



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, May 3, 2023

6:30 p.m.

### MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

*(Tentative & Subject to Change)*

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES – April 5, 2023

#### 4. SIGN PERMIT REVIEW

- a) Case A-17-2023 – Sign Permit Review – 35 E. First Street – Fuller House – Installation of One (1) Wall Sign

#### 5. PUBLIC MEETINGS

- a) Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

#### 6. PUBLIC COMMENT

#### 7. NEW BUSINESS

#### 8. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Robbins Park Historic District Gateway Signs

#### 9. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

**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:

<b>AYES:</b>	Commissioners Gonzalez, Braden, Haarlow, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	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:

<b>AYES:</b>	Commissioners Gonzalez, Braden, Haarlow, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	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:

<b>AYES:</b>	Commissioners Gonzalez and Chairman Bohnen		
<b>NAYS:</b>	Commissioners	Braden	and Haarlow
<b>ABSTAIN:</b>	None		
<b>ABSENT:</b>	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:

<b>AYES:</b>	Commissioners Braden and Haarlow and Chairman Bohnen	
<b>NAYS:</b>	Commissioner	Gonzalez
<b>ABSTAIN:</b>	None	
<b>ABSENT:</b>	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:

<b>AYES:</b>	Commissioners Gonzalez, Braden, Haarlow, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	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 reconsider 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 150<sup>th</sup> 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.



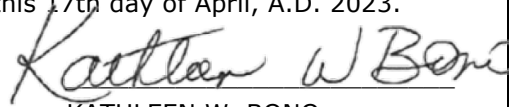
<p style="text-align: right;">67</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner.</p> <p>3 _____</p> <p>4</p> <p>5 CHAIRMAN BOHNNEN: We are in the midst</p> <p>6 of having public hearings about getting our</p> <p>7 lists together of the homes in town that are</p> <p>8 being considered for the incentives that we have</p> <p>9 designed in the master overlay district.</p> <p>10 So we will start opening the public</p> <p>11 hearing. If anybody is going to speak tonight</p> <p>12 at the public hearings, would you mind standing</p> <p>13 now and be sworn in, please.</p> <p>14 (Oath administered en masse.)</p> <p>15 Thank you. So our first is Case</p> <p>16 HPC-1-2023, consideration of properties for</p> <p>17 inclusion on the historically significant</p> <p>18 structures property list in the historic overlay</p> <p>19 district.</p> <p>20 At the February 1st meeting the HPC</p> <p>21 voted to continue the public hearing for the</p> <p>22 consideration of the property at 309 East</p>	<p style="text-align: right;">69</p> <p>1 list in the historic overlay district.</p> <p>2 MS. BRADEN: Second.</p> <p>3 CHAIRMAN BOHNNEN: Roll call vote,</p> <p>4 please.</p> <p>5 MS. SALMON: Commissioner Gonzalez?</p> <p>6 MR. GONZALEZ: Aye.</p> <p>7 MS. SALMON: Commissioner Braden?</p> <p>8 MS. BRADEN: Aye.</p> <p>9 MS. SALMON: Commissioner Haarlow?</p> <p>10 MR. HAARLOW: Aye.</p> <p>11 MS. SALMON: Chairman Bohnen?</p> <p>12 CHAIRMAN BOHNNEN: Aye. Okay. Motion</p> <p>13 carried.</p> <p>14 We are sworn in. Staff, the</p> <p>15 village planner, can provide a brief overview of</p> <p>16 the additional information on the house.</p> <p>17 MS. SALMON: Okay. So since that last</p> <p>18 meeting, we went back, contacted the historical</p> <p>19 society, searched through our building permit</p> <p>20 archives and tried to find any additional</p> <p>21 information on this house.</p> <p>22 This was the survey sheet that was</p>
<p style="text-align: right;">68</p> <p>1 Chicago Avenue to the meeting on March 1st</p> <p>2 regarding recent substantial renovations to the</p> <p>3 house. The HPC requested additional information</p> <p>4 be provided at this meeting to help determine</p> <p>5 the criteria in Section 14-7-3(b) of the village</p> <p>6 code are met to include the house on the list.</p> <p>7 Due to a lack of a quorum on</p> <p>8 March 1st, the preservation meeting, the public</p> <p>9 hearing, has been rescheduled to this meeting on</p> <p>10 April 5th. At this meeting we will review the</p> <p>11 additional information collected on 309 East</p> <p>12 Chicago Avenue.</p> <p>13 So who would like to come and talk</p> <p>14 to us about this?</p> <p>15 MS. SALMON: Can we have a motion to</p> <p>16 open the public hearing?</p> <p>17 CHAIRMAN BOHNNEN: I'm sorry. Motion to</p> <p>18 open the public hearing.</p> <p>19 MR. HAARLOW: I'll move to open the</p> <p>20 public hearing for Case HPC-3-2023,</p> <p>21 consideration of properties for inclusion on the</p> <p>22 historically significant structures property</p>	<p style="text-align: right;">70</p> <p>1 included in your packet as well as the last</p> <p>2 packet that kind of brought -- with the historic</p> <p>3 assessment from the Robbins Park I survey in</p> <p>4 2002. That kind of shows what the house</p> <p>5 previously looked like and the garage. The</p> <p>6 survey did classify this home as contributing to</p> <p>7 the historic district if it was ever included in</p> <p>8 the historic district. Of course, this house is</p> <p>9 right outside of our Robbins Park historic</p> <p>10 district though.</p> <p>11 We also contacted the property</p> <p>12 owner to see what information we can get on the</p> <p>13 proposed changes to the house and she has</p> <p>14 provided us with this rendering, which is a</p> <p>15 little skewed, so if you want to take a look at</p> <p>16 the paper in your packet as well. For some</p> <p>17 reason it's making everything look a little</p> <p>18 wider on the TV.</p> <p>19 The homeowner did give us the</p> <p>20 elevation drawings as well. We found out that</p> <p>21 the house is estimated to be built in the 1890s</p> <p>22 and we are unsure if that stucco plating that</p>

<p style="text-align: center;">71</p> <p>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.</p> <p>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.</p> <p>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</p>	<p style="text-align: center;">73</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p style="text-align: center;">72</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p style="text-align: center;">74</p> <p>1 MR. HAARLOW: They are in the memo  2 dated March 31.</p> <p>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.</p> <p>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.</p> <p>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</p>

