

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, April 5, 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, April 5, 2023 at 6:34 p.m., roll call was taken.

PRESENT: Commissioners Frank Gonzalez, Alexis Braden, William Haarlow, and Chairman John Bohnen

ABSENT: Commissioners Sarah Barclay, Shannon Weinberger, and Jim Prisby

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – February 1, 2023

Chairman Bohnen asked for comments on the draft of the February 1, 2023 Historic Preservation Commission meeting minutes. No comments were heard.

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to approve the draft meeting minutes of the February 1, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with unanimous voice vote of 4-0.

Public Hearings

a) Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Continued from February 1, 2023 / March 1, 2023 Meetings)

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 01-2023.

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

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to open the Public Hearing for Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 4-0 as follows:

AYES: Commissioners Gonzalez, Braden, Haarlow, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Barclay, Weinberger, and Prisby

Staff provided a brief overview of the historic analysis for 309 E. Chicago Avenue. The home, located outside the Historic District, is designated as a contributing structure. Ms. Salmon stated that the survey and tax assessor's office reflect different dates of estimated construction. A detached garage was added in the 1960s and a side addition was constructed in the 1980s.

Ms. Salmon shared the information provided by the homeowner about recent changes made to the structure including to the windows, front porch, and siding. Elevation drawings and photos of the house were shared. Some field changes were made to the elevations, such as a balcony shown on the plans was not installed. Ms. Salmon informed Commissioners of the process and criteria selection to include the home on the list. Ms. Salmon shared some concerns shared from absent Commissioners Prisby and Weinberger about including the home on the list due to the significant changes made.

Commissioner Braden stated that she appreciated the concerns of the absent Commissioners but added that she also appreciated that the home was saved and that other homes that were significantly altered were approved by the Commission.

Commissioner Gonzalez stated that efforts were made to maintain the home rather than tear it down and feels the Commission should not limit homes being modernized and demonstrate some flexibility.

Commissioner Braden stated that if a particular historic style could be identified, criteria number three (3) could be used for inclusion.

Commissioner Haarlow stated that he believed the changes made to the home diminish the historical aspects. He stated that criteria three (3) is the only one that can be utilized to determine inclusion.

Commissioner Gonzalez stated that he felt the home was a mix of four (4) or five (5) different styles even, much like many homes throughout the suburbs, even though it was identified as Queen Anne in a previous historical survey.

Commissioner Braden stated that if the original home was a blend of several styles when it was constructed, the current owners who renovated the home should not be faulted and that this was a complex case.

Staff stated that contributing homes, as this one, are often a mix of styles and still maintain the character of the historic district.

Commissioner Gonzalez stated that the streetscape was maintained.

Commissioner Haarlow added that he agreed the streetscape was the feature to focus on and that the streetscape, although modernized, was maintained.

Discussion continued and the Commission agreed that they appreciated that the home was not knocked down, could be considered a vernacular farmhouse, typical of the period for homes in the Midwest.

Chairman Bohnen stated that he recognized the current, renovated home when he looked at historic pictures of the home and that would be why he could support including the home on the list using criteria number three (3).

Commissioner Haarlow Commissioner made a motion, seconded by Commissioner Braden, to close the Public Hearing for Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 4-0 as follows:

AYES: Commissioners Gonzalez, Braden, Haarlow, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Barclay, Weinberger, and Prisby

Commissioner Gonzalez made a motion, seconded by Commissioner Braden, to recommend to the Village Board approval for the inclusion of 309 E. Chicago Avenue on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-1-2023. The motion carried with a roll call vote of 4-0 as follows:

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

b) Case HPC-4-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing

Please refer to **Attachment 2** for the transcript for Public Hearing Case HPC- 04-2023.

Commissioner Braden made a motion, seconded by Commissioner Haarlow, to open the Public Hearing for Case HPC-04-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 4-0 as follows:

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

Ms. Salmon provided a brief overview of the process the Commissioners will follow for reviewing the second group of fourteen (14) properties, two (2) located in Cook County, twelve (12) located in DuPage County to be considered for inclusion. Details for each of the properties is included in Exhibit 2 and the Commission will review each property individually to determine if at least one (1) criteria is met for inclusion on the list.

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

Jonathan Temps, owner of 718 S. Lincoln, provided the Commission with a brief overview of the structural improvements made to the house with period appropriate materials. Mr. Temps stated the house was purchased as the family home because of the historic nature.

Discussion followed relating to information on the individual property. The public hearing transcript detailing the discussion on each property is included in Attachment 2.

Commissioner Haarlow Commissioner made a motion, seconded by Commissioner Gonzalez, to close the Public Hearing for Case HPC-04-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 4-0 as follows:

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

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to recommend to the Village Board approval for the inclusion of on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-4-2023: *[The property list was read aloud by Ms. Salmon – See Attachment 2]:* 137 N. Clay Street, 15 S. Clay Street, 321 S. County Line Road, 329 S. County Line Rd, 306 E. First Street, 117 N. Garfield Avenue, 735 S. Garfield Avenue, 302 S. Grant Street, 718 S. Lincoln Street, 121 S. Monroe, 17 E. Seventh St, 218 E. Sixth Street, 108 E. Walnut Street, and 304 S. Washington Street. The motion carried with a roll call vote of 4-0 as follows:

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

c) Case HPC-5-2023 – 110 E. Seventh 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 3** for the transcript for Public Hearing Case HPC- 05-2023.

Commissioner Haarlow made a motion, seconded by Commissioner Gonzalez, to open the Public Hearing for Case HPC-05-2023 –110 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 4-0 as follows:

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

Commissioner Braden and Gonzalez asked for clarification on why this property is classified as non-contributing. Ms. Salmon stated that she believed that was due to the fact there many changes to the property and it could no longer be classified as contributing. Brief discussion took place about the classification process used for significant and contributing properties and resulting conflicts.

Peter Corluka, owner of Courtyard homes and the property, was present to address the Commission. Mr. Corluka stated the property was purchased as a tear down and that previous owners made attempts to renovate the property but proved to be cost prohibitive.

Commissioner Braden stated that demo by neglect continues to be an issue in the Village and that the home was in good condition three (3) years ago and has gone through a very rapid state of decline. Commissioner Braden stated she believed Mr. Corluka purchased the home “as-is” and already in a state of neglect but wanted to take the opportunity with this property as an example that the issue needs to be addressed.

Commissioner Haarlow asked when the home was purchased. Mr. Corluka stated he purchased the home approximately seven (7) months ago.

Mr. Corluka stated the home has some structural issues that he has consulted with professionals about, including Historic Preservation Commissioner, Jim Prisby to determine options. Mr. Corluka also reached out to Ms. Salmon and a tour of the property was offered to Commissioners to highlight the issues.

A design for a new home forward facing to Garfield was submitted with the input for the future owner. Commissioner Gonzalez clarified that the new home would sit significantly further back from Seventh Street than the current home to meet set back requirements. Ms. Salmon verified the home meets all code requirements and the permit is nearly ready to issue.

Commissioner Braden stated that although it is a fine home, it does not match the street scape of historic homes on Garfield. It would be a better fit with the streetscape had the home faced Seventh Street.

Commissioner Gonzalez stated that the applicant did not come before the Commission for a preliminary certificate of appropriateness. Commissioner Haarlow stated that following this case was another that did get a preliminary certificate and wondered why the applicant chose not to follow this course before tonight's public hearing. Mr. Corluka explained that during the walk through, he explained why he felt the house needed to be demolished as well as the potential design features of the new home.

Chairman Bohnen explained that in the future, it is preferred that applicants come to the Commission for a preliminary discussion to address specific issues such as street scape. Chairman Bohnen stated his appreciation for the future owner attending this meeting. He likes the home and the siding chosen.

Commissioner Haarlow asked about the roofing material. Mr. Corluka responded it was a composite slate roof.

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to close the Public Hearing for Case HPC-05-2023 – 110 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 4-0 as follows:

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

Commissioner Haarlow made a motion, seconded by Commissioner Gonzalez, to approve Case HPC-5-2023 – 110 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 2-2 as follows:

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

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to approve Case HPC-5-2023 – 110 E. Seventh Street – Application for a Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 3-1 as follows:

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

PUBLIC MEETINGS

a) Case HPC-3-2023 – 20 E. Maple Street – Hinsdale Public Library – Application for a Certificate of Appropriateness for a Designated Local Landmark to allow for the Replacement of Windows and an Entrance Door on the Memorial Building

Karen Keefe, Executive Director of The Hinsdale Public Library, introduced Dan Pohrte, the architect, and Megan Mikhail, Library Trustee and Committee Chair. Ms. Keefe explained the need to replace failing, inoperable windows with historically appropriate windows that provide UV protection and thermal insulation. The application also includes door replacements.

Mr. Pohrte gave a brief overview of the features of the replacement windows chosen to replicate the existing windows in the Library and Village Hall, with muttons in between the panes. The front door will be replaced with an exact replica, perhaps slightly wider to allow for properly fitting hardware.

Mr. Pohrte shared photographs of examples of the replacement windows and stated the company that will be custom color matched, aluminum clad, that will be inoperable with the appearance of a double hung and grill on the interior for visual depth. The windows will also have a coating to protect the materials inside the building.

Commissioner Gonzalez confirmed that Winco was the manufacturer.

Commissioner Haarlow asked about the value of matching the door to Village Hall instead of what is currently installed at the Library to create more symmetry between the two buildings. Mr. Pohrte stated they would be open to suggestions from the HPC and the intent was to preserve the look of the courtyard. Commissioner Haarlow did not make a recommendation but clarified that other options be looked at, noting that the Village Hall door contains a fan light above.

