIRMAN BOHNEN: Nor have I.

4 MR. ABRAHAM: Is tabling considered a  
5 motion?

6 MS. SALMON: That would be something  
7 you can do, tabling it to the next meeting,  
8 tabling it.

9 MR. ABRAHAM: It sounds to me as if  
10 this is a delay tactic quite honestly.

11 In other words, we are being -- I  
12 don't know when the next set of -- what is the  
13 legislative calendar for the changes you're  
14 anticipating?

15 CHAIRMAN BOHNEN: Oh, that won't be for  
16 months. It has to be codified. No. Nobody's  
17 trying to shoehorn this into the new set of  
18 rules and this would be grandfathered probably  
19 anyway. We are months out. We haven't even  
20 gotten into the final language. And then it has  
21 to be codified. That's not the intent of this  
22 commission to set a new --

07:11:08PM

07:11:40PM

1 CHAIRMAN BOHNEN: No. We are not  
2 operating under we're changing. We have to  
3 operate under the process that's currently in  
4 effect.

5 MR. ABRAHAM: The current process is  
6 you either vote yes or no. Maybe can you  
7 outline what happens if there's a yes and what  
8 happens if there's a no? What are our options  
9 if there's a yes or a no?

10 MS. SALMON: So if they make a decision  
11 either way that it's my understanding the rules  
12 have been set up, like Chairman Bohnen said,  
13 depending on the decision we can still issue the  
14 demolition permit tomorrow.

15 MR. ABRAHAM: Yes or no, correct?

16 CHAIRMAN BOHNEN: Right.

17 MS. SALMON: Correct. So you can still  
18 deny or approve a demolition and then the new  
19 construction, two separate motions I think the  
20 way you have been doing it. You can also table  
21 the motion. You can recommend there's pass with  
22 conditions. There's several ways you can set up

07:10:20PM

07:10:42PM

1 MR. ABRAHAM: Okay. I don't know where  
2 you're at.

3 CHAIRMAN BOHNEN: Right. Nobody is  
4 trying to get a new set of rules and then --

5 MR. CALLAHAN: I respect the decision-  
6 making process but isn't your role to -- I'm  
7 Kevin Callahan. Respect the process, we are  
8 here to listen but isn't your role to make a  
9 motion for people just not to say I won't make a  
10 motion seems a little unusual.

11 CHAIRMAN BOHNEN: It's never happened  
12 before in the years that I have been involved in  
13 this commission.

14 MR. CALLAHAN: Isn't it your role to  
15 make a motion?

16 CHAIRMAN BOHNEN: My role? Even if I  
17 made a motion, there has to be a second, I  
18 guess, and then it can move forward.

19 MR. CALLAHAN: I meant the commission  
20 not you personally.

21 We purchased the property knowing  
22 the rules, we are abiding by the rules, and then

07:12:19PM

07:12:39PM

1 to just say we are not going to make a motion  
2 seems not right.

3 CHAIRMAN BOHNEN: I don't disagree with  
4 you. I think you have been swept up in a  
5 situation not of your making. For whatever  
6 reasons the commissioners are not --

7 MR. CALLAHAN: Doing their job.

8 MR. PRISBY: I think this is part of  
9 the issue is whether it's voted on yes or no,  
10 any vote that's taken at that point allows you  
11 to tear the house down.

12 MR. CALLAHAN: So I understand those  
13 are the rules that we purchased the property  
14 under.

15 MR. PRISBY: And I think John is  
16 correct in saying you have been swept up in some  
17 other things that have occurred, not of your  
18 making, and believe me, I'm sympathetic of that,  
19 right? I know you want to get started, but I

20 think there's some things that I can't reconcile  
21 in my head that I'm having a problem making any  
22 kind of motion to approve the demolition.

1 I'm looking at this and saying on  
2 this timeline, 6/19 to 6/21 a noncode compliant  
3 pre-demo sale occurred and then suddenly two  
4 days later there's a sale.