<p style="text-align: center;">75</p> <p>1 our last hearing?</p> <p>2 MS. SALMON: Yes. So they did provide</p> <p>3 me some feedback here and I think they were just</p> <p>4 concerned about the precedent setting as well as</p> <p>5 maintaining the historic streetscapes and</p> <p>6 without a lot of information on this house, it's</p> <p>7 hard to know what was changed or if it was</p> <p>8 historically appropriate.</p> <p>9 MS. BRADEN: I'm torn on this. I</p> <p>10 really, in my opinion, the overarching in here</p> <p>11 as they did save an old home and I see some</p> <p>12 contributing structures that were Victorian and</p> <p>13 then more into Greek Revival and so I don't know</p> <p>14 if we can accurately say that -- and again, I</p> <p>15 know this isn't a set style, but we are looking</p> <p>16 at so many contributing structures that have</p> <p>17 more. You know, the porch came off in the 20 --</p> <p>18 505 South County Line, which is one of our most</p> <p>19 historic homes was altered significantly by the</p> <p>20 time it was built and, you know, two decades</p> <p>21 later. I appreciate that they saved the home</p> <p>22 and they could have easily torn it down.</p>	<p style="text-align: center;">77</p> <p>1 There is now plenty of records now</p> <p>2 that are being maintained moving forward that</p> <p>3 enable us to at least have some records as</p> <p>4 opposed to no records. So I think the owners</p> <p>5 have made a fairly strong effort. So that's my</p> <p>6 thought.</p> <p>7 MS. BRADEN: Now reviewing this</p> <p>8 criteria, it would be a slam dunk for No. 3 if</p> <p>9 it was a historic style that we could pinpoint</p> <p>10 and it's obviously not.</p> <p>11 MR. HAARLOW: I think that's part of</p> <p>12 what I find challenging. I mean, when you look</p> <p>13 at the photos from October of '19, there's no</p> <p>14 question we would have approved that. The</p> <p>15 changes they have made and they did keep the</p> <p>16 dormer and the facade is largely the same</p> <p>17 structurally, they did remove -- I mean, they</p> <p>18 altered the porch. They took off the top of the</p> <p>19 chimney. So the changes that they made are not</p> <p>20 enhancing or preserving the historic character</p> <p>21 in my opinion which decreased it.</p> <p>22 When you look at the criteria, I</p>
<p style="text-align: center;">76</p> <p>1 I understand that my fellow</p> <p>2 commissioners' feedback that the style isn't</p> <p>3 necessarily one that we can classify as historic</p> <p>4 just looking at it on paper, however, comparing</p> <p>5 side by side this photo here when it was stucco</p> <p>6 to the photo now, while there are significant</p> <p>7 changes, I do appreciate that they saved it.</p> <p>8 I'm trying to convey that and that's the best</p> <p>9 way.</p> <p>10 MR. GONZALEZ: I'd like to add that</p> <p>11 there was an effort to maintain the home, it</p> <p>12 wasn't just a complete knockdown. And I think</p> <p>13 from my personal opinion, I think there was some</p> <p>14 effort to maintain at least the interior of the</p> <p>15 structure itself rather than just bringing in</p> <p>16 the wrecking ball.</p> <p>17 So I don't want to limit</p> <p>18 individuals that want to modernize an older home</p> <p>19 to satisfy certain criteria that it could be --</p> <p>20 sometimes it could be rigid, we are trying to be</p> <p>21 somewhat flexible. I side more to the sense</p> <p>22 that it is a contributing home.</p>	<p style="text-align: center;">78</p> <p>1 think the only criteria that is even potentially</p> <p>2 relevant is No. 3. 1, 2, 4 and 5 are clearly</p> <p>3 not. No. 6 is the other one that's really broad</p> <p>4 in general, is a source of civic pride or</p> <p>5 identity for the community. I don't see that</p> <p>6 either.</p> <p>7 And so then we come to No. 3,</p> <p>8 embodies the distinctive characteristics of a</p> <p>9 type, period, or method of construction or</p> <p>10 represents the work of a master, or possesses</p> <p>11 high artistic values, or that represents a</p> <p>12 significant and distinguishable entity whose</p> <p>13 components may lack individual distinction.</p> <p>14 MS. BRADEN: Frank, in your opinion</p> <p>15 looking at the photos that we have on file, the</p> <p>16 earliest photos, what style would you categorize</p> <p>17 that?</p> <p>18 MR. GONZALEZ: That's a tricky question</p> <p>19 because the home is approximately, what, 1900?</p> <p>20 MS. SALMON: The one survey said -- so</p> <p>21 this Robbins Park II Survey, the sheets here,</p> <p>22 they estimated 1890s. Downers Grove Township</p>

<p style="text-align: center;">79</p> <p>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</p>	<p style="text-align: center;">81</p> <p>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</p>
<p style="text-align: center;">80</p> <p>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</p>	<p style="text-align: center;">82</p> <p>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 criterions 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</p>

<p style="text-align: center;">83</p> <p>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</p>	<p style="text-align: center;">85</p> <p>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</p>
<p style="text-align: center;">84</p> <p>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</p>	<p style="text-align: center;">86</p> <p>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.</p>

<p style="text-align: center;">87</p> <p>1 MS. BRADEN: Second.</p> <p>2 CHAIRMAN BOHNEN: Roll call vote,</p> <p>3 please.</p> <p>4 MS. SALMON: Commissioner Gonzalez?</p> <p>5 MR. GONZALEZ: Aye.</p> <p>6 MS. SALMON: Commissioner Braden?</p> <p>7 MS. BRADEN: Aye.</p> <p>8 MS. SALMON: Commissioner Haarlow?</p> <p>9 MR. HAARLOW: Aye.</p> <p>10 MS. SALMON: Chairman Bohnen?</p> <p>11 CHAIRMAN BOHNEN: Aye. Okay. Motion</p> <p>12 carries.</p> <p>13 MS. SALMON: Do you guys feel</p> <p>14 comfortable voting? So you can either do the</p> <p>15 positive motion and vote aye or nay if you agree</p> <p>16 with it and if you still think you need more</p> <p>17 time, you can continue it to the next meeting as</p> <p>18 well. I'm not sure what else we can uncover but</p> <p>19 we are missing some commissioners.</p> <p>20 As a reminder, this would go to the</p> <p>21 village board for final approval. So in this</p> <p>22 case, we are recommending the motion.</p>	<p style="text-align: center;">89</p> <p>1 please.</p> <p>2 MS. SALMON: Commissioner Gonzalez?</p> <p>3 MR. GONZALEZ: Aye.</p> <p>4 MS. SALMON: Commissioner Braden?</p> <p>5 MS. BRADEN: Aye.</p> <p>6 MS. SALMON: Commissioner Haarlow?</p> <p>7 MR. HAARLOW: Aye.</p> <p>8 MS. SALMON: Chairman Bohnen?</p> <p>9 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>10 (WHICH, were all of the</p> <p>11 proceedings had, evidence</p> <p>12 offered or received in the</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: center;">88</p> <p>1 CHAIRMAN BOHNEN: Again, for a matter</p> <p>2 of discussion, we are short three commissioners.</p> <p>3 It's going to go to the board for final</p> <p>4 determination. We have had a small amount of</p> <p>5 conversation prior to this hearing and there</p> <p>6 were different opinions perhaps.</p> <p>7 Do you want to make a determination</p> <p>8 now, pass it along, or do you want to wait and</p> <p>9 get more members of the board to weigh on</p> <p>10 whether we pass it along or not?</p> <p>11 (No response.)</p> <p>12 Hearing none, do we have a motion</p> <p>13 for the recommendation to the village board?</p> <p>14 MR. GONZALEZ: I move to recommend to</p> <p>15 the village board approval of 309 East Chicago</p> <p>16 Avenue for inclusion on the historically</p> <p>17 significant structures property list in the</p> <p>18 historic overlay district under Case HPC-1-2023.</p> <p>19 CHAIRMAN BOHNEN: Is there a second,</p> <p>20 please.</p> <p>21 MS. BRADEN: Second.</p> <p>22 CHAIRMAN BOHNEN: Roll call vote,</p>	<p style="text-align: center;">90</p> <p>STATE OF ILLINOIS )</p> <p style="text-align: center;">) ss:</p> <p>COUNTY OF DU PAGE )</p> <p>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.</p> <p>IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 17th day of April, A.D. 2023.</p> <p style="text-align: right;"> KATHLEEN W. BONO C.S.R. No. 84-1423 Notary Public, DuPage County</p>