Commissioner Gonzalez confirmed the glass in the windows would be one (1) inch thick.

Ms. Mikhail thanked the HPC for consideration of the application and stated the intention to support the efforts of the HPC with design proposed.

Ms. Salmon stated that she believed there were about five (5) historic windows left on the historic side of the Library, none of which will be touched.

Chairman Bohnen clarified that railings will not be replaced as part of this application.

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to approve Case HPC-3-2023 – 20 E. Maple Street – Hinsdale Public Library – Application for a Certificate of Appropriateness for a Designated Local Landmark to allow for the Replacement of Windows and an Entrance Door on the Memorial Building. The motion carried with a roll call vote of 4-0 as follows:

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

b) Case HPC-2-2023 – 225 E. First Street – Preliminary 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

Patrick McGinnis, attorney for the applicant, Joe Ghaben, the property owner, and Bruce George were present to address the Commission. Mr. McGinnis provided a brief overview of the property.

Commissioner Haarlow thanked the applicant for going through the process of a preliminary meeting. It was stated that although the proposed home is attractive, it is extremely difficult to vote for the demolition of a contributing structure in the historic district, particularly on First Street. Commissioner Haarlow stated that many historic homes have been lost on the north side of that block.

Mr. Ghaben stated the proposed home has been submitted for permit and plan review comments, mostly related to engineering concerns, have been received. Mr. Ghaben stated he plans to live in the home.

Chairman Bohnen stated he will recuse himself because he lives across the street but asked about the roof-line being similar to those nearby.

Mr. George classified the style of home as English Country Manor.

Commissioner Gonzalez stated it is hard to approve a plan that is nearly final.

Commissioner Braden stated the proposed home is lovely but the home coming down is an iconic structure and confirmed this is the second application brought to the HPC by Mr. George.

Commissioner Haarlow asked if the door surround was limestone. Mr. George confirmed the recessed surround of the front entry is brick with timber headers. Commissioner Haarlow asked Mr. Ghaben to re-consider the timber headers and replace them with stone or painted wood, which is more typical in this part of town.

Brief, inaudible discussion took place between the applicants. A photo was shown to the Commission of a home located in Atlanta that was an inspiration for the design, depicting new wood made to look old. Mr. Ghaben explained that as the cedar timbers age, they will gray out to look like stone.

Commissioner Haarlow stated the color shown in the rendering would not be appropriate and asked that the rendering be altered.

Chairman Bohnen expressed his desire to have conversations about how the method of construction will minimize the impact of the paved street. He has concerns about potential damage to the street from concrete trucks and other construction traffic and emphasized the need to design traffic patterns and delivery methods to minimize the damage to the street. Mr. Ghaben suggested he could speak with the property at the rear about accessing their property for a minimally impactful delivery method of concrete if that lot had not been landscaped yet. The Commission was in favor of this possibility.

It was noted the street was already damaged at First and Elm from truck traffic.

Commissioner Braden asked if there were any plans to preserve historic artifacts from the home before the demolition started. Mr. Ghaben stated that he would be willing to pull windows and doors and donate them.

It was noted that Ms. Salmon, and Commissioners Prisby and Braden toured the home in the recent weeks and no comments were received from Commissioner Prisby at this time.

PUBLIC COMMENT

Julie Laux, of J. Jordan Homes, shared that 505 South County Line Road would be featured as House Beautiful's Annual Whole Home. The home will be featured in the December issue and the home will be featured, as well as Hinsdale and the HPC's efforts toward renovation of historic homes. The current homeowner has committed nearly \$200,000 as seed money for this project. It was noted other professionals will be donating their talents but there is a need to raise additional funds to make this exciting opportunity a reality and the end result will be a more appealing home. Ms. Laux stated the home will be open for two (2) weeks and the story will feature the home as well as the Village of Hinsdale. Ms. Laux feels this opportunity will be the best chance to restore this home to its former glory and asked the HPC for their support and input in this endeavor.

Chairman Bohnen stated that it is typical that different designers take on different rooms to style. He is concerned about the continuity of the designs between the rooms. Ms. Laux responded that the designers will pitch concepts to the team including the magazine and J.Jordan Homes and Ms. Laux stated there are some features that must remain unchanged in the home.

Chairman Bohnen expressed concerns about the end result of a showcase home being one that is move in ready. Ms. Laux stated that she felt this was a very good opportunity to save the home and some interior walls would need to be removed such as those to construct a proper kitchen.

Commissioner Braden expressed concern about the process of fundraising to construct a more livable home which could be sold for profit to the property owner. Ms. Laux responded that the important factor to focus on is that the house would be saved and not demolished which is a likely result without the showcase.

Chairman Bohnen asked about the original intention for the home of the property owner. Ms. Laux responded the owner wishes to remain in the background, listed as an LLC, and is uncertain at this time if the home will be resold after the showcase.

The Committee agreed this was a wonderful opportunity to save the house and the potential profit of the owner was a separate issue. Discussion followed about how the HPC can play a role in the endeavor. It was noted that the timeline for the project is tight, the exterior walls would remain in-tact but some interior walls would be removed.

Commissioner Braden suggested the property may be eligible for some incentives offered by the Village's overlay program and other programs. Ms. Salmon shared that this property was approved to be on the Historically Significant Property list and the Village will be working with the applicants closely and expediting permits. It was acknowledged the processes can be lengthy and the benefits of these programs would be incentives to the property owner after the showcase improvements.

Ms. Laux stated the focus of the showcase project would be the interior of the homes and invited the Commission to look at the home featured in last year's showcase to understand the quality of the Home Beautiful projects. Discussion followed about the benefits of a national spotlight on a Hinsdale home and although the final outcome is not clear at this time, this is an attempt to save the home.

NEW BUSINESS

It was noted that this meeting was Commissioner Braden's last HPC meeting before joining the Village Board as a Trustee. Well wishes and appreciation were extended to Commissioner Braden.

OLD BUSINESS

a) Amendments to Title 14 – Status Update – No update

b) Village of Hinsdale 150th Anniversary Celebration

Commissioner Braden shared that the Hinsdale Historical Society is working very hard on their exhibit including an immersive light show that will provide a tour of the Village in twenty-five (25) year increments, artifacts, and archival material that will make connections to Hinsdale residents. Tickets are available for purchase through the Historical Society.

Commissioner Haarlow asked about the possibility of the Village including an insert in the water bill to educate the residents about the various activities of the celebration and increase turnout. Ms. Salmon said she would check into that possibility.

Commissioner Haarlow asked for clarification on if money is in the budget for the roof railing. Ms. Salmon will follow up with the Manager’s Office and provide an update. Discussion took place about the need for review by the HPC of improvements to the landmarked building and the process of selecting contractors.

c) Robbins Park Historic District Gateway Signs - No update

Ms. Salmon shared that the third historically significant structures list is currently being created and efforts are being made to work with real estate professionals and to target homeowners based on recommendations and surveys.

Discussion took place about the benefits of land marking properties and the process of educating homeowners. Ms. Salmon shared that she has been told that the requests for the State of Illinois property tax program is trending upward.

Adjournment

Commissioner Haarlow made a motion, seconded by Commissioner Braden, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of April 5, 2023.

The meeting was adjourned at 9:09 p.m. after a unanimous voice vote of 4-0.

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-01-2023,)
Consideration of Properties)
for Inclusion on the)
Historically Significant)
Structures Property List in)
the Historic Overlay)
District.)

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the Public Hearing of the
above-entitled matter before the Hinsdale
Historic Preservation Commission, on the 5th day
of April, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. ALEXIS BRADEN, Member;
- MR. BILL HAARLOW, Member;
- MR. FRANK GONZALEZ, Member.

1 ALSO PRESENT:

2 MS. BETHANY SALMON, Village Planner.

3 _____

4
5 CHAIRMAN BOHNEN: We are in the midst
6 of having public hearings about getting our
7 lists together of the homes in town that are
8 being considered for the incentives that we have
9 designed in the master overlay district.

10 So we will start opening the public
11 hearing. If anybody is going to speak tonight
12 at the public hearings, would you mind standing
13 now and be sworn in, please.

14 (Oath administered en masse.)

15 Thank you. So our first is Case
16 HPC-1-2023, consideration of properties for
17 inclusion on the historically significant
18 structures property list in the historic overlay
19 district.

20 At the February 1st meeting the HPC
21 voted to continue the public hearing for the
22 consideration of the property at 309 East

1 Chicago Avenue to the meeting on March 1st
2 regarding recent substantial renovations to the
3 house. The HPC requested additional information
4 be provided at this meeting to help determine
5 the criteria in Section 14-7-3(b) of the village
6 code are met to include the house on the list.

7 Due to a lack of a quorum on
8 March 1st, the preservation meeting, the public
9 hearing, has been rescheduled to this meeting on
10 April 5th. At this meeting we will review the
11 additional information collected on 309 East
12 Chicago Avenue.

13 So who would like to come and talk
14 to us about this?

15 MS. SALMON: Can we have a motion to
16 open the public hearing?

17 CHAIRMAN BOHNEN: I'm sorry. Motion to
18 open the public hearing.

19 MR. HAARLOW: I'll move to open the
20 public hearing for Case HPC-3-2023,
21 consideration of properties for inclusion on the
22 historically significant structures property

1 list in the historic overlay district.