5 MR. CALLAHAN: But we didn't own the  
6 property.

7 MS. LAUX: They can't control that.

8 MR. PRISBY: I'm not saying it's you.

9 MR. CALLAHAN: But we're asking you to  
10 vote now that we own it.

11 MR. PRISBY: I understand that, right.  
12 But I'm having a problem with approving a  
13 teardown of this house at the moment and whether  
14 but for whatever reasons just me at the moment --

15 MR. CALLAHAN: Then you should vote no,  
16 that's okay.

17 MR. PRISBY: But then I'm voting and  
18 I'm wondering if there's a way of still  
19 potentially doing something. I just have a real  
20 problem with this because I just look at this  
21 going previous owner has a pre-demo sale and two  
22 days later it sells. And again, it's not you,

1 it's not you.

2 MR. CALLAHAN: Just to be clear, the  
3 contract, we bought it, we came to an agreement  
4 in April with a closing date in June so  
5 everybody knew it was going to close June 30th.  
6 So that had nothing -- that's their timing.  
7 There wasn't some kind of nefarious timeline  
8 there. They knew they were closing the next  
9 day. So again, we didn't own it at the time.

10 MS. LAUX: And I directed them to the  
11 code of what they were able to do and we put in  
12 -- J. Jordan put in a temporary furnace because  
13 they sold it. So we went and did what we could  
14 to salvage what we could. The window being open  
15 I don't even know what to say about that.

16 CHAIRMAN BOHNEN: So you went and --

17 MS. LAUX: They sold it and we brought  
18 one that we took out of another house and set it  
19 up in there to do right by the law.

20 MR. PRISBY: Part of it is -- again,  
21 I'm sorry, your first name again?

22 MR. CALLAHAN: Kevin.

1 MR. PRISBY: Kevin, sorry. And I don't  
2 know if this is shared by the rest of the  
3 commissioners, just speaking on by own behalf,  
4 having that -- I went and witnessed the house,  
5 which again, it is in disrepair at this point.  
6 A lot of things have been thrown out, floor  
7 missing, holes in walls, ceiling, water issues,  
8 and I got that when I walked through the house.  
9 And then when it surfaced that there was this  
10 Facebook video of the house two years previously  
11 in what looks like terrific condition, I will  
12 tell you, it made me angry. More than anything  
13 else, it made me angry and again, not you.

14 MR. CALLAHAN: We didn't know anything.  
15 I don't know anything about the Facebook page.  
16 All I know is, so Peggy and I, my wife and I,  
17 this will be our fourth home in Hinsdale.

18 We have lived in Hinsdale since  
19 1994. So we were looking around for another  
20 home now that we're empty nesters. So we knew  
21 that -- we knew that this home was on the market  
22 for a year. We didn't start thinking about it

1 until, you know, April of '21. So clearly a lot  
2 of people went through the home and didn't buy  
3 it. The price went down clearly to what was lot  
4 value, that's when we purchased it.

5 MR. PRISBY: And it happens a lot in  
6 this town for a lot of different reasons, right,  
7 which we can get in a long discussion on that,  
8 and it's not your thing.

07:17:12PM

9 MR. CALLAHAN: Exactly. So we saw it  
10 at lot value, bought the home, bought the  
11 property at that point.

12 MR. PRISBY: You came in kind of after  
13 the point at that point. I think Michael's  
14 designed a terrific home, right, it looks  
15 terrific.

16 MR. CALLAHAN: It's going to be a great  
17 addition to the neighborhood.

07:17:29PM

18 MR. PRISBY: It's gone through  
19 engineering four times so water issues have been  
20 addressed. I'm satisfied with that because I  
21 know the engineering department as well.

22 My problem still comes from let's

1 but you shouldn't punish us or the Callahans for  
2 something they didn't do.

3 CHAIRMAN BOHNEN: We understand that.

4 MR. ABRAHAM: And if there's a  
5 precedent, you have precedence for all of you  
6 being in the same situation when you voted no,  
7 vehemently no in the past, and you can use that  
8 precedent to follow through with what you should  
9 do tonight. If you have a problem with what was  
10 done in the past, you need to figure out a way  
11 to get around that or over it.