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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.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner.</p> <p>3 _____</p> <p>4</p> <p>5 MS. SALMON: Now we will move on to</p> <p>6 Case HPC-4. This is our second round of</p> <p>7 properties for inclusion on our historically</p> <p>8 significant structures list and we can move to</p> <p>9 open the public hearing.</p> <p>10 CHAIRMAN BOHNEN: We are going to move</p> <p>11 to the next case HPC-4-2023. We will open the</p> <p>12 public hearing. Consideration of properties for</p> <p>13 inclusion on the historically significant</p> <p>14 structures property list in the historic overlay</p> <p>15 district.</p> <p>16 MS. BRADEN: I move to open the public</p> <p>17 hearing for case HPC-4-2023, consideration of</p> <p>18 properties for inclusion on the historically</p> <p>19 significant structures property list in the</p> <p>20 historic overlay district.</p> <p>21 MR. HAARLOW: Second.</p> <p>22 MS. SALMON: Commissioner Gonzalez?</p>	<p style="text-align: center;">4</p> <p>1 collectively subject to after we see if anyone</p> <p>2 else in the audience wants to speak on this</p> <p>3 matter and then we will go one by one and we can</p> <p>4 review them individually and the Historic</p> <p>5 Preservation Commission will determine if at</p> <p>6 least one criteria is met.</p> <p>7 We will do the same format as we</p> <p>8 did for the first round of properties last time.</p> <p>9 If there's any questions, I'm happy to answer</p> <p>10 anything in the meantime.</p> <p>11 I'm not sure, Chairman Bohnen, if</p> <p>12 you would like to open it up to see if there's</p> <p>13 any members of the audience that would like to</p> <p>14 speak now that we have the public hearing open.</p> <p>15 CHAIRMAN BOHNEN: So we are now going</p> <p>16 to consider these 14 properties here in the</p> <p>17 second round.</p> <p>18 MS. SALMON: Correct. Before I go into</p> <p>19 each one, if there's any members of the public</p> <p>20 that would like to speak, we can have them come</p> <p>21 up as well.</p> <p>22 CHAIRMAN BOHNEN: Okay. Anyone in the</p>
<p style="text-align: center;">3</p> <p>1 MR. GONZALEZ: Aye.</p> <p>2 MS. SALMON: Commissioner Braden?</p> <p>3 MS. BRADEN: Aye.</p> <p>4 MS. SALMON: Commissioner Haarlow?</p> <p>5 MR. HAARLOW: Aye.</p> <p>6 MS. SALMON: Chairman Bohnen?</p> <p>7 CHAIRMAN BOHNEN: Aye.</p> <p>8 MS. SALMON: So I'm happy to kind of</p> <p>9 give an overview. This will be our second round</p> <p>10 two for consideration for properties in the</p> <p>11 historically significant structures list.</p> <p>12 We have 14 additional properties</p> <p>13 that have been requested to be added to our list</p> <p>14 and we are already working on round three so we</p> <p>15 have gotten a lot of interest which is really</p> <p>16 fantastic.</p> <p>17 Two of these properties are located</p> <p>18 in Cook County. Twelve of them are located in</p> <p>19 DuPage County and we have as much information as</p> <p>20 we could find on each of these properties within</p> <p>21 the time frame that are -- the details are in</p> <p>22 Exhibit 2, which we will go through one by one</p>	<p style="text-align: center;">5</p> <p>1 audience wishes to speak to this matter in</p> <p>2 general regarding any properties, please stand,</p> <p>3 raise your right hand and be sworn in.</p> <p>4 (Mr. Jonathan Temps was</p> <p>5 administered the oath.)</p> <p>6 MR. TEMPS: Jonathan Temps. I enjoy</p> <p>7 the opportunity to speak when we arrive at my</p> <p>8 home, 718.</p> <p>9 MS. SALMON: Jonathan, do you want to</p> <p>10 go up to the podium and speak now.</p> <p>11 CHAIRMAN BOHNEN: 718 South Lincoln?</p> <p>12 MR. TEMPS: Correct. I'd be delighted</p> <p>13 to answer any questions that any member of the</p> <p>14 commission has when they review the particulars</p> <p>15 of the house, but I would mention, I think at</p> <p>16 the risk of boring John and Alexis, who heard me</p> <p>17 speak at the last meeting, I would mention that</p> <p>18 we purchased the house specifically because it</p> <p>19 was old. We have begun the process, some of the</p> <p>20 structural restoration. We rebuilt the chimneys</p> <p>21 of the house using sort of period appropriate</p> <p>22 brick.</p>

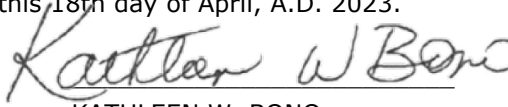
<p style="text-align: center;">6</p> <p>1 We had an incident a couple of</p> <p>2 years ago that resulted in significant damage to</p> <p>3 the family room. We have restored that room</p> <p>4 with replicated rosettes and trim from the</p> <p>5 original house. So we have been working</p> <p>6 diligently with Catie Knoebel and the team at</p> <p>7 HomeCrafters to sort of treat the house with the</p> <p>8 historical respect that we think it deserves.</p> <p>9 We plan on staying in it for at</p> <p>10 least as long as we are in Hinsdale and hope to</p> <p>11 leave it to our son so he may do with it what he</p> <p>12 wishes, but should he choose to raise his family</p> <p>13 here, he can raise his family in that home as</p> <p>14 well.</p> <p>15 And I would note, lastly, that if</p> <p>16 anyone would like to come by and see the 16-inch</p> <p>17 masonry walls that are in the basement, I expect</p> <p>18 my house will be standing long after most of my</p> <p>19 neighbors' houses have fallen down. So thank</p> <p>20 you very much.</p> <p>21 MR. HAARLOW: Mr. Temps, this is 718</p> <p>22 South Lincoln?</p>	<p style="text-align: center;">8</p> <p>1 CHAIRMAN BOHNEN: I agree.</p> <p>2 MR. HAARLOW: Agree. That's a no-</p> <p>3 brainer.</p> <p>4 MR. GONZALEZ: Agree.</p> <p>5 MR. SALMON: Any other comments on 137</p> <p>6 North Clay?</p> <p>7 (No response.)</p> <p>8 We will go to No. 2. The next</p> <p>9 property on our list is 15 South Clay Street.</p> <p>10 This property is used by the Hinsdale Historical</p> <p>11 Society. It's located within a village park.</p> <p>12 Obviously, a designated landmark, designated in</p> <p>13 2002, and we have quite a bit of history on this</p> <p>14 property as well that was included to the point</p> <p>15 where I had to scale back some of it.</p> <p>16 MR. HAARLOW: Well certainly criterion</p> <p>17 5 and 3. Again, this one is a no-brainer.</p> <p>18 MS. BRADEN: Maybe 6 as well.</p> <p>19 MR. HAARLOW: Yes. Absolutely.</p> <p>20 MR. GONZALEZ: Yes. Definitely.</p> <p>21 MS. SALMON: So Nos. 3, 5 and 6.</p> <p>22 The next property up for</p>
<p style="text-align: center;">7</p> <p>1 MR. TEMPS: That's correct. Yes.</p> <p>2 MS. BRADEN: So, now, Bethany are we</p> <p>3 going back to our first home, 137 North Clay?</p> <p>4 MS. SALMON: Yes. So we can go through</p> <p>5 item by item if there's any questions along the</p> <p>6 way. Once again, the computer, the TV screen is</p> <p>7 kind of widening everything for some reason so</p> <p>8 just know that everything is wider right now.</p> <p>9 Okay.</p> <p>10 The first property up for</p> <p>11 consideration is 137 North Clay Street. So this</p> <p>12 property we did have some historic survey sheets</p> <p>13 on and then significant additional information</p> <p>14 was provided by the homeowner for inclusion in</p> <p>15 the packet and then this house was referenced in</p> <p>16 the "Hinsdale's Historic Homes and People Who</p> <p>17 Lived in Them", Volume 1 by Mary Sterling. So</p> <p>18 we have a lot of information on this house that</p> <p>19 was included.</p> <p>20 MS. BRADEN: In my opinion this is a</p> <p>21 No. 2 fits the bill perfectly given Stough and</p> <p>22 his significance to the village.</p>	<p style="text-align: center;">9</p> <p>1 consideration is 321 South County Line Road.</p> <p>2 This property was also in "Hinsdale's Historic</p> <p>3 Homes and People Who Lived in Them", Volume 2 by</p> <p>4 Mary Sterling, was rated historically</p> <p>5 significant and we did get a little bit more</p> <p>6 information from the historical society and the</p> <p>7 property owner on this house.</p> <p>8 The historical society did tell us</p> <p>9 that -- gave us a little bit more information on</p> <p>10 the back but didn't give us the documentation so</p> <p>11 if we needed that, we can always get more</p> <p>12 information. They do have a list of all the</p> <p>13 past owners on record and then there's quite a</p> <p>14 bit of a write up on who lived in the house from</p> <p>15 Mary Sterling's book.</p> <p>16 MS. BRADEN: I would say No. 3 given</p> <p>17 it's a Victorian. No. 2, Joel Tiffany's</p> <p>18 grandson who was the first village president.</p> <p>19 MR. HAARLOW: I would also say</p> <p>20 criterion 5 because it was the first house in</p> <p>21 the Highlands subdivision.</p> <p>22 MR. GONZALEZ: I'd say No. 6 too.</p>