2 MS. BRADEN: Second.

3 CHAIRMAN BOHNEN: Roll call vote,
4 please.

5 MS. SALMON: Commissioner Gonzalez?

6 MR. GONZALEZ: Aye.

7 MS. SALMON: Commissioner Braden?

8 MS. BRADEN: Aye.

9 MS. SALMON: Commissioner Haarlow?

10 MR. HAARLOW: Aye.

11 MS. SALMON: Chairman Bohnen?

12 CHAIRMAN BOHNEN: Aye. Okay. Motion
13 carried.

14 We are sworn in. Staff, the
15 village planner, can provide a brief overview of
16 the additional information on the house.

17 MS. SALMON: Okay. So since that last
18 meeting, we went back, contacted the historical
19 society, searched through our building permit
20 archives and tried to find any additional
21 information on this house.

22 This was the survey sheet that was

1 included in your packet as well as the last
2 packet that kind of brought -- with the historic
3 assessment from the Robbins Park I survey in
4 2002. That kind of shows what the house
5 previously looked like and the garage. The
6 survey did classify this home as contributing to
7 the historic district if it was ever included in
8 the historic district. Of course, this house is
9 right outside of our Robbins Park historic
10 district though.

11 We also contacted the property
12 owner to see what information we can get on the
13 proposed changes to the house and she has
14 provided us with this rendering, which is a
15 little skewed, so if you want to take a look at
16 the paper in your packet as well. For some
17 reason it's making everything look a little
18 wider on the TV.

19 The homeowner did give us the
20 elevation drawings as well. We found out that
21 the house is estimated to be built in the 1890s
22 and we are unsure if that stucco plating that

1 now has been removed was original to the
2 building. The original survey did say that the
3 house they thought was originally covered in
4 wood siding but there's no way to verify that at
5 this time. There's no historic photos; we
6 couldn't find historic building permit.

7 I did look into the Downers Grove
8 Township Assessor's property data and it
9 estimates that this house was built in 1907
10 versus the survey did estimate 1890, so we have
11 some unknowns about when it was actually built.
12 And then in 1960, per our village permit files,
13 we did find a new detached garage was
14 constructed and in 1981 that one story side
15 addition that you can see on the house was
16 constructed.

17 So like I said, the property owner
18 provided us with some building elevations which
19 were included in your packet. They've made
20 changes to windows and obviously the siding and
21 in these elevations they gave us they did tell
22 us that they made some field changes and I

1 believe last week they might have been painting
2 that gray color on the siding a little bit
3 darker. So these photos are from a couple of
4 weeks ago.

5 They did make some changes though
6 that are not, for example, they annotated the
7 side elevation where they didn't end up putting
8 in a balcony and I think they are still going
9 through the construction process. The permit
10 has not been closed out yet.

11 MS. BRADEN: And Bethany --

12 MS. SALMON: Yes.

13 MS. BRADEN: -- are the homeowners
14 living in this home or is this an income
15 property?

16 MS. SALMON: I believe there will be
17 homeowners living in the home. When we first
18 started contacting them, I don't think they had
19 moved in yet because construction was still
20 underway. They may be living in the house now.
21 And then we did take some side photos that you
22 can kind of see here.

1 It's my understanding they replaced
2 most of the windows and they made some changes
3 to that front porch. You can kind of see in
4 this photo. They kind of added some decorative
5 features to that front porch and kind of
6 extended it outward.

7 And so this is what we had pulled
8 from the Downers Grove Assessor's office where
9 you can see this portion is the primary building
10 that they believe was built in 1907 and here's
11 that addition. And then we had some photos
12 included as well in your packet.

13 So just a reminder to the Historic
14 Preservation Commission about our criteria
15 that's listed in the village code. In order to
16 be recommended for inclusion on the historically
17 significant structures list, we do want to make
18 sure that at least one of the criteria listed in
19 the code is met for this property. So those
20 were also included in the packet I believe that
21 is in one of the exhibits also in the staff
22 report.

1 MR. HAARLOW: They are in the memo
2 dated March 31.

3 MS. SALMON: Yes. And it's also
4 included in Exhibit 3. So we have 1 of 6 that
5 you can meet and you at least just have to meet
6 at least one.

7 Also, if there's anyone in the
8 audience that wants to speak on this house, we
9 can also open it up to them.

10 I will add one more thing. We
11 obviously have some commissioners that weren't
12 able to attend today. I did get some feedback
13 from Commissioner Prisby and Commissioner
14 Weinberger that they did have some concerns
15 about adding this house to the list simply
16 because there had been some recent changes that
17 hadn't been approved by the HPC which if anyone
18 moving forward was looking for preservation
19 incentives, those would be brought towards the
20 HPC to review and potentially approve or
21 recommend approval to the village board.

22 MS. BRADEN: Between our last -- since

1 our last hearing?

2 MS. SALMON: Yes. So they did provide
3 me some feedback here and I think they were just
4 concerned about the precedent setting as well as
5 maintaining the historic streetscapes and
6 without a lot of information on this house, it's
7 hard to know what was changed or if it was
8 historically appropriate.

9 MS. BRADEN: I'm torn on this. I
10 really, in my opinion, the overarching in here
11 as they did save an old home and I see some
12 contributing structures that were Victorian and
13 then more into Greek Revival and so I don't know
14 if we can accurately say that -- and again, I
15 know this isn't a set style, but we are looking
16 at so many contributing structures that have
17 more. You know, the porch came off in the 20 --
18 505 South County Line, which is one of our most
19 historic homes was altered significantly by the
20 time it was built and, you know, two decades
21 later. I appreciate that they saved the home
22 and they could have easily torn it down.

1 I understand that my fellow
2 commissioners' feedback that the style isn't
3 necessarily one that we can classify as historic
4 just looking at it on paper, however, comparing
5 side by side this photo here when it was stucco
6 to the photo now, while there are significant
7 changes, I do appreciate that they saved it.
8 I'm trying to convey that and that's the best
9 way.

10 MR. GONZALEZ: I'd like to add that
11 there was an effort to maintain the home, it
12 wasn't just a complete knockdown. And I think
13 from my personal opinion, I think there was some
14 effort to maintain at least the interior of the
15 structure itself rather than just bringing in
16 the wrecking ball.

17 So I don't want to limit
18 individuals that want to modernize an older home
19 to satisfy certain criteria that it could be --
20 sometimes it could be rigid, we are trying to be
21 somewhat flexible. I side more to the sense
22 that it is a contributing home.

1 There is now plenty of records now
2 that are being maintained moving forward that
3 enable us to at least have some records as
4 opposed to no records. So I think the owners
5 have made a fairly strong effort. So that's my
6 thought.

7 MS. BRADEN: Now reviewing this
8 criteria, it would be a slam dunk for No. 3 if
9 it was a historic style that we could pinpoint
10 and it's obviously not.

11 MR. HAARLOW: I think that's part of
12 what I find challenging. I mean, when you look
13 at the photos from October of '19, there's no
14 question we would have approved that. The
15 changes they have made and they did keep the
16 dormer and the facade is largely the same
17 structurally, they did remove -- I mean, they
18 altered the porch. They took off the top of the
19 chimney. So the changes that they made are not
20 enhancing or preserving the historic character
21 in my opinion which decreased it.

22 When you look at the criteria, I

1 think the only criteria that is even potentially
2 relevant is No. 3. 1, 2, 4 and 5 are clearly
3 not. No. 6 is the other one that's really broad
4 in general, is a source of civic pride or
5 identity for the community. I don't see that
6 either.

7 And so then we come to No. 3,
8 embodies the distinctive characteristics of a
9 type, period, or method of construction or
10 represents the work of a master, or possesses
11 high artistic values, or that represents a
12 significant and distinguishable entity whose
13 components may lack individual distinction.

14 MS. BRADEN: Frank, in your opinion
15 looking at the photos that we have on file, the
16 earliest photos, what style would you categorize
17 that?

18 MR. GONZALEZ: That's a tricky question
19 because the home is approximately, what, 1900?

20 MS. SALMON: The one survey said -- so
21 this Robbins Park II Survey, the sheets here,
22 they estimated 1890s. Downers Grove Township

1 Assessor's office estimated about 1907. In the
2 survey sheet that was done for our Historic
3 Preservation Robbins Park I Survey, they called
4 this a Queen Anne style.

5 MR. HAARLOW: Really?

6 MR. GONZALEZ: The difficulty is that a
7 lot of homes around that period were built by
8 builders with very little sense of craftsmanship.
9 They were just looking around other homes and
10 saying, I like that one, and a little bit of
11 this one, and they would put it together. So --
12 but it still comes back to the time it was
13 built.

14 You can -- what happens with
15 structures, it may have three different styles
16 except it makes it difficult to say it's one and
17 actually all over, not just Hinsdale, but all
18 over the suburbs and in other states too. When
19 it's a combination of different styles put
20 together, and then you have to say well, it's
21 not Queen, it's not Romanesque, well, I know
22 it's not but it's probably a little of four or

1 five.

2 MS. BRADEN: I guess in theory you
3 could say category No. 3, embodies multiple
4 characteristics.

5 MR. GONZALEZ: That's probably the
6 closest, that's right, it does, multiple.

7 MS. BRADEN: And now does that go back
8 to the original builder not the people who
9 rehabbed it. There wasn't a specific style when
10 it was built in say 1907, you can't really fault
11 the new owners for trying to work with what was
12 there. This is a really hard one.

13 MR. GONZALEZ: But there are many like
14 that all around the midwest, this is not
15 unusual.

16 MS. SALMON: And per this past survey,
17 just to add some clarity, when they were looking
18 at this survey in the past, they rated this
19 building as contributing. So contributing
20 versus significant.