07:18:41PM

12 MR. PRISBY: We are trying to do that  
13 right now with Title 14.

14 MR. ABRAHAM: You shouldn't do that at  
15 the expense -- you should find another way  
16 around that. We have nothing to do with that.

17 CHAIRMAN BOHNEN: Mike, I understand  
18 that. And again, I can only say in defense of  
19 the commissioners that as a commission we have  
20 been abused many times in the last couple of  
21 years by people that were turning off water,  
22 letting floors buckle and then saying to us this

07:19:04PM

1 say that you have seen this in what was great  
2 condition and in a preservation role --

3 MR. CALLAHAN: Understood.

4 MR. PRISBY: -- right. And then seeing  
5 it the way I saw it when I walked through and it  
6 makes me very angry. I get the other citations.  
7 Most of these, Julie, I think can be explained  
8 easy enough, right?

07:18:01PM

9 It's the house being essentially  
10 destroyed on the inside over that two-year  
11 period, which was not of your making.

12 MR. CALLAHAN: Right.

13 MR. PRISBY: It really bothers me and I  
14 just have a tough time personally making a  
15 motion to say yep, it's okay.

16 MR. ABRAHAM: If you are looking for  
17 somebody to punish, we are not them.

18 MS. LAUX: I know.

07:18:15PM

19 MR. PRISBY: Michael, I understand  
20 that.

21 MR. ABRAHAM: If you want to punish  
22 somebody, figure out a way to punish somebody

1 needed to be a teardown.

2 MR. ABRAHAM: Those people are not  
3 standing here in front of you.

4 CHAIRMAN BOHNEN: I understand that.  
5 I'm not directing any of that to you or to  
6 Mr. Callahan.

7 I'm simply saying that it's abusive  
8 to have an ordinance on the books and ostensibly  
9 the village would like to preserve some of its  
10 heritage. It's abusive to have people not

07:19:35PM

11 respect structures, be coercive with builders  
12 and architects to get around the precepts and

13 the notions of the code and to put pressure on  
14 the staff who tries their best to maintain and

15 to uphold the codes and investigate things and  
16 have people working around them and putting them

17 in bad light, it's just a bad precedence. It's  
18 not a way I would want to tell my kids how to

19 behave, okay.

07:20:04PM

20 MR. ABRAHAM: Okay. If those people  
21 are standing in front of you, then you should.

22 I have been involved in many restoration and

1 remodeling projects in this town, buildings that  
2 deserved to be remodeled, renovated and have an  
3 angel looking over them, or whoever it is that's  
4 going to look after that house, do what they do.  
5 I have been involved in many of those. I have  
6 not asked for any special favors in regards to  
7 any of those projects. So none of those people  
8 that you are talking about are standing here in  
9 front of you.

07:20:33PM

10 All we ask is that you vote on the  
11 surface of what we presented and what we've done  
12 and what the Callahans have done since the time  
13 they owned the property. If there's other  
14 issues that you want to resolve, this is not the  
15 forum to resolve those issues.

16 CHAIRMAN BOHNEN: But it certainly is a  
17 forum where we can discuss these issues.

18 MR. ABRAHAM: Absolutely. Sure.

07:21:04PM

19 CHAIRMAN BOHNEN: And that's what we're  
20 doing.

21 MR. ABRAHAM: And we're glad to  
22 participate in the discussion. Robb knows that

1 we are glad to participate in the discussion.  
2 Jim knows that we are glad to participate in  
3 this discussion. You name the time, you name  
4 the place, you name the forum, we will  
5 participate in the discussions but we shouldn't  
6 be a consequence of the discussion that has  
7 nothing to do with what has been put in front of  
8 the board.

07:21:27PM

9 MS. LAUX: And the video, I mean, you  
10 guys all know that I painstakingly renovated the  
11 house at 3rd and County Line. When I bought  
12 that house, I can show you the book, I still  
13 have it. Oh, isn't it great. I got news for  
14 you, that house wasn't habitable until I put a  
15 million dollars into it. No shower worked.  
16 Nothing worked in that house. So a video isn't  
17 representative. I mean, furniture can make or  
18 break a house.