<p style="text-align: right;">10</p> <p>1 MS. BRADEN: Right.</p> <p>2 MS. SALMON: Okay.</p> <p>3 The next property up for</p> <p>4 consideration is 329 South County Line Road.</p> <p>5 This is right next door to the house you were</p> <p>6 just looking at. It was rated historically</p> <p>7 significant in our 1999 survey.</p> <p>8 We had limited information on this</p> <p>9 house from the historical society and from past</p> <p>10 records just trying to figure out information</p> <p>11 for it but they did do a large addition that did</p> <p>12 match the existing architecture of the house.</p> <p>13 MS. BRADEN: No. 3, Tudor Revival.</p> <p>14 MS. SALMON: Any additional comments?</p> <p>15 MR. HAARLOW: Bethany, only that it was</p> <p>16 listed in the Robbins Park Historic District on</p> <p>17 the back of that sheet but it's not, right, it's</p> <p>18 on the other side of County Line?</p> <p>19 MS. SALMON: Correct. Exactly.</p> <p>20 So just to remind everyone, when</p> <p>21 the Reconnaissance Survey from 1999 was done, it</p> <p>22 was basically the foundation that set up how</p>	<p style="text-align: right;">12</p> <p>1 MS. BRADEN: I'd say No. 3 again. In</p> <p>2 my research a few years back I believe this is</p> <p>3 the only Romanesque style architecture in town.</p> <p>4 MS. SALMON: Correct. And I believe</p> <p>5 that's what it does say, I believe, in the</p> <p>6 Robbins Park I survey as well. It is certainly</p> <p>7 in the historical district.</p> <p>8 MR. HAARLOW: Right, there's a</p> <p>9 Romanesque with the rustic heated stone west of</p> <p>10 (inaudible) but that's new. I would say also</p> <p>11 criterion</p> <p>12 No. 6.</p> <p>13 John, isn't this the house where</p> <p>14 Backdraft was filmed?</p> <p>15 MS. BRADEN: Yes.</p> <p>16 MR. HAARLOW: I have had people who saw</p> <p>17 that movie, Isn't that in your hometown?</p> <p>18 MS. SALMON: The next house on the list</p> <p>19 up for consideration 117 North Garfield. If you</p> <p>20 take a look in your packet, it was considered</p> <p>21 contributing for our North East Hinsdale Survey</p> <p>22 in 2006 and then the homeowner did get from the</p>
<p style="text-align: right;">11</p> <p>1 those other subset of surveys were done later on</p> <p>2 and it was originally supposed to be potentially</p> <p>3 included in those but money was probably tight</p> <p>4 or there wasn't enough time that anything on the</p> <p>5 east side of County Line was never individually</p> <p>6 surveyed later on.</p> <p>7 MR. HAARLOW: And now all that's in the</p> <p>8 record. Thank you.</p> <p>9 MS. SALMON: We actually have the</p> <p>10 hardest time finding information on properties</p> <p>11 east of County Line because of that, but it was</p> <p>12 originally supposed to be included in the</p> <p>13 historic district. Okay.</p> <p>14 The next property up for</p> <p>15 consideration is 306 East First Street. This</p> <p>16 house was rated significant in our 1999</p> <p>17 Reconnaissance Survey, our Robbins Park I</p> <p>18 Survey, it is in the Robbins Park Historic</p> <p>19 District and there is reference in Mary Sterling</p> <p>20 Volume 1. The historical society has a lot more</p> <p>21 information on this house but we had enough here</p> <p>22 that we chose not to include it.</p>	<p style="text-align: right;">13</p> <p>1 Hinsdale Historical Society, they gave some</p> <p>2 photos of the house that they had, unfortunately,</p> <p>3 they are not dated, but they are very similar to</p> <p>4 what the house is right now.</p> <p>5 The only way we can really decide I</p> <p>6 guess what the dates of the house are from is at</p> <p>7 the bottom picture you can kind of see an old</p> <p>8 car in it, so they were trying to guesstimate</p> <p>9 when this photo might be from but we really</p> <p>10 don't know but it is pretty true to whenever</p> <p>11 that photo was taken.</p> <p>12 MS. BRADEN: Frank, what style is this?</p> <p>13 MR. GONZALEZ: I knew somebody was</p> <p>14 going to ask me that. I have no idea.</p> <p>15 CHAIRMAN BOHNEN: It was modified.</p> <p>16 MR. GONZALEZ: It was certainly</p> <p>17 modified. I don't know if that siding in the</p> <p>18 front like at the top of the third floor was</p> <p>19 actually original, it doesn't look like it.</p> <p>20 MS. BRADEN: But the roofline.</p> <p>21 MR. GONZALEZ: The roofline is the</p> <p>22 same. Call it a farmhouse.</p>