21 Significant is your giant Victorian
22 with all those distinctive details and the one

1 that really stands out and can stand by itself.
2 Those are the ones that usually end up being
3 landmark buildings and have a lot of unique
4 individual characters that can kind of stand on
5 their own.

6 Contributing homes are more like
7 this where they kind of have more of that
8 vernacular style, they are a hodgepodge of other
9 things, they make up the importance of that
10 district but they might not be able to just
11 stand on their own always but they are really
12 important to make up an entire historic
13 district.

14 MR. GONZALEZ: Well, one thing I can
15 think of it still maintains the streetscape if
16 you look at the homes around it and that's
17 important in some sense as opposed to others
18 that you see, okay, that does not belong there.
19 That looks like it came from the moon and it
20 landed.

21 MR. HAARLOW: Frank, I think that's a
22 really good point. The streetscape is the only

1 way that I could get to a positive vote on this.
2 It does maintain that. And the way that the
3 house looks now, you know, it has been
4 modernized and it looks very early 2020s, it
5 doesn't look 1920s that's for sure, but it does
6 help maintain the streetscape of that stretch of
7 Chicago Avenue. I don't think anyone would look
8 at it today and say oh, that looks like Queen
9 Anne Victorian. No.

10 MS. BRADEN: But maybe not originally
11 either.

12 MR. HAARLOW: You know, vernacular sort
13 of farmhouse.

14 MR. GONZALEZ: Looks more like a
15 farmhouse somewhere in the middle of a
16 cornfield.

17 MR. HAARLOW: So we all appreciate that
18 they saved the house and didn't tear it down.
19 That is not one of our criteria so I think it
20 comes back to do we think that No. 3 applies
21 enough.

22 I think that's where we are getting

1 hung up is that we are all so pleased that it
2 didn't get the wrecking ball as so many of our
3 nice houses do.

4 MR. GONZALEZ: Well, you can basically
5 say that if you take the section of the
6 paragraph, most likely the one at the top, one
7 or more structures on the property embodies a
8 distinctive character of a type. Well, type
9 could be farmhouse.

10 MS. BRADEN: Or a period. And to your
11 point, Frank, that at the turn of the century,
12 you said that a lot of builders just built homes
13 with maybe not a lot of thought to a classic
14 design and so if you're -- if he's prolific
15 throughout the midwest, then that would fit that
16 characteristic of the type.

17 MR. GONZALEZ: This happened often. I
18 saw a house recently in Downers Grove, they are
19 having some foundation issues and I looked at it
20 and I learned that the original owner was a
21 German immigrant turn of the century who had
22 some carpentry skills but did what they could to

1 build a house with their basic minimum budget
2 and now the house is a hundred years old, you
3 could see it's settling because the foundation
4 is not large enough, not deep enough but they
5 didn't know, a lot of these individuals building
6 these homes.

7 CHAIRMAN BOHNEN: Sort of a conundrum.
8 I think we all agree that that's a stretch there
9 that benefited from the rehabbing of the houses
10 along that side of Chicago Avenue.

11 I also would say that there would
12 be fewer people that would attempt to raze those
13 houses and start over on all those lots because
14 they back up to the train tracks.

15 So in my mind, there's a lot of
16 reasons why these houses should stand. I'm not
17 so sure they fit the criteria for the historic
18 preservation and that's my problem with it. I
19 like the end result.

20 If the house were to appear before
21 us prior to being rehabbed and some of the
22 elements were presented to us, we probably would

1 not have agreed with them, we would have offered
2 a different opinion. So now we have a house
3 that in the global sense works just fine and yet
4 in the specific sense, it's qualifying for
5 something historic when it really doesn't.

6 I think I have to go back and look
7 at the original house and look at the house
8 that's there now and say, Do I recognize this
9 house? And I do. There are elements of it that
10 are a little avant-garde.

11 I think they pushed the design
12 element farther than perhaps they would have for
13 our criteria but on a whole I go back to my
14 original impression. I think I can get around
15 this and I can be in favor of qualifying this I
16 guess under No. 3.

17 MS. BRADEN: Has to be No. 3.

18 CHAIRMAN BOHNEN: I suspect this won't
19 be the only house we come across in our travels
20 that has to be a little shoehorned.

21 MR. HAARLOW: Well, we certainly
22 appreciate that the current owners who made this

1 renovation wants to be included on the list.

2 CHAIRMAN BOHNEN: Yes. Well, we have
3 four members. We need a unanimous vote so we
4 will put this up, make a motion for a vote and
5 see where it lands. We have to finish this item
6 and move on to another public hearing.

7 MS. SALMON: You want to make a motion
8 to close the public hearing first and then do
9 the vote.

10 CHAIRMAN BOHNEN: Close this one?

11 MS. SALMON: Close this one, then we
12 will do the vote and we will start the next
13 public hearing.

14 CHAIRMAN BOHNEN: Can I have a motion
15 to close the public hearing Case HPC-1-2023,
16 please.

17 MR. HAARLOW: Sure. I'll move to close
18 the public hearing for Case HPC-1-2023,
19 consideration of properties for inclusion on the
20 historically significant structures property
21 list in the historic overlay district.

22 CHAIRMAN BOHNEN: Second, please.

1 MS. BRADEN: Second.
 2 CHAIRMAN BOHNEN: Roll call vote,
 3 please.
 4 MS. SALMON: Commissioner Gonzalez?
 5 MR. GONZALEZ: Aye.
 6 MS. SALMON: Commissioner Braden?
 7 MS. BRADEN: Aye.
 8 MS. SALMON: Commissioner Haarlow?
 9 MR. HAARLOW: Aye.
 10 MS. SALMON: Chairman Bohnen?
 11 CHAIRMAN BOHNEN: Aye. Okay. Motion
 12 carries.
 13 MS. SALMON: Do you guys feel
 14 comfortable voting? So you can either do the
 15 positive motion and vote aye or nay if you agree
 16 with it and if you still think you need more
 17 time, you can continue it to the next meeting as
 18 well. I'm not sure what else we can uncover but
 19 we are missing some commissioners.
 20 As a reminder, this would go to the
 21 village board for final approval. So in this
 22 case, we are recommending the motion.

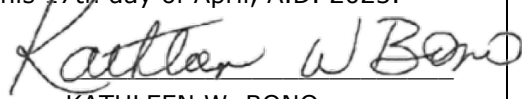
1 CHAIRMAN BOHNEN: Again, for a matter
 2 of discussion, we are short three commissioners.
 3 It's going to go to the board for final
 4 determination. We have had a small amount of
 5 conversation prior to this hearing and there
 6 were different opinions perhaps.
 7 Do you want to make a determination
 8 now, pass it along, or do you want to wait and
 9 get more members of the board to weigh on
 10 whether we pass it along or not?
 11 (No response.)
 12 Hearing none, do we have a motion
 13 for the recommendation to the village board?
 14 MR. GONZALEZ: I move to recommend to
 15 the village board approval of 309 East Chicago
 16 Avenue for inclusion on the historically
 17 significant structures property list in the
 18 historic overlay district under Case HPC-1-2023.
 19 CHAIRMAN BOHNEN: Is there a second,
 20 please.
 21 MS. BRADEN: Second.
 22 CHAIRMAN BOHNEN: Roll call vote,

1 please.
 2 MS. SALMON: Commissioner Gonzalez?
 3 MR. GONZALEZ: Aye.
 4 MS. SALMON: Commissioner Braden?
 5 MS. BRADEN: Aye.
 6 MS. SALMON: Commissioner Haarlow?
 7 MR. HAARLOW: Aye.
 8 MS. SALMON: Chairman Bohnen?
 9 CHAIRMAN BOHNEN: Aye. Motion carries.
 10 (WHICH, were all of the
 11 proceedings had, evidence
 12 offered or received in the
 13
 14
 15
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 21
 22

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 17th day of April, A.D. 2023.


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

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
HPC-4-2023,)
Consideration of Properties)
for Inclusion on the)
Historically Significant)
Structures Property List in)
the Historic Overlay)
District.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 5th day of
April, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. ALEXIS BRADEN, Member;
- MR. BILL HAARLOW, Member;
- MR. FRANK GONZALEZ, Member.

1 ALSO PRESENT:
 2 MS. BETHANY SALMON, Village Planner.
 3 _____
 4
 5 MS. SALMON: Now we will move on to
 6 Case HPC-4. This is our second round of
 7 properties for inclusion on our historically
 8 significant structures list and we can move to
 9 open the public hearing.
 10 CHAIRMAN BOHNEN: We are going to move
 11 to the next case HPC-4-2023. We will open the
 12 public hearing. Consideration of properties for
 13 inclusion on the historically significant
 14 structures property list in the historic overlay
 15 district.
 16 MS. BRADEN: I move to open the public
 17 hearing for case HPC-4-2023, consideration of
 18 properties for inclusion on the historically
 19 significant structures property list in the
 20 historic overlay district.
 21 MR. HAARLOW: Second.
 22 MS. SALMON: Commissioner Gonzalez?