07:21:52PM

19 MS. BARCLAY: I was in that house  
20 though. So, I mean --

21 MS. LAUX: But you didn't check every  
22 shower. And the same, when I went through the

1 house on County Line, I thought I was buying a  
2 habitable house and then I got there and I was  
3 like, oh, my goodness. This house needs --

4 MS. BARCLAY: I know but there has to  
5 be a happy medium. You are saying completely  
6 uninhabitable, I'd say it's probably somewhere  
7 in the middle, but for money.

8 Our job and my personal feelings, I  
9 have nothing against you putting up this home.

07:22:17PM

10 You bought this home, you can do with it what  
11 you want. You bought the lot, do with it what  
12 you want. I am in no place for the village to  
13 come in and tell you what you can do with the  
14 property that you bought, but it's this lead up  
15 to that and as a preservationist, it's my job to  
16 make sure that we take a breath before we tear  
17 down these homes, so we are just trying to get  
18 people to take a breath before they tear down a  
19 gorgeous Italianate home, but once it's sold,  
20 it's sold and we're working to kind of change  
21 that a little bit so it makes it a little bit  
22 tougher.

07:22:46PM

1 MS. LAUX: Which makes sense.

2 MS. BARCLAY: But your are right, it is  
3 not their fault and so I have no problems with  
4 this house going up because you purchased it and  
5 you can do with it what you want, but to make it  
6 appear that this house for the amount of money  
7 you are going to sink into it you couldn't have  
8 put that money into rehabbing it, I just  
9 personally don't buy. So I just don't want it  
10 reflected in public that there was no way to  
11 salvage this house. But again, you bought it,  
12 you do with it what you want, I don't care.

07:23:17PM

13 MR. CALLAHAN: The fact of the matter  
14 is, I appreciate that comment. A lot of people  
15 walked through that house similar to what you  
16 did. Nobody bought it. So it ended up being  
17 sold for lot value.

07:23:42PM

18 MS. BARCLAY: Exactly. I know. It  
19 takes a certain person who wants to put in the  
20 time and the money because frankly it'll  
21 probably end up costing you more and believe me,  
22 I'm well aware of that, but it's just our job is

1 just to try to preserve some of these homes and  
2 if we can't, we can't, we're just trying our  
3 hardest and yes, you are caught up with  
4 something we need to take care of at the front  
5 end, which we haven't been able to do yet which  
6 we are working on.

7 MS. LAUX: And we are very respectful  
8 of that but like you just said, he can do what  
9 he wants, he bought it, so I guess we would call  
10 for a vote to let them proceed.

07:24:15PM

11 We missed the meeting last month  
12 due to weather, we would ask you to vote so we  
13 can proceed. The Callahans have been patiently  
14 awaiting this day and we would like to call for  
15 a vote.

16 MR. ABRAHAM: It's not a system, again,  
17 that we created. In fact, we can't even get to  
18 this meeting -- this is discussions Jim and I  
19 had about -- we cannot even get to this meeting  
20 until we spend the money, design the house, submit  
21 it for permit, receive approval of the permit,  
22 engineering, everything, we cannot even get to

07:24:40PM

1 this meeting to hear this discussion until we've  
2 spent a boatload of money and time to get here  
3 to now have you tell us that we should consider  
4 keeping the house. It's just bizarre.

5 MR. GONZALEZ: You know, in prior  
6 meetings we've had, we've always asked whether  
7 the homeowner or the architect to bring us in so  
8 we can work together and give you input. So the  
9 fact that you're saying you have to do all that,  
10 you could have easily --

07:25:17PM

11 MS. LAUX: But it's not set up that  
12 way. We have to get the zoning approved.

13 MR. GONZALEZ: Who told you?

14 MS. LAUX: We have to get the zoning  
15 approved.

16 MR. ABRAHAM: Those are the rules that  
17 are written down to get to this meeting to  
18 receive a vote --

19 MR. GONZALEZ: Haven't we spoken, Jim  
20 about --

07:25:29PM

21 MR. PRISBY: I have had plenty of  
22 conversation with Michael regarding this and I

1 think we had this come up in a couple of  
2 meetings before.  
3 The real problem and the real  
4 change we are trying to do with Title 14 is to  
5 require people to come in six months before they  
6 submit at this point.