<p style="text-align: center;">14</p> <p>1 MS. BRADEN: A Belgium farmhouse.</p> <p>2 MR. GONZALEZ: Sure. Yes, it could be.</p> <p>3 Certainly it could, yes.</p> <p>4 MS. SALMON: The survey classified this</p> <p>5 as a shingle style because it probably did have</p> <p>6 some replacement siding at some point and might</p> <p>7 have had a little more of a decorative detail in</p> <p>8 that top gambrel gable area.</p> <p>9 MR. HAARLOW: Well, certainly No. 3. I</p> <p>10 do know that not the current owners but the</p> <p>11 prior owners made a point of restoring the porch</p> <p>12 to keep it that way and most of the houses on</p> <p>13 that block, except for the one immediately to</p> <p>14 the north of it, have that front porch, and so</p> <p>15 it's definitely part of that streetscape as well</p> <p>16 and Dennis Parsons has done a couple of houses</p> <p>17 on that block as well in the last 25 years and</p> <p>18 they all have front porches too.</p> <p>19 MS. BRADEN: I agree with No. 3.</p> <p>20 MS. SALMON: Okay.</p> <p>21 The next house up for consideration</p> <p>22 is 735 South Garfield Avenue. This house is</p>	<p style="text-align: center;">16</p> <p>1 Places. This is another property where I did</p> <p>2 have to scale back the amount of information we</p> <p>3 have on this property.</p> <p>4 MS. BRADEN: I would say definitely</p> <p>5 No. 3, No. 6 for civic pride, as well as No. 5.</p> <p>6 This was the center of a big shift</p> <p>7 in preservation in Hinsdale and a lot of special</p> <p>8 people banded together to save this, including</p> <p>9 one, Mrs. Bohnen saved this church.</p> <p>10 MS. SALMON: Okay. No. 3, No. 5 and</p> <p>11 No. 6.</p> <p>12 The next house up for consideration</p> <p>13 is 718 South Lincoln Street. This property, per</p> <p>14 our 1999 survey, was potentially contributing.</p> <p>15 It was just outside the boundaries of some of</p> <p>16 the surveys that were done after but we were</p> <p>17 lucky, as you heard from the homeowner earlier</p> <p>18 during the public hearing, that we have had</p> <p>19 additional information provided by them as well</p> <p>20 as the historical society so that is included in</p> <p>21 the packet for review.</p> <p>22 I will say that they did give us an</p>
<p style="text-align: center;">15</p> <p>1 also designated historic local landmark and it</p> <p>2 was rated significant on our past historic</p> <p>3 surveys and it was also designed by William</p> <p>4 Barfield who has done quite a few buildings in</p> <p>5 Hinsdale.</p> <p>6 MR. GONZALEZ: You can say 3.</p> <p>7 MR. HAARLOW: For several reasons, yes.</p> <p>8 MR. GONZALEZ: Right. Well, 4.</p> <p>9 MS. BRADEN: Sure.</p> <p>10 MR. GONZALEZ: It's a no-brainer.</p> <p>11 MS. SALMON: Okay. Criteria 3 and 4.</p> <p>12 MR. GONZALEZ: Yes.</p> <p>13 MS. SALMON: The next house or the next</p> <p>14 property up for consideration is 302 South Grant</p> <p>15 Street.</p> <p>16 This property is formerly the</p> <p>17 Immanuel Evangelical Church now formally called</p> <p>18 Immanuel Hall. That is where the Hinsdale</p> <p>19 Historical Society operates their archives out</p> <p>20 of. It is also a designated landmark. It's</p> <p>21 rated significant on our past surveys and it is</p> <p>22 listed on the National Register of Historic</p>	<p style="text-align: center;">17</p> <p>1 old photo, which you can kind of see here, and I</p> <p>2 suspect just looking at this photo, this is</p> <p>3 probably not even the oldest photo on the house</p> <p>4 available but we do anticipate it was built</p> <p>5 somewhere between 1890 and 1903.</p> <p>6 MR. HAARLOW: Certainly No. 3.</p> <p>7 MS. BRADEN: Okay. No. 3.</p> <p>8 MR. GONZALEZ: Yes.</p> <p>9 MS. SALMON: Okay.</p> <p>10 The next house up for consideration</p> <p>11 is 121 South Monroe Street. This is another</p> <p>12 property where we had not found anything</p> <p>13 included in past historic surveys. It wasn't in</p> <p>14 the Reconnaissance Survey. It wasn't in any of</p> <p>15 the other surveys that have been done, it's just</p> <p>16 outside of some of the more subset surveys.</p> <p>17 We did get additional information</p> <p>18 by the homeowner and based on that information</p> <p>19 we think the house was built probably between</p> <p>20 1909 and 1910. They did have some research that</p> <p>21 was done by the Hinsdale Historical Society</p> <p>22 where they kind of tracked who the subsequent</p>

<p style="text-align: right;">18</p> <p>1 owners were, ownership and kind of some</p> <p>2 background that was included here but we</p> <p>3 couldn't find much more out in village files.</p> <p>4 I did pull the -- the last page is</p> <p>5 the information by the Downers Grove Township</p> <p>6 Assessor's office where they have kind of</p> <p>7 tracked in their assessment this is the best we</p> <p>8 can find of what they think has been changed to</p> <p>9 the building since and it does look like the</p> <p>10 front porch maybe was changed at one point.</p> <p>11 Looks like it was original front porch in the</p> <p>12 late 1800s when it may have been constructed and</p> <p>13 that was rebuilt or maybe resided in 2011.</p> <p>14 MR. GONZALEZ: It says Tudor Revival.</p> <p>15 I see it more Romanesque by just the shape, the</p> <p>16 pitch on the roof. Tudor's are very easy to</p> <p>17 identify.</p> <p>18 MS. SALMON: That might be a typo.</p> <p>19 MR. GONZALEZ: It might be Romanesque</p> <p>20 Revival, simplistic Romanesque.</p> <p>21 MS. SALMON: That's a typo.</p> <p>22 MR. HAARLOW: No. 3.</p>	<p style="text-align: right;">20</p> <p>1 this project and I know the owner spent</p> <p>2 significant time and was very helpful on</p> <p>3 renovating this home.</p> <p>4 MR. HAARLOW: No. 3.</p> <p>5 MS. SALMON: The next house up for</p> <p>6 consideration is 108 East Walnut Street. The</p> <p>7 Reconnaissance Survey called this house</p> <p>8 significant. A different survey called it</p> <p>9 potentially significant. It's got a French</p> <p>10 Eclectic style and we kind of tried to pull as</p> <p>11 much information as we had on this.</p> <p>12 It's unclear why the second survey</p> <p>13 called it potentially significant, they didn't</p> <p>14 quite cite why, and in talking with the</p> <p>15 homeowner, we couldn't quite figure it out</p> <p>16 either. It might have to do with this rear</p> <p>17 addition. But there weren't significant changes</p> <p>18 because it does appear that that garage may have</p> <p>19 always been there. So we are not a hundred</p> <p>20 percent sure. And the rear addition is</p> <p>21 invisible from the street so it's unclear.</p> <p>22 MS. BRADEN: No. 3.</p>
<p style="text-align: right;">19</p> <p>1 MR. GONZALEZ: Yes.</p> <p>2 MS. BRADEN: I'm good with No. 3.</p> <p>3 MS. SALMON: Okay.</p> <p>4 The next home up for consideration</p> <p>5 is 17 East Seventh Street. This is rated</p> <p>6 significant on our past surveys. It's a French</p> <p>7 Eclectic style built maybe around 1935.</p> <p>8 MS. BRADEN: No. 3.</p> <p>9 MS. SALMON: No. 3. Okay.</p> <p>10 MR. GONZALEZ: Yes, 3 is fine.</p> <p>11 MS. SALMON: The next home up for</p> <p>12 consideration is 218 East Sixth Street. This</p> <p>13 house is Colonial Revival, was designed by Van</p> <p>14 Gunter &amp; Van Gunter. It's called the John H.</p> <p>15 Crowell house. It was considered contributing</p> <p>16 in both of our past surveys. There is a recent</p> <p>17 rear addition. The current homeowners put quite</p> <p>18 a significant investment in this, it's not</p> <p>19 visible from the street, but they did match the</p> <p>20 historic character of the house.</p> <p>21 MR. GONZALEZ: 3.</p> <p>22 MS. BRADEN: I know the builder who did</p>	<p style="text-align: right;">21</p> <p>1 MS. SALMON: And then the last house up</p> <p>2 for consideration for today is 304 South</p> <p>3 Washington Street. This house is rated</p> <p>4 significant by our past surveys, was included in</p> <p>5 Mary Sterling's Hinsdale historic home book and</p> <p>6 is currently listed for sale.</p> <p>7 MR. HAARLOW: Classic four over four.</p> <p>8 No. 3.</p> <p>9 MS. SALMON: That's all the properties</p> <p>10 for consideration tonight.</p> <p>11 CHAIRMAN BOHNEN: Okay. So motion to</p> <p>12 close the public hearing now. May I have a</p> <p>13 motion, please.</p> <p>14 MR. HAARLOW: I'll move to close public</p> <p>15 hearing for Case HPC-4-2023, consideration of</p> <p>16 properties for inclusion on the historically</p> <p>17 significant properties list in the historic</p> <p>18 overlay district.</p> <p>19 MR. GONZALEZ: Second.</p> <p>20 CHAIRMAN BOHNEN: Roll call vote,</p> <p>21 please.</p> <p>22 MS. SALMON: Commissioner Gonzalez?</p>