1 MR. GONZALEZ: Aye.
 2 MS. SALMON: Commissioner Braden?
 3 MS. BRADEN: Aye.
 4 MS. SALMON: Commissioner Haarlow?
 5 MR. HAARLOW: Aye.
 6 MS. SALMON: Chairman Bohnen?
 7 CHAIRMAN BOHNEN: Aye.
 8 MS. SALMON: So I'm happy to kind of
 9 give an overview. This will be our second round
 10 two for consideration for properties in the
 11 historically significant structures list.
 12 We have 14 additional properties
 13 that have been requested to be added to our list
 14 and we are already working on round three so we
 15 have gotten a lot of interest which is really
 16 fantastic.
 17 Two of these properties are located
 18 in Cook County. Twelve of them are located in
 19 DuPage County and we have as much information as
 20 we could find on each of these properties within
 21 the time frame that are -- the details are in
 22 Exhibit 2, which we will go through one by one

1 collectively subject to after we see if anyone
 2 else in the audience wants to speak on this
 3 matter and then we will go one by one and we can
 4 review them individually and the Historic
 5 Preservation Commission will determine if at
 6 least one criteria is met.
 7 We will do the same format as we
 8 did for the first round of properties last time.
 9 If there's any questions, I'm happy to answer
 10 anything in the meantime.
 11 I'm not sure, Chairman Bohnen, if
 12 you would like to open it up to see if there's
 13 any members of the audience that would like to
 14 speak now that we have the public hearing open.
 15 CHAIRMAN BOHNEN: So we are now going
 16 to consider these 14 properties here in the
 17 second round.
 18 MS. SALMON: Correct. Before I go into
 19 each one, if there's any members of the public
 20 that would like to speak, we can have them come
 21 up as well.
 22 CHAIRMAN BOHNEN: Okay. Anyone in the

1 audience wishes to speak to this matter in
 2 general regarding any properties, please stand,
 3 raise your right hand and be sworn in.
 4 (Mr. Jonathan Temps was
 5 administered the oath.)
 6 MR. TEMPS: Jonathan Temps. I enjoy
 7 the opportunity to speak when we arrive at my
 8 home, 718.
 9 MS. SALMON: Jonathan, do you want to
 10 go up to the podium and speak now.
 11 CHAIRMAN BOHNEN: 718 South Lincoln?
 12 MR. TEMPS: Correct. I'd be delighted
 13 to answer any questions that any member of the
 14 commission has when they review the particulars
 15 of the house, but I would mention, I think at
 16 the risk of boring John and Alexis, who heard me
 17 speak at the last meeting, I would mention that
 18 we purchased the house specifically because it
 19 was old. We have begun the process, some of the
 20 structural restoration. We rebuilt the chimneys
 21 of the house using sort of period appropriate
 22 brick.

1 We had an incident a couple of
2 years ago that resulted in significant damage to
3 the family room. We have restored that room
4 with replicated rosettes and trim from the
5 original house. So we have been working
6 diligently with Catie Knoebel and the team at
7 HomeCrafters to sort of treat the house with the
8 historical respect that we think it deserves.

9 We plan on staying in it for at
10 least as long as we are in Hinsdale and hope to
11 leave it to our son so he may do with it what he
12 wishes, but should he choose to raise his family
13 here, he can raise his family in that home as
14 well.

15 And I would note, lastly, that if
16 anyone would like to come by and see the 16-inch
17 masonry walls that are in the basement, I expect
18 my house will be standing long after most of my
19 neighbors' houses have fallen down. So thank
20 you very much.

21 MR. HAARLOW: Mr. Temps, this is 718
22 South Lincoln?

1 MR. TEMPS: That's correct. Yes.

2 MS. BRADEN: So, now, Bethany are we
3 going back to our first home, 137 North Clay?

4 MS. SALMON: Yes. So we can go through
5 item by item if there's any questions along the
6 way. Once again, the computer, the TV screen is
7 kind of widening everything for some reason so
8 just know that everything is wider right now.
9 Okay.

10 The first property up for
11 consideration is 137 North Clay Street. So this
12 property we did have some historic survey sheets
13 on and then significant additional information
14 was provided by the homeowner for inclusion in
15 the packet and then this house was referenced in
16 the "Hinsdale's Historic Homes and People Who
17 Lived in Them", Volume 1 by Mary Sterling. So
18 we have a lot of information on this house that
19 was included.

20 MS. BRADEN: In my opinion this is a
21 No. 2 fits the bill perfectly given Stough and
22 his significance to the village.

1 CHAIRMAN BOHNEN: I agree.

2 MR. HAARLOW: Agree. That's a no-
3 brainer.

4 MR. GONZALEZ: Agree.

5 MR. SALMON: Any other comments on 137
6 North Clay?

7 (No response.)

8 We will go to No. 2. The next
9 property on our list is 15 South Clay Street.
10 This property is used by the Hinsdale Historical
11 Society. It's located within a village park.
12 Obviously, a designated landmark, designated in
13 2002, and we have quite a bit of history on this
14 property as well that was included to the point
15 where I had to scale back some of it.

16 MR. HAARLOW: Well certainly criterion
17 5 and 3. Again, this one is a no-brainer.

18 MS. BRADEN: Maybe 6 as well.

19 MR. HAARLOW: Yes. Absolutely.

20 MR. GONZALEZ: Yes. Definitely.

21 MS. SALMON: So Nos. 3, 5 and 6.

22 The next property up for

1 consideration is 321 South County Line Road.
2 This property was also in "Hinsdale's Historic
3 Homes and People Who Lived in Them", Volume 2 by
4 Mary Sterling, was rated historically
5 significant and we did get a little bit more
6 information from the historical society and the
7 property owner on this house.

8 The historical society did tell us
9 that -- gave us a little bit more information on
10 the back but didn't give us the documentation so
11 if we needed that, we can always get more
12 information. They do have a list of all the
13 past owners on record and then there's quite a
14 bit of a write up on who lived in the house from
15 Mary Sterling's book.

16 MS. BRADEN: I would say No. 3 given
17 it's a Victorian. No. 2, Joel Tiffany's
18 grandson who was the first village president.

19 MR. HAARLOW: I would also say
20 criterion 5 because it was the first house in
21 the Highlands subdivision.

22 MR. GONZALEZ: I'd say No. 6 too.

1 MS. BRADEN: Right.

2 MS. SALMON: Okay.

3 The next property up for
4 consideration is 329 South County Line Road.
5 This is right next door to the house you were
6 just looking at. It was rated historically
7 significant in our 1999 survey.

8 We had limited information on this
9 house from the historical society and from past
10 records just trying to figure out information
11 for it but they did do a large addition that did
12 match the existing architecture of the house.

13 MS. BRADEN: No. 3, Tudor Revival.

14 MS. SALMON: Any additional comments?

15 MR. HAARLOW: Bethany, only that it was
16 listed in the Robbins Park Historic District on
17 the back of that sheet but it's not, right, it's
18 on the other side of County Line?

19 MS. SALMON: Correct. Exactly.

20 So just to remind everyone, when
21 the Reconnaissance Survey from 1999 was done, it
22 was basically the foundation that set up how

1 those other subset of surveys were done later on
2 and it was originally supposed to be potentially
3 included in those but money was probably tight
4 or there wasn't enough time that anything on the
5 east side of County Line was never individually
6 surveyed later on.

7 MR. HAARLOW: And now all that's in the
8 record. Thank you.

9 MS. SALMON: We actually have the
10 hardest time finding information on properties
11 east of County Line because of that, but it was
12 originally supposed to be included in the
13 historic district. Okay.

14 The next property up for
15 consideration is 306 East First Street. This
16 house was rated significant in our 1999
17 Reconnaissance Survey, our Robbins Park I
18 Survey, it is in the Robbins Park Historic
19 District and there is reference in Mary Sterling
20 Volume 1. The historical society has a lot more
21 information on this house but we had enough here
22 that we chose not to include it.

1 MS. BRADEN: I'd say No. 3 again. In
2 my research a few years back I believe this is
3 the only Romanesque style architecture in town.

4 MS. SALMON: Correct. And I believe
5 that's what it does say, I believe, in the
6 Robbins Park I survey as well. It is certainly
7 in the historical district.

8 MR. HAARLOW: Right, there's a
9 Romanesque with the rustic heated stone west of
10 (inaudible) but that's new. I would say also
11 criterion
12 No. 6.

13 John, isn't this the house where
14 Backdraft was filmed?

15 MS. BRADEN: Yes.

16 MR. HAARLOW: I have had people who saw
17 that movie, Isn't that in your hometown?

18 MS. SALMON: The next house on the list
19 up for consideration 117 North Garfield. If you
20 take a look in your packet, it was considered
21 contributing for our North East Hinsdale Survey
22 in 2006 and then the homeowner did get from the

1 Hinsdale Historical Society, they gave some
2 photos of the house that they had, unfortunately,
3 they are not dated, but they are very similar to
4 what the house is right now.

5 The only way we can really decide I
6 guess what the dates of the house are from is at
7 the bottom picture you can kind of see an old
8 car in it, so they were trying to guesstimate
9 when this photo might be from but we really
10 don't know but it is pretty true to whenever
11 that photo was taken.

12 MS. BRADEN: Frank, what style is this?

13 MR. GONZALEZ: I knew somebody was
14 going to ask me that. I have no idea.

15 CHAIRMAN BOHNEN: It was modified.

16 MR. GONZALEZ: It was certainly
17 modified. I don't know if that siding in the
18 front like at the top of the third floor was
19 actually original, it doesn't look like it.