7 MS. LAUX: And that makes all the  
8 sense.

9 MR. PRISBY: And it can completely flip  
10 this around.

07:25:53PM

11 MS. LAUX: But it's not that way.

12 MR. PRISBY: We had new home  
13 discussions before where not Michael, but let's  
14 say another architect in town, has come in front  
15 of us and we can sit there all day long and talk  
16 about materials and just we know that regardless  
17 of what we say at this point, at this juncture,  
18 at the eleventh hour for their house, they don't  
19 have to change anything, why should they change  
20 anything.

07:26:16PM

21 To Michael's point, they've spent  
22 tens of thousands of dollars in architectural,

1 engineering fees to get to here, it's submitted  
2 for a permit. Before they get approved for  
3 everything, we are the final hurdle and it's  
4 wrong.

5 MS. LAUX: It's completely backwards.

6 MR. PRISBY: We can't preserve anything  
7 with this system and it has been my voice  
8 frustrated about this for two and a half years  
9 and we're still nowhere on this thing.

07:26:39PM

10 MR. GONZALEZ: I know. I feel like no  
11 one's listening, that's the problem. We are  
12 asked to volunteer and no one's listening.

13 MR. ABRAHAM: I have been talking for  
14 two years about this to anybody who would  
15 listen. I feel the same way. Nobody's  
16 listening.

17 MS. LAUX: But you can't make the  
18 Callahans pay for that situation. We are where  
19 we are.

07:26:57PM

20 MR. PRISBY: Well, no one's listening  
21 and until we actually make some changes at this  
22 level, nothing -- no one needs to listen. Right

1 now it's just easier to find a house in this  
 2 town and tear it down than it is to fix it up  
 3 and the precedence has been set for decades for  
 4 teardowns, right, and now because all the really  
 5 good lots that weren't historic are gone and  
 6 we're left with the historic homes on the  
 7 problematic lots, now the historic homes are the  
 8 only targets that are left and now the horse has  
 9 already left the barn without a doubt. We have  
 10 to try to preserve what we can of what's left.

07:27:32PM

11 Now, that said, based on the  
 12 conversation we've had tonight and I had a  
 13 chance to voice my frustration and anger on  
 14 this, I will say that I think it's unfair for  
 15 this body to hold up the Callahans. They seem  
 16 like good people that have gone through the  
 17 trouble of hiring good architect, coming up with  
 18 a good plan and I think we should make a motion  
 19 to vote the way you want on a demolition and let  
 20 them get on their way. I've had my say.

07:28:05PM

21 MS. BARCLAY: I do have one question.  
 22 If you had these conversations for a couple of

1 years, when they bought the house, did you come  
 2 to anyone and say, we're about to teardown this  
 3 house that we know you guys will probably be  
 4 upset about? Before we start, do you want to  
 5 take a look?

6 MR. ABRAHAM: There was very little  
 7 obligation to come --

8 MS. BARCLAY: I know there's not an  
 9 obligation. I'm just saying --

07:28:32PM

10 MR. ABRAHAM: Now I would say my  
 11 opinion and I will get argument about it, in my  
 12 opinion, the money to bring this house up to  
 13 code both energy, structural code, would be  
 14 potentially more than it's going to cost to  
 15 build this.

16 MS. BARCLAY: And I understand that.

17 MR. ABRAHAM: Far more. And I know  
 18 part of the code that what it costs to do means  
 19 nothing, but my recommendation after going  
 20 through the house, looking at the flat roof, the  
 21 low ceilings, structurally what's involved to  
 22 keep that house, all that would have been left

07:28:58PM

1 is the bricks on the front. Now, you are going  
 2 to argue with me --

3 MR. GONZALEZ: Well, I am because I'm  
 4 not asking you to --

5 MR. ABRAHAM: You asked me if I have  
 6 given any professional advice.

7 MR. GONZALEZ: No. Wait, wait. Don't  
 8 put words into my mouth. That's not what I'm  
 9 asking. That's not what I'm saying. That's not  
 10 what I'm saying. You are putting words in my  
 11 mouth. That's not what I'm saying.