<p style="text-align: right;">22</p> <p>1 MR. GONZALEZ: Aye.</p> <p>2 MS. SALMON: Commissioner Braden?</p> <p>3 MS. BRADEN: Aye.</p> <p>4 MS. SALMON: Commissioner Haarlow?</p> <p>5 MR. HAARLOW: Aye.</p> <p>6 MS. SALMON: Chairman Bohnen?</p> <p>7 CHAIRMAN BOHNEN: Aye.</p> <p>8 Do we have a motion for</p> <p>9 recommendation to the village board?</p> <p>10 MR. HAARLOW: I move to recommend to</p> <p>11 the village board approval of the following</p> <p>12 properties for inclusion on the historically</p> <p>13 significant structures property list in the</p> <p>14 historic overlay district, Case HPC-4-2023.</p> <p>15 MS. SALMON: I can read the addresses</p> <p>16 if you'd like me to. We have 137 North Clay</p> <p>17 Street, 15 South Clay Street, 321 South County</p> <p>18 Line Road, 329 South County Line Road, 306 East</p> <p>19 First Street, 117 North Garfield Avenue, 735</p> <p>20 South Garfield Avenue, 302 South Grant Street,</p> <p>21 718 South Lincoln Street, 121 South Monroe</p> <p>22 Street, 17 East Seventh Street, 218 East Sixth</p>	<p style="text-align: right;">24</p> <p>1 hearing. May I have a motion to close.</p> <p>2 MS. SALMON: We already closed the</p> <p>3 public hearing. So we can move on to the next</p> <p>4 item. We have one more public hearing.</p> <p>5 (WHICH, were all of the</p> <p>6 proceedings had, evidence</p> <p>7 offered or received in the</p> <p>8 above entitled cause.)</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">23</p> <p>1 Street, 108 East Walnut Street and 304 South</p> <p>2 Washington Street.</p> <p>3 MS. BRADEN: Bethany, I just think that</p> <p>4 the 218 East Sixth, I believe you said Sixteen</p> <p>5 for the record.</p> <p>6 MS. SALMON: 218 East Sixth Street.</p> <p>7 Thank you.</p> <p>8 CHAIRMAN BOHNEN: May I have a second,</p> <p>9 please.</p> <p>10 MS. BRADEN: Second.</p> <p>11 CHAIRMAN BOHNEN: Roll call vote,</p> <p>12 please.</p> <p>13 MS. SALMON: Commissioner Gonzalez?</p> <p>14 MR. GONZALEZ: Aye.</p> <p>15 MS. SALMON: Commissioner Braden?</p> <p>16 MS. BRADEN: Aye.</p> <p>17 MS. SALMON: Commissioner Haarlow?</p> <p>18 MR. HAARLOW: Aye.</p> <p>19 MS. SALMON: Chairman Bohnen?</p> <p>20 CHAIRMAN BOHNEN: Aye. The motion</p> <p>21 carries.</p> <p>22 Okay. Now we can close the public</p>	<p style="text-align: right;">25</p> <p>STATE OF ILLINOIS )</p> <p style="text-align: center;">) ss:</p> <p>COUNTY OF DU PAGE )</p> <p>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.</p> <p>IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 18th day of April, A.D. 2023.</p> <p style="text-align: center;"></p> <p style="text-align: center;">KATHLEEN W. BONO C.S.R. No. 84-1423 Notary Public, DuPage County</p>