20 MS. BRADEN: But the roofline.

21 MR. GONZALEZ: The roofline is the
22 same. Call it a farmhouse.

1 MS. BRADEN: A Belgium farmhouse.
 2 MR. GONZALEZ: Sure. Yes, it could be.
 3 Certainly it could, yes.
 4 MS. SALMON: The survey classified this
 5 as a shingle style because it probably did have
 6 some replacement siding at some point and might
 7 have had a little more of a decorative detail in
 8 that top gambrel gable area.
 9 MR. HAARLOW: Well, certainly No. 3. I
 10 do know that not the current owners but the
 11 prior owners made a point of restoring the porch
 12 to keep it that way and most of the houses on
 13 that block, except for the one immediately to
 14 the north of it, have that front porch, and so
 15 it's definitely part of that streetscape as well
 16 and Dennis Parsons has done a couple of houses
 17 on that block as well in the last 25 years and
 18 they all have front porches too.
 19 MS. BRADEN: I agree with No. 3.
 20 MS. SALMON: Okay.
 21 The next house up for consideration
 22 is 735 South Garfield Avenue. This house is

1 also designated historic local landmark and it
 2 was rated significant on our past historic
 3 surveys and it was also designed by William
 4 Barfield who has done quite a few buildings in
 5 Hinsdale.
 6 MR. GONZALEZ: You can say 3.
 7 MR. HAARLOW: For several reasons, yes.
 8 MR. GONZALEZ: Right. Well, 4.
 9 MS. BRADEN: Sure.
 10 MR. GONZALEZ: It's a no-brainer.
 11 MS. SALMON: Okay. Criteria 3 and 4.
 12 MR. GONZALEZ: Yes.
 13 MS. SALMON: The next house or the next
 14 property up for consideration is 302 South Grant
 15 Street.
 16 This property is formerly the
 17 Immanuel Evangelical Church now formally called
 18 Immanuel Hall. That is where the Hinsdale
 19 Historical Society operates their archives out
 20 of. It is also a designated landmark. It's
 21 rated significant on our past surveys and it is
 22 listed on the National Register of Historic

1 Places. This is another property where I did
 2 have to scale back the amount of information we
 3 have on this property.
 4 MS. BRADEN: I would say definitely
 5 No. 3, No. 6 for civic pride, as well as No. 5.
 6 This was the center of a big shift
 7 in preservation in Hinsdale and a lot of special
 8 people banded together to save this, including
 9 one, Mrs. Bohnen saved this church.
 10 MS. SALMON: Okay. No. 3, No. 5 and
 11 No. 6.
 12 The next house up for consideration
 13 is 718 South Lincoln Street. This property, per
 14 our 1999 survey, was potentially contributing.
 15 It was just outside the boundaries of some of
 16 the surveys that were done after but we were
 17 lucky, as you heard from the homeowner earlier
 18 during the public hearing, that we have had
 19 additional information provided by them as well
 20 as the historical society so that is included in
 21 the packet for review.
 22 I will say that they did give us an

1 old photo, which you can kind of see here, and I
 2 suspect just looking at this photo, this is
 3 probably not even the oldest photo on the house
 4 available but we do anticipate it was built
 5 somewhere between 1890 and 1903.
 6 MR. HAARLOW: Certainly No. 3.
 7 MS. BRADEN: Okay. No. 3.
 8 MR. GONZALEZ: Yes.
 9 MS. SALMON: Okay.
 10 The next house up for consideration
 11 is 121 South Monroe Street. This is another
 12 property where we had not found anything
 13 included in past historic surveys. It wasn't in
 14 the Reconnaissance Survey. It wasn't in any of
 15 the other surveys that have been done, it's just
 16 outside of some of the more subset surveys.
 17 We did get additional information
 18 by the homeowner and based on that information
 19 we think the house was built probably between
 20 1909 and 1910. They did have some research that
 21 was done by the Hinsdale Historical Society
 22 where they kind of tracked who the subsequent

1 owners were, ownership and kind of some
 2 background that was included here but we
 3 couldn't find much more out in village files.
 4 I did pull the -- the last page is
 5 the information by the Downers Grove Township
 6 Assessor's office where they have kind of
 7 tracked in their assessment this is the best we
 8 can find of what they think has been changed to
 9 the building since and it does look like the
 10 front porch maybe was changed at one point.
 11 Looks like it was original front porch in the
 12 late 1800s when it may have been constructed and
 13 that was rebuilt or maybe resided in 2011.
 14 MR. GONZALEZ: It says Tudor Revival.
 15 I see it more Romanesque by just the shape, the
 16 pitch on the roof. Tudor's are very easy to
 17 identify.
 18 MS. SALMON: That might be a typo.
 19 MR. GONZALEZ: It might be Romanesque
 20 Revival, simplistic Romanesque.
 21 MS. SALMON: That's a typo.
 22 MR. HAARLOW: No. 3.

1 MR. GONZALEZ: Yes.
 2 MS. BRADEN: I'm good with No. 3.
 3 MS. SALMON: Okay.
 4 The next home up for consideration
 5 is 17 East Seventh Street. This is rated
 6 significant on our past surveys. It's a French
 7 Eclectic style built maybe around 1935.
 8 MS. BRADEN: No. 3.
 9 MS. SALMON: No. 3. Okay.
 10 MR. GONZALEZ: Yes, 3 is fine.
 11 MS. SALMON: The next home up for
 12 consideration is 218 East Sixth Street. This
 13 house is Colonial Revival, was designed by Van
 14 Gunter & Van Gunter. It's called the John H.
 15 Crowell house. It was considered contributing
 16 in both of our past surveys. There is a recent
 17 rear addition. The current homeowners put quite
 18 a significant investment in this, it's not
 19 visible from the street, but they did match the
 20 historic character of the house.
 21 MR. GONZALEZ: 3.
 22 MS. BRADEN: I know the builder who did

1 this project and I know the owner spent
 2 significant time and was very helpful on
 3 renovating this home.
 4 MR. HAARLOW: No. 3.
 5 MS. SALMON: The next house up for
 6 consideration is 108 East Walnut Street. The
 7 Reconnaissance Survey called this house
 8 significant. A different survey called it
 9 potentially significant. It's got a French
 10 Eclectic style and we kind of tried to pull as
 11 much information as we had on this.
 12 It's unclear why the second survey
 13 called it potentially significant, they didn't
 14 quite cite why, and in talking with the
 15 homeowner, we couldn't quite figure it out
 16 either. It might have to do with this rear
 17 addition. But there weren't significant changes
 18 because it does appear that that garage may have
 19 always been there. So we are not a hundred
 20 percent sure. And the rear addition is
 21 invisible from the street so it's unclear.
 22 MS. BRADEN: No. 3.

1 MS. SALMON: And then the last house up
 2 for consideration for today is 304 South
 3 Washington Street. This house is rated
 4 significant by our past surveys, was included in
 5 Mary Sterling's Hinsdale historic home book and
 6 is currently listed for sale.
 7 MR. HAARLOW: Classic four over four.
 8 No. 3.
 9 MS. SALMON: That's all the properties
 10 for consideration tonight.
 11 CHAIRMAN BOHNEN: Okay. So motion to
 12 close the public hearing now. May I have a
 13 motion, please.
 14 MR. HAARLOW: I'll move to close public
 15 hearing for Case HPC-4-2023, consideration of
 16 properties for inclusion on the historically
 17 significant properties list in the historic
 18 overlay district.
 19 MR. GONZALEZ: Second.
 20 CHAIRMAN BOHNEN: Roll call vote,
 21 please.
 22 MS. SALMON: Commissioner Gonzalez?

1 MR. GONZALEZ: Aye.
 2 MS. SALMON: Commissioner Braden?
 3 MS. BRADEN: Aye.
 4 MS. SALMON: Commissioner Haarlow?
 5 MR. HAARLOW: Aye.
 6 MS. SALMON: Chairman Bohnen?
 7 CHAIRMAN BOHNEN: Aye.
 8 Do we have a motion for
 9 recommendation to the village board?
 10 MR. HAARLOW: I move to recommend to
 11 the village board approval of the following
 12 properties for inclusion on the historically
 13 significant structures property list in the
 14 historic overlay district, Case HPC-4-2023.
 15 MS. SALMON: I can read the addresses
 16 if you'd like me to. We have 137 North Clay
 17 Street, 15 South Clay Street, 321 South County
 18 Line Road, 329 South County Line Road, 306 East
 19 First Street, 117 North Garfield Avenue, 735
 20 South Garfield Avenue, 302 South Grant Street,
 21 718 South Lincoln Street, 121 South Monroe
 22 Street, 17 East Seventh Street, 218 East Sixth

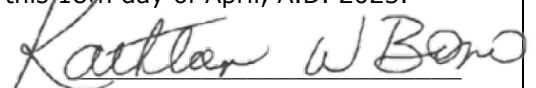
1 Street, 108 East Walnut Street and 304 South
 2 Washington Street.
 3 MS. BRADEN: Bethany, I just think that
 4 the 218 East Sixth, I believe you said Sixteen
 5 for the record.
 6 MS. SALMON: 218 East Sixth Street.
 7 Thank you.
 8 CHAIRMAN BOHNEN: May I have a second,
 9 please.
 10 MS. BRADEN: Second.
 11 CHAIRMAN BOHNEN: Roll call vote,
 12 please.
 13 MS. SALMON: Commissioner Gonzalez?
 14 MR. GONZALEZ: Aye.
 15 MS. SALMON: Commissioner Braden?
 16 MS. BRADEN: Aye.
 17 MS. SALMON: Commissioner Haarlow?
 18 MR. HAARLOW: Aye.
 19 MS. SALMON: Chairman Bohnen?
 20 CHAIRMAN BOHNEN: Aye. The motion
 21 carries.
 22 Okay. Now we can close the public

1 hearing. May I have a motion to close.
 2 MS. SALMON: We already closed the
 3 public hearing. So we can move on to the next
 4 item. We have one more public hearing.
 5 (WHICH, were all of the
 6 proceedings had, evidence
 7 offered or received in the
 8 above entitled cause.)
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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 18th day of April, A.D. 2023.