12 I'm saying if there was some room  
 13 to preserve it and modify it and work with it.  
 14 Not to keep it the flat roof now so you're adding  
 15 work, that's not what I'm saying. I'm saying  
 16 work with some of the structure, the front. We  
 17 have had other homeowners that have actually  
 18 respected the front of the house and they have  
 19 actually added in the back and worked on it.

07:29:36PM

20 The fact is that -- and they still  
 21 wouldn't -- probably cost as much it's the same  
 22 unless you show me data that gives me comparable

1 say how much I'm going to spend. I'm sure  
 2 there's some middle ground somewhere, it's not  
 3 all or nothing.

4 MR. ABRAHAM: You asked if I had given  
 5 professional advice on where to go. That's my  
 6 professional advice.

7 MS. BARCLAY: Well, I was just saying  
 8 for the sake of civility so it doesn't come out  
 9 in this public forum as acrimonious until things  
 10 are rectified and the processes are changed, if,  
 11 you know, cordial conversations can be had.

07:30:07PM

12 MR. ABRAHAM: I have had cordial  
 13 conversations.

14 MS. BARCLAY: About this house?

15 MS. LAUX: There's not a road for that.  
 16 I wish there were a road because that's how it  
 17 was set up maybe a year or two ago where we  
 18 could talk but now we have to check so many  
 19 boxes before we can make it to this day, right,  
 20 how about when you're thinking about maybe  
 21 there's some forum of discussion where before  
 22 they would have purchased the property but that

07:30:32PM

1 ship has sailed and it's unfortunate.  
 2 I'm a big preservationist, too, and  
 3 I can go through the numbers firsthand of what  
 4 you put into a renovation and what you get out  
 5 and I know it from my own personal experience as  
 6 well as my experience as a builder.

7 MS. BARCLAY: I know. I just threw it  
 8 out there as a -- so everyone can maintain some  
 9 level of civility and we don't want to feel like  
 10 you're being blamed, or you're being blamed,  
 11 it's more the process so that we have a more  
 12 civil tone because it will benefit everyone.

13 MS. LAUX: And it would work together.

14 MS. BARCLAY: You win and you win and  
 15 homeowners at the end of the day win.

16 CHAIRMAN BOHNEN: I guess as a  
 17 postscript I would say that one of the reasons  
 18 why we talk about streetscape and everything and  
 19 take into consideration the rights of the  
 20 neighbors, not only the neighbors, but the  
 21 village in total.

22 People buy homes in neighborhoods

07:31:07PM

07:31:36PM

1 certain things and more likely owners come and  
 2 they don't always know what they want and  
 3 certain architects crank out a mass-produced  
 4 look and everybody is left with it. We have  
 5 seen a fair amount of that happening in our  
 6 historic neighborhood over the last few years.  
 7 MR. ABRAHAM: Our goal hopefully is  
 8 people are arguing about this house 150 years  
 9 from now.

10 CHAIRMAN BOHNEN: I will attest the  
 11 house you built next to me, beautiful house, not  
 12 unlike this in some respects. We're proud to  
 13 have it next to us. It looks just fine. And we  
 14 don't think it affected the neighborhood in any  
 15 way negative at all. So it certainly can be  
 16 done. If we're to function correctly as a  
 17 commission, we have to find some middle ground  
 18 where people can have new houses and yet it  
 19 doesn't change the nature of the town or the  
 20 nature of the neighborhoods.

21 MR. ABRAHAM: I don't want to make it  
 22 seem like we don't appreciate the commission,

07:33:07PM

07:33:36PM

1 and they have certain expectations about those  
 2 neighborhoods and people buy homes in towns and  
 3 have certain expectations about what those towns  
 4 are and will become. So try to find some ground  
 5 where you can build a new house and yet not have  
 6 it change the nature of the neighborhood is one  
 7 of the things that we strive to do.