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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.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. PETER CORLUKA, Builder;</p> <p>4 MR. ZACK FAASE, Future Homeowner.</p> <hr/> <p>6 CHAIRMAN BOHNEN: We have 110 East</p> <p>7 Seventh Street. We have to open the public</p> <p>8 hearing now for that.</p> <p>9 MS. SALMON: Correct.</p> <p>10 CHAIRMAN BOHNEN: HPC-5-2023, 110 East</p> <p>11 Seventh Street, an application for a certificate</p> <p>12 of appropriateness to demolish a single-family</p> <p>13 home and construct a new single-family home in</p> <p>14 the Robbins Park Historic District.</p> <p>15 MS. SALMON: We have to vote on opening</p> <p>16 the public hearing first.</p> <p>17 CHAIRMAN BOHNEN: We need a vote.</p> <p>18 Okay.</p> <p>19 Motion to open the public hearing.</p> <p>20 MR. HAARLOW: So moved.</p> <p>21 CHAIRMAN BOHNEN: Second, please.</p> <p>22 MR. GONZALEZ: Second.</p>	<p style="text-align: center;">4</p> <p>1 it was noncontributing per that document and</p> <p>2 then the individual survey sheet from our</p> <p>3 Robbins Park II Survey from 2006 decided the</p> <p>4 same thing. And I believe that's because</p> <p>5 someone has made so many alterations over time</p> <p>6 to this house, that whoever did these surveys in</p> <p>7 the past decided it was no longer contributing,</p> <p>8 it had been altered too much.</p> <p>9 MS. BRADEN: So I think that this goes</p> <p>10 back to my earlier comment that so many of these</p> <p>11 homes have been altered and I think that we do</p> <p>12 need to make a distinction between homes that</p> <p>13 move from a Victorian to a Tudor Revival or a</p> <p>14 home that there's significant alterations and</p> <p>15 maybe we can't classify that style or maybe</p> <p>16 there's many styles within that to Frank's</p> <p>17 point.</p> <p>18 I think any home built, you know,</p> <p>19 in this time period, should be at least</p> <p>20 contributing in the Robbins Park Historic</p> <p>21 District.</p> <p>22 MR. GONZALEZ: I want to add to it. I</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN BOHNEN: Roll call vote,</p> <p>2 please.</p> <p>3 MS. SALMON: Commissioner Gonzalez?</p> <p>4 MR. GONZALEZ: Aye.</p> <p>5 MS. SALMON: Commissioner Braden?</p> <p>6 MS. BRADEN: Aye.</p> <p>7 MS. SALMON: Commissioner Haarlow?</p> <p>8 MR. HAARLOW: Aye.</p> <p>9 MS. SALMON: Chairman Bohnen?</p> <p>10 CHAIRMAN BOHNEN: Aye.</p> <p>11 Now if you would be kind enough to</p> <p>12 approach us.</p> <p>13 MS. BRADEN: Bethany, before we dive</p> <p>14 in, I actually have an admin question on this</p> <p>15 property. It says this home was constructed in</p> <p>16 1886, it's noncontributing. How is that?</p> <p>17 MS. SALMON: So I did include in the</p> <p>18 packet, and it's in the front, like, kind of a</p> <p>19 couple of sheets after the staff report.</p> <p>20 So even the National Register of</p> <p>21 Historic Places nomination form for the Robbins</p> <p>22 Park Historic District, someone had decided that</p>	<p style="text-align: center;">5</p> <p>1 mean, whoever made this suggestion or comment,</p> <p>2 what are their qualifications to make such an</p> <p>3 opinion of that? I mean, are they a historian?</p> <p>4 Do they specialize in historical buildings? Are</p> <p>5 they, I don't know, something that would enable</p> <p>6 us to say, okay, this person understands the</p> <p>7 criteria, or is it just someone that chooses to</p> <p>8 say it's not contributing. Because they most</p> <p>9 likely don't understand the significance of the</p> <p>10 structure.</p> <p>11 It's very easy just to blanket, no,</p> <p>12 it's not contributing. How would they know?</p> <p>13 That's my question. How would they know and</p> <p>14 what's the criterion? Too many of the homes are</p> <p>15 always being addressed that way.</p> <p>16 MS. BRADEN: In my tenure, I don't</p> <p>17 think I have ever seen -- and please, correct me</p> <p>18 if I'm wrong for the record -- a home from this</p> <p>19 era and not being at least contributing.</p> <p>20 MR. GONZALEZ: Most of the people</p> <p>21 aren't even architects. Or at least an engineer</p> <p>22 for that matter, not that they would know any</p>

<p style="text-align: center;">6</p> <p>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</p>	<p style="text-align: center;">8</p> <p>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</p>
<p style="text-align: center;">7</p> <p>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?</p>	<p style="text-align: center;">9</p> <p>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.</p>

<p style="text-align: center;">10</p> <p>1 MR. HAARLOW: Sir, can you tell us what</p> <p>2 the closing date was for this house when you</p> <p>3 purchased it?</p> <p>4 MR. CORLUKA: I can't tell you exactly,</p> <p>5 but approximately we've owned the home for about</p> <p>6 seven months. We purchased it some time middle</p> <p>7 summer of last year.</p> <p>8 MR. HAARLOW: Okay.</p> <p>9 MR. CORLUKA: So getting back to what I</p> <p>10 was saying. When we toured the home, it did</p> <p>11 have some issues inside, structural, foundation</p> <p>12 and so forth. We had a couple of consultants</p> <p>13 come through to take a look at it.</p> <p>14 I reached out to Bethany who</p> <p>15 directed me to Mr. Prisby. He was very familiar</p> <p>16 with the home himself as he looked at trying to</p> <p>17 renovate it possibly for I believe one of the</p> <p>18 previous clients. And again, he drew the</p> <p>19 conclusion with the clients that it wasn't able</p> <p>20 to meet the needs of what everybody was trying</p> <p>21 to accomplish, so they ended up selling that</p> <p>22 home.</p>	<p style="text-align: center;">12</p> <p>1 1926.</p> <p>2 MS. SALMON: And they have verified all</p> <p>3 code requirements and the permit is almost ready</p> <p>4 to issue. They have definitely gone through the</p> <p>5 zoning review and they are meeting the code.</p> <p>6 MR. BRADEN: I think it's a fine home.</p> <p>7 Just looking at the streetscape though, it does</p> <p>8 not fit, especially now that it's forward facing</p> <p>9 to Garfield. These are all historic homes.</p> <p>10 It's a fine home, don't get me</p> <p>11 wrong. It's just hard when you plop it in the</p> <p>12 middle of historic homes and again, we always</p> <p>13 talk about streetscape. Are there any maybe --</p> <p>14 well, I'll let other people --</p> <p>15 MR. GONZALEZ: Well, I mean, it's not</p> <p>16 like they are asking our opinion about the</p> <p>17 design. Is the design final?</p> <p>18 MR. CORLUKA: Correct.</p> <p>19 MR. GONZALEZ: So what do you want me</p> <p>20 to say?</p> <p>21 CHAIRMAN BOHNEN: Well, I guess you can</p> <p>22 go down to Sixth Street, there's a farmhouse</p>
<p style="text-align: center;">11</p> <p>1 From there Mr. Prisby directed me</p> <p>2 to have an open walk-thru for the board to come</p> <p>3 see which I did extend to just kind of view the</p> <p>4 property so I can kind of explain why we thought</p> <p>5 it was a teardown. Ms. Weinberger did show up</p> <p>6 along with Bethany. We kind of toured the</p> <p>7 property, pointed out certain things and that's</p> <p>8 kind of brought us to this point. So we've</p> <p>9 designed a new home. Mr. Faase is here who</p> <p>10 will be the new owner for the new home.</p> <p>11 MS. BRADEN: So this will now be</p> <p>12 forward facing to Garfield?</p> <p>13 MR. CORLUKA: Correct.</p> <p>14 MR. GONZALEZ: Doesn't contribute to</p> <p>15 the streetscape.</p> <p>16 MR. HAARLOW: On the site plan the new</p> <p>17 house is going to sit back significantly further</p> <p>18 from Seventh than the existing structure does.</p> <p>19 I'm assuming, Bethany, that's to meet the corner</p> <p>20 side yard setback requirement?</p> <p>21 MR. CORLUKA: That's correct.</p> <p>22 MR. HAARLOW: This house would predate</p>	<p style="text-align: center;">13</p> <p>1 down there, a new farmhouse that was built, on</p> <p>2 the corner of Sixth and Garfield.</p> <p>3 MR. GONZALEZ: They didn't call in the</p> <p>4 preliminary design for ideas or suggestions.</p> <p>5 CHAIRMAN BOHNEN: Trying to say they</p> <p>6 got out in front of it?</p> <p>7 MR. GONZALEZ: Yes. That's exactly</p> <p>8 what I'm saying.</p> <p>9 MR. HAARLOW: So I think that what</p> <p>10 Commissioner Gonzalez is getting to is that we</p> <p>11 do have a public meeting as a part of this</p> <p>12 meeting later this evening for a house on First</p> <p>13 Street that's a preliminary application for</p> <p>14 certificate. You all didn't do that with us.</p> <p>15 Were you informed that that was an</p> <p>16 option?</p> <p>17 MR. CORLUKA: That what was an option?</p> <p>18 MR. HAARLOW: To have a preliminary</p> <p>19 appropriateness meeting as opposed to a public</p> <p>20 hearing.</p> <p>21 MR. CORLUKA: I believe we had already</p> <p>22 completed the plan when that was part of the new</p>

<p style="text-align: center;">14</p> <p>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</p>	<p style="text-align: center;">16</p> <p>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</p>
<p style="text-align: center;">15</p> <p>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</p>	<p style="text-align: center;">17</p> <p>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.</p>

<p style="text-align: center;">18</p> <p>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.</p>	<p style="text-align: center;">20</p> <p>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.</p>
<p style="text-align: center;">19</p> <p>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</p>	<p style="text-align: center;">21</p> <p>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</p>

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.)