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

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
HPC-05-2023,)
110 East Seventh Street,)
Application for Certificate)
of Appropriateness to)
Demolish a Single-Family)
Home and Construct a New)
Single-Family Home)
District.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 5th day of
April, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. ALEXIS BRADEN, Member;
- MR. BILL HAARLOW, Member;
- MR. FRANK GONZALEZ, Member.

1 ALSO PRESENT:
 2 MS. BETHANY SALMON, Village Planner;
 3 MR. PETER CORLUKA, Builder;
 4 MR. ZACK FAASE, Future Homeowner.
 5 _____
 6 CHAIRMAN BOHNEN: We have 110 East
 7 Seventh Street. We have to open the public
 8 hearing now for that.
 9 MS. SALMON: Correct.
 10 CHAIRMAN BOHNEN: HPC-5-2023, 110 East
 11 Seventh Street, an application for a certificate
 12 of appropriateness to demolish a single-family
 13 home and construct a new single-family home in
 14 the Robbins Park Historic District.
 15 MS. SALMON: We have to vote on opening
 16 the public hearing first.
 17 CHAIRMAN BOHNEN: We need a vote.
 18 Okay.
 19 Motion to open the public hearing.
 20 MR. HAARLOW: So moved.
 21 CHAIRMAN BOHNEN: Second, please.
 22 MR. GONZALEZ: Second.

1 CHAIRMAN BOHNEN: Roll call vote,
 2 please.
 3 MS. SALMON: Commissioner Gonzalez?
 4 MR. GONZALEZ: Aye.
 5 MS. SALMON: Commissioner Braden?
 6 MS. BRADEN: Aye.
 7 MS. SALMON: Commissioner Haarlow?
 8 MR. HAARLOW: Aye.
 9 MS. SALMON: Chairman Bohnen?
 10 CHAIRMAN BOHNEN: Aye.
 11 Now if you would be kind enough to
 12 approach us.
 13 MS. BRADEN: Bethany, before we dive
 14 in, I actually have an admin question on this
 15 property. It says this home was constructed in
 16 1886, it's noncontributing. How is that?
 17 MS. SALMON: So I did include in the
 18 packet, and it's in the front, like, kind of a
 19 couple of sheets after the staff report.
 20 So even the National Register of
 21 Historic Places nomination form for the Robbins
 22 Park Historic District, someone had decided that

1 it was noncontributing per that document and
 2 then the individual survey sheet from our
 3 Robbins Park II Survey from 2006 decided the
 4 same thing. And I believe that's because
 5 someone has made so many alterations over time
 6 to this house, that whoever did these surveys in
 7 the past decided it was no longer contributing,
 8 it had been altered too much.
 9 MS. BRADEN: So I think that this goes
 10 back to my earlier comment that so many of these
 11 homes have been altered and I think that we do
 12 need to make a distinction between homes that
 13 move from a Victorian to a Tudor Revival or a
 14 home that there's significant alterations and
 15 maybe we can't classify that style or maybe
 16 there's many styles within that to Frank's
 17 point.
 18 I think any home built, you know,
 19 in this time period, should be at least
 20 contributing in the Robbins Park Historic
 21 District.
 22 MR. GONZALEZ: I want to add to it. I

1 mean, whoever made this suggestion or comment,
 2 what are their qualifications to make such an
 3 opinion of that? I mean, are they a historian?
 4 Do they specialize in historical buildings? Are
 5 they, I don't know, something that would enable
 6 us to say, okay, this person understands the
 7 criteria, or is it just someone that chooses to
 8 say it's not contributing. Because they most
 9 likely don't understand the significance of the
 10 structure.
 11 It's very easy just to blanket, no,
 12 it's not contributing. How would they know?
 13 That's my question. How would they know and
 14 what's the criterion? Too many of the homes are
 15 always being addressed that way.
 16 MS. BRADEN: In my tenure, I don't
 17 think I have ever seen -- and please, correct me
 18 if I'm wrong for the record -- a home from this
 19 era and not being at least contributing.
 20 MR. GONZALEZ: Most of the people
 21 aren't even architects. Or at least an engineer
 22 for that matter, not that they would know any

1 better. That's kind of harsh. I have been
 2 doing this for over 35 years.
 3 MS. BRADEN: It was significant enough
 4 to receive a plaque from the historical society.
 5 And I know spearheading that plaque program, we
 6 do do a lot of research before we award those
 7 plaques.
 8 MS. SALMON: And keep in mind that
 9 these past surveys were done 15 years ago so,
 10 you know, this -- at least this past survey was
 11 done in 2006. So if we had hired a new historic
 12 preservation consultant to come look at this
 13 building and do an assessment now, it could have
 14 a different opinion, but this is the opinion of
 15 2006 per this historic preservation consultant
 16 that was hired to do the whole survey.
 17 MR. HAARLOW: So that was Granacki?
 18 MS. SALMON: Yes.
 19 MR. HAARLOW: Well, it does seem hard
 20 to reconcile how if we have both significant and
 21 in a sense lesser contributing maybe it's not
 22 significant but to say it's not contributing

1 seems --
 2 MS. BRADEN: Insulting.
 3 MR. HAARLOW: That's a hard -- but --
 4 okay.
 5 MR. CORLUKA: So a little bit about us.
 6 MS. SALMON: Can you state your name
 7 for the record.
 8 MR. CORLUKA: Yes. Peter Corluka,
 9 Courtyard Homes. We are the owner of the
 10 property and the developer.
 11 So it was brought to our attention,
 12 kind of to Bethany's point, that this house was
 13 going to come on the market as a teardown.
 14 There were several owners before that and tried
 15 to renovate it at different stages and by the
 16 time they got deep into the project, they
 17 realized that it didn't make sense financially
 18 to save the home.
 19 It turned over a couple different
 20 owners over the course of the last five or six
 21 years and we bought it as a teardown.
 22 MS. BRADEN: Who did you buy it from?

1 MR. CORLUKA: The previous owner?
 2 MS. BRADEN: Correct. If you remember.
 3 Sorry to put you on the spot.
 4 MR. CORLUKA: Joe Viviano but don't
 5 quote me on that, I don't remember if that's his
 6 name.
 7 MS. BRADEN: I'm very familiar with
 8 this home. I've spent countless hours and
 9 holidays in this home.
 10 Our dear friend sold this to the
 11 people that you bought this from and that was
 12 roughly two years ago, two and a half. Don't
 13 quote me on that timing, but within three years,
 14 and this home was in wonderful shape.
 15 The homeowners had outgrown it.
 16 They had poured a lot of money into it, a new
 17 kitchen, a new bathroom, it was very
 18 structurally sound. And so it sounds like
 19 something happened between the Vielkes selling
 20 it to these people that you purchased it from.
 21 And for the record, I know my big
 22 soapbox is demo by neglect, but I have driven by

1 this house every day on my way to school and
 2 it's really sad to see the state of it. And I
 3 understand that you purchased it in this state
 4 because I did knew what it looked like after the
 5 Vielkes moved out, it deteriorated rapidly but I
 6 think again, as we are setting precedence and
 7 continue to work on Title 14, demo by neglect is
 8 a very real issue.
 9 Also, I want to point out that it's
 10 never a forgone conclusion that it will be a
 11 teardown. But again, preserving the
 12 streetscape, preserving landscaping, picking up
 13 the 25 Hinsdaleans that are in the driveway, the
 14 newspapers in the green box. I know a lot of
 15 the neighbors are upset of the condition of the
 16 landscaping, what it looks like from the street,
 17 newspapers accumulating, so just respecting the
 18 home. And again, for the record, I'm not saying
 19 that you neglected this home at all. I believe
 20 that you purchased this home as is, but again,
 21 we need to address demo by neglect at some
 22 point.

1 MR. HAARLOW: Sir, can you tell us what
2 the closing date was for this house when you
3 purchased it?

4 MR. CORLUKA: I can't tell you exactly,
5 but approximately we've owned the home for about
6 seven months. We purchased it some time middle
7 summer of last year.

8 MR. HAARLOW: Okay.

9 MR. CORLUKA: So getting back to what I
10 was saying. When we toured the home, it did
11 have some issues inside, structural, foundation
12 and so forth. We had a couple of consultants
13 come through to take a look at it.

14 I reached out to Bethany who
15 directed me to Mr. Prisby. He was very familiar
16 with the home himself as he looked at trying to
17 renovate it possibly for I believe one of the
18 previous clients. And again, he drew the
19 conclusion with the clients that it wasn't able
20 to meet the needs of what everybody was trying
21 to accomplish, so they ended up selling that
22 home.

1 From there Mr. Prisby directed me
2 to have an open walk-thru for the board to come
3 see which I did extend to just kind of view the
4 property so I can kind of explain why we thought
5 it was a teardown. Ms. Weinberger did show up
6 along with Bethany. We kind of toured the
7 property, pointed out certain things and that's
8 kind of brought us to this point. So we've
9 designed a new home. Mr. Faase is here who
10 will be the new owner for the new home.

11 MS. BRADEN: So this will now be
12 forward facing to Garfield?

13 MR. CORLUKA: Correct.

14 MR. GONZALEZ: Doesn't contribute to
15 the streetscape.

16 MR. HAARLOW: On the site plan the new
17 house is going to sit back significantly further
18 from Seventh than the existing structure does.
19 I'm assuming, Bethany, that's to meet the corner
20 side yard setback requirement?

21 MR. CORLUKA: That's correct.

22 MR. HAARLOW: This house would predate

1 1926.

2 MS. SALMON: And they have verified all
3 code requirements and the permit is almost ready
4 to issue. They have definitely gone through the
5 zoning review and they are meeting the code.