8 MR. ABRAHAM: I hope that Joel and I  
 9 have shown that over the years that we've tried  
 10 to do that.

11 CHAIRMAN BOHNEN: I would say that  
 12 you're one of the better proponents of  
 13 architecture that have come before us.

14 MR. ABRAHAM: Thank you.

15 CHAIRMAN BOHNEN: Yes. Absolutely.  
 16 And we appreciate that and I've told you that  
 17 before, Michael.

18 MR. ABRAHAM: Thank you.

19 CHAIRMAN BOHNEN: It's not always the  
 20 case and it becomes hard for us because again,  
 21 we can't adjudicate taste for people. We hear  
 22 all kinds of things that owners come and want

07:32:17PM

07:32:29PM

1 we, Joel and I, Julie appreciate the commission  
 2 and we have expressed our intent to help in any  
 3 way we can. I've written letters to Robb a  
 4 while back, but I think if we can keep the focus  
 5 on this particular property and follow the  
 6 precedence that have been set in the past, we  
 7 would appreciate it.

8 CHAIRMAN BOHNEN: I would agree with  
 9 you and I would say that it's a shame, frankly,  
 10 that we don't have the prior owners in front of  
 11 us because we probably would have a few things  
 12 we would say to them.

13 MR. HAARLOW: I think that in the  
 14 spirit of what Sarah was saying and recognizing  
 15 what all of us feel are problems with the  
 16 general approach we have to take with all of  
 17 this, you know, we have a 1927 contributing  
 18 structure in a historic district and the facts  
 19 around this particular property are not good.  
 20 They're just not.

21 However, it does seem to me that it  
 22 does no purpose to further delay. I think the

07:34:04PM

07:34:42PM



1 commission has had its say on this and so I will  
2 move to deny a certificate of appropriateness to  
3 demolish a single-family home and to construct a  
4 new single-family home in the Robbins Park  
5 Historic District, Case HPC-01-2022, 720 South  
6 Elm Street.

7 CHAIRMAN BOHNEN: We need two separate  
8 motions. So the first motion would be --

9 MR. HAARLOW: To deny. So Case  
10 HPC-01-2022, 720 South Elm Street, application  
11 for a certificate -- to deny an application for  
12 a certificate of appropriateness to demolish.

13 CHAIRMAN BOHNEN: We need a second for  
14 that motion.

15 MR. PRISBY: I will second.

16 CHAIRMAN BOHNEN: All those in favor of  
17 denying the certificate of appropriateness, say  
18 aye.

19 (All aye except Mr. Gonzalez, who  
20 did not vote.)

21 Now, a second motion.

22 MR. HAARLOW: So a second motion in

07:35:35PM

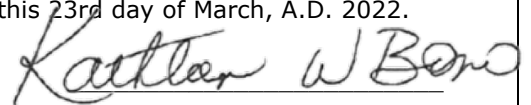
07:35:57PM

07:36:42PM

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 23rd day of March, A.D. 2022.



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

1 Case HPC-01-2022, 720 South Elm Street to  
2 approve the construction of a new single-family  
3 home in the Robbins Park Historic District.

4 MR. PRISBY: I'll second.

5 CHAIRMAN BOHNEN: All those in favor,  
6 say aye.

7 (All aye except Mr. Gonzalez, who  
8 did not vote.)

9 Thank you. Sorry to put you  
10 through this, Mr. Callahan.

11 MR. CALLAHAN: Thank you.

12 CHAIRMAN BOHNEN: Do I have a motion to  
13 close the Public Hearing?

14 MR. HAARLOW: I'll move to close the  
15 Public Hearing.

16 CHAIRMAN BOHNEN: Second?

17 MR. GONZALEZ: Second.

18 CHAIRMAN BOHNEN: All in favor?

19 (All aye.)

20 (WHICH, were all of the proceedings had,  
21 evidence offered or received in the  
22 above entitled cause.)

	<b>7</b>	<b>address</b> [2] - 12:2, 24:10	- 2:19, 26:3, 58:2, 58:12, 58:17	45:18, 50:21, 51:8, 51:16, 53:7, 53:14, 54:7, 54:14
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