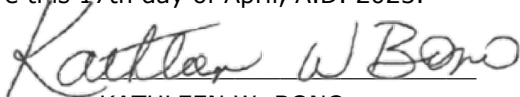
STATE OF ILLINOIS )

) 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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**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

**DATE:** April 28, 2023

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-17-2023 – Sign Permit Review – 35 E. First Street – Fuller House – Installation of One (1) Wall Sign

**FOR:** May 3, 2023 Historic Preservation Commission Meeting

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**Summary**

The Village of Hinsdale received a sign permit application from Fuller House requesting approval to install one (1) new wall sign on the building located at 35 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

The two-story building is situated on an L-shaped lot that fronts both First Street and Garfield Street. The building consists of several tenants, including a restaurant, hardware store, martial arts and fitness studio, and offices. The outdoor patio for Fuller House is located on the adjacent lot at 50 S. Garfield, formerly occupied by a restaurant (Dips & Dogs) that is now currently vacant.

On October 18, 2022, by Ordinance No. O2022-34, the Village Board approved an Exterior Appearance and Site Plan to allow for improvements to the building façade and site. Changes to the façade on First Street include the replacement of five (5) light fixtures on the second floor, installation of wood cladding on the existing stone band above the storefront / entrance, installation of wood planter boxes along the perimeter of the recessed storefront alcove to provide a barrier for the outdoor dining area, and painting on the concrete floor within the entry alcove. The Board approved plans showing the renderings of the front façade, attached for review, show a conceptual wall sign and projecting sign. The applicant has confirmed that a projecting sign is no longer proposed and will not be installed on the building.

**Request and Analysis**

The applicant is requesting to install one (1) halo-lit wall sign on the façade facing First Street. The sign will be mounted on top of the newly installed wood cladding above the storefront windows and entrance. The wall sign consists of illuminated black halo-lit channel letters and will measure 15.1" tall and 14' wide, with an overall sign face area of 17.6 square feet. The wall sign will be smaller in size than the former non-illuminated wall sign approved in 2015, which consisted of painted letters on a wood panel with an overall sign face areas of 33.5 square feet.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five



## MEMORANDUM

(25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

The building has a frontage of 50' facing First Street 50' and 196' facing Garfield Avenue, which would allow for a maximum of 100 square feet of signage on the building. A wall sign for Fuller's Home and Hardware, measuring 34.8 square feet, and a window sign for Hinsdale Fitness Club, measuring 6.5 square feet, are currently located on the building. Combined with the proposed 17.6 square foot sign for Fuller House, the overall signage on the building will measure 58.9 square feet, which is less than the 100 square foot maximum allowed for the entire building.

A rendering has been provided to show what the sign will look like illuminated at night. Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (50) foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

### Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

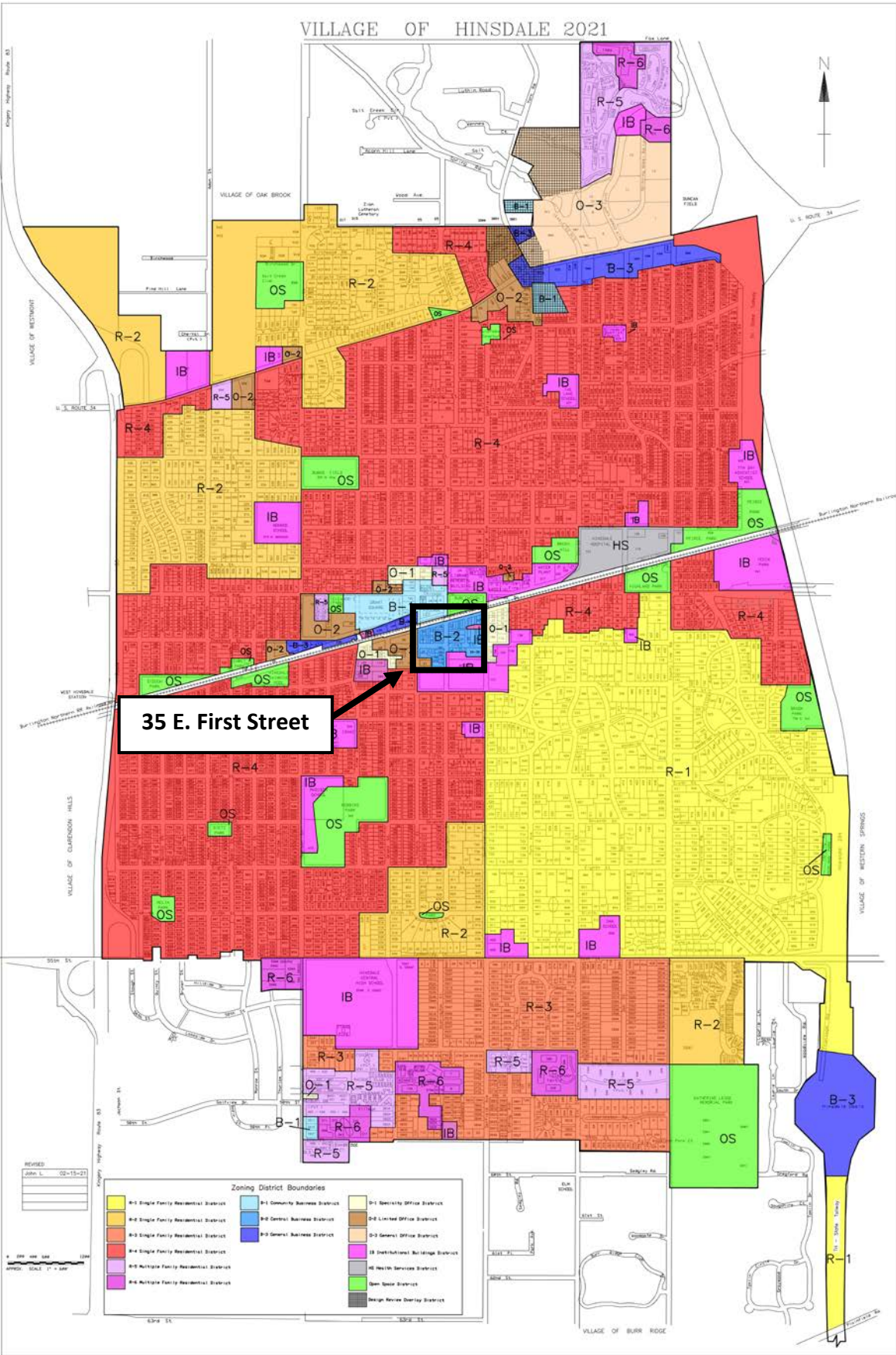
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

### Attachments