6 MR. BRADEN: I think it's a fine home.
7 Just looking at the streetscape though, it does
8 not fit, especially now that it's forward facing
9 to Garfield. These are all historic homes.

10 It's a fine home, don't get me
11 wrong. It's just hard when you plop it in the
12 middle of historic homes and again, we always
13 talk about streetscape. Are there any maybe --
14 well, I'll let other people --

15 MR. GONZALEZ: Well, I mean, it's not
16 like they are asking our opinion about the
17 design. Is the design final?

18 MR. CORLUKA: Correct.

19 MR. GONZALEZ: So what do you want me
20 to say?

21 CHAIRMAN BOHNEN: Well, I guess you can
22 go down to Sixth Street, there's a farmhouse

1 down there, a new farmhouse that was built, on
2 the corner of Sixth and Garfield.

3 MR. GONZALEZ: They didn't call in the
4 preliminary design for ideas or suggestions.

5 CHAIRMAN BOHNEN: Trying to say they
6 got out in front of it?

7 MR. GONZALEZ: Yes. That's exactly
8 what I'm saying.

9 MR. HAARLOW: So I think that what
10 Commissioner Gonzalez is getting to is that we
11 do have a public meeting as a part of this
12 meeting later this evening for a house on First
13 Street that's a preliminary application for
14 certificate. You all didn't do that with us.

15 Were you informed that that was an
16 option?

17 MR. CORLUKA: That what was an option?

18 MR. HAARLOW: To have a preliminary
19 appropriateness meeting as opposed to a public
20 hearing.

21 MR. CORLUKA: I believe we had already
22 completed the plan when that was part of the new

1 package of incentives that were passed recently,
2 is that part of that process?

3 CHAIRMAN BOHNEN: No.

4 MR. CORLUKA: Because I did speak with
5 Mr. Prisby about that and there wasn't a
6 conversation in regards to having input from the
7 board on the plan. However, maybe the walk-thru
8 that was extended, maybe that was where he was
9 insinuating that that would have happened, I'm
10 not sure, but we did have an open invite for a
11 walk-thru to preview the property along with,
12 you know, our potential plans on the property.
13 So Ms. Weinberger was there along with Bethany.

14 MS. BRADEN: The preliminary is
15 regarding the design not the condition of the
16 current home.

17 MR. CORLUKA: No, I understand what you
18 are saying. I had both combined, kind of,
19 here's what we are thinking, this is why we
20 think the house can't be saved, here's what we
21 are thinking.

22 MS. BRADEN: And you showed these plans

1 to Prisby?

2 MR. CORLUKA: He didn't come. I don't
3 recall if we went through that or not on our
4 walk-thru.

5 MS. SALMON: I don't think we did.

6 CHAIRMAN BOHNEN: In the future -- I
7 mean, the horse is out of the barn now. What we
8 would prefer is to have a look earlier on. So
9 when you are thinking of building something, you
10 come to us with your preliminary plans and we
11 are able to look at them and perhaps offer some
12 suggestions because we are always concerned
13 about streetscape primarily and at this late
14 date, you are all ready for permit.

15 Yes, you've had some conversations
16 individually with commissioners, but that would
17 not typically supplant the need for an initial
18 hearing. So in the future we ask you to come to
19 us a little sooner in the process so that we can
20 have a better sense of where you are going with
21 your design.

22 We like the fact that the owner is

1 here, frankly, it's always nice to be able to
2 talk in front of the owner and to the owner
3 because sometimes there's some design elements
4 that we are able to suggest that everybody feels
5 would be a welcome addition.

6 So again, there's no way to go back
7 and undo these and redo these. The house looks
8 fine. It obviously will replace something
9 that's looked very sad for a long time. I like
10 the siting that you did on the lot with the
11 house. I think it will be a nice addition to
12 that area there. So with that in mind, we will
13 move it along.

14 So my understanding is you are
15 close to permit; is that right, Bethany?

16 MS. SALMON: Correct. It's been pretty
17 much ready to go for the permit now, everything
18 has been code verified.

19 CHAIRMAN BOHNEN: The educational
20 element in our pursuits is not perfected but now
21 we have all talked about it, so next time we
22 will see you a little earlier in the process

1 perhaps. Okay.

2 Do we have any further questions or
3 suggestions?

4 MR. HAARLOW: I just have one question.
5 The roofing material, are those
6 asphalt shingles?

7 MR. CORLUKA: Yes.

8 MR. GONZALEZ: It's the most affordable
9 shingles you can put on a home.

10 MR. CORLUKA: I apologize, that's
11 incorrect. It's a composite slate roof, so a
12 DiVinci. We've switched from a lifetime asphalt
13 to the DiVinci.

14 MR. HAARLOW: Okay.

15 MS. BRADEN: Again, it's a lovely home,
16 it's just tough when you are in a block of all
17 really old homes. I think if you kept it
18 forward facing Seventh, which I understand why
19 you didn't, I think it would have fit in just a
20 little bit better. There's a little bit more
21 current construction on that street versus
22 Garfield.

1 CHAIRMAN BOHNEN: So we have a demo to
2 vote on.

3 MR. HAARLOW: We have to close, right,
4 this is a public hearing. Would you like me to
5 move to --

6 CHAIRMAN BOHNEN: Yes, I would, Bill.

7 MR. HAARLOW: I'll move to close Case
8 HPC-5-2023, 110 East Seventh Street, application
9 for a certificate of appropriateness to demolish
10 a single-family home and to construct a new
11 single-family home in the Robbins Park Historic
12 District.

13 CHAIRMAN BOHNEN: Second, please.

14 MS. BRADEN: Second.

15 MS. SALMON: Commissioner Gonzalez?

16 MR. GONZALEZ: Aye.

17 MS. SALMON: Commissioner Braden?

18 MS. BRADEN: No.

19 MS. SALMON: This is just to close the
20 public hearing.

21 MS. BRADEN: Oh.

22 MS. SALMON: I'll start over.

1 Commissioner Gonzalez?

2 MR. GONZALEZ: Aye.

3 MS. SALMON: Commissioner Braden?

4 MS. BRADEN: Aye.

5 MS. SALMON: Commissioner Haarlow?

6 MR. HAARLOW: Aye.

7 MS. SALMON: Chairman Bohnen?

8 CHAIRMAN BOHNEN: Aye.

9 So that hearing is officially
10 closed.

11 So do we want to combine this,
12 Bethany?

13 MS. SALMON: You typically have
14 separated these and do one motion for the
15 demolition and one motion for the new
16 construction.

17 CHAIRMAN BOHNEN: Are there any
18 discussions before we move towards the vote?
19 Does anybody want to talk about this?

20 MR. HAARLOW: No.

21 CHAIRMAN BOHNEN: If you have concerns
22 about being before an abbreviated board, one no

1 vote would put this over. If you wanted to, we
2 can move this over to a full board vote if you
3 feel that's something you wanted to do. Other
4 than that, we can vote on the demo and vote on
5 the plan.

6 MR. HAARLOW: I won't speak for the
7 other commissioners, I think we can probably go
8 ahead and vote on the application for demo and
9 then vote on the new house.

10 CHAIRMAN BOHNEN: Okay.

11 MR. GONZALEZ: That's fine.

12 CHAIRMAN BOHNEN: So does someone want
13 to frame a motion for me on the demo case?

14 MR. HAARLOW: So I'll move to approve
15 the certificate of appropriateness to demolish
16 the home at 110 East Seventh Street,
17 Case HPC-5-2023.

18 CHAIRMAN BOHNEN: Second, please.

19 MR. HAARLOW: A second would merely
20 allow us to take the vote.

21 MR. GONZALEZ: That's what I was

22 thinking. Okay. Second.

1 CHAIRMAN BOHNEN: Roll call, vote,
2 please.

3 MS. SALMON: Commissioner Gonzalez?

4 MR. GONZALEZ: Aye.

5 MS. SALMON: Commissioner Braden?

6 MS. BRADEN: No.

7 MS. SALMON: Commissioner Haarlow?

8 MR. HAARLOW: No.

9 MS. SALMON: Chairman Bohnen?

10 CHAIRMAN BOHNEN: Aye.

11 MS. SALMON: So recommended denial.

12 CHAIRMAN BOHNEN: Now, please, a motion
13 to get the certificate of appropriateness to
14 construct this home here which you are looking
15 at.

16 MR. HAARLOW: I'll move to approve to
17 construct a new single-family home in Robbins
18 Park Historic District, Case HPC-5-2023, 110
19 East Seventh Street.

20 MS. BRADEN: Second.

21 CHAIRMAN BOHNEN: Roll call vote, please.

22 MS. SALMON: This is for new

1 construction. So it's a positive motion and if
2 you don't agree, you say no.

3 MR. GONZALEZ: Okay. No.

4 MS. SALMON: So Commissioner Gonzalez
5 no.

6 Commissioner Braden?

7 MS. BRADEN: Aye.

8 MS. SALMON: Commissioner Haarlow?

9 MR. HAARLOW: Aye.

10 MS. SALMON: Chairman Bohnen?

11 CHAIRMAN BOHNEN: Aye.

12 MS. SALMON: So because we don't have
13 the necessary vote for it, it will still be
14 considered, for the record, as a denial. This
15 is an advisory only body so we will still be
16 able to issue the permit.

17 MR. CORLUKA: Thank you.

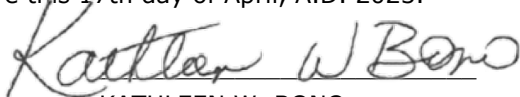
18 MR. HAARLOW: Thank you both for coming.

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

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 17th day of April, A.D. 2023.



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

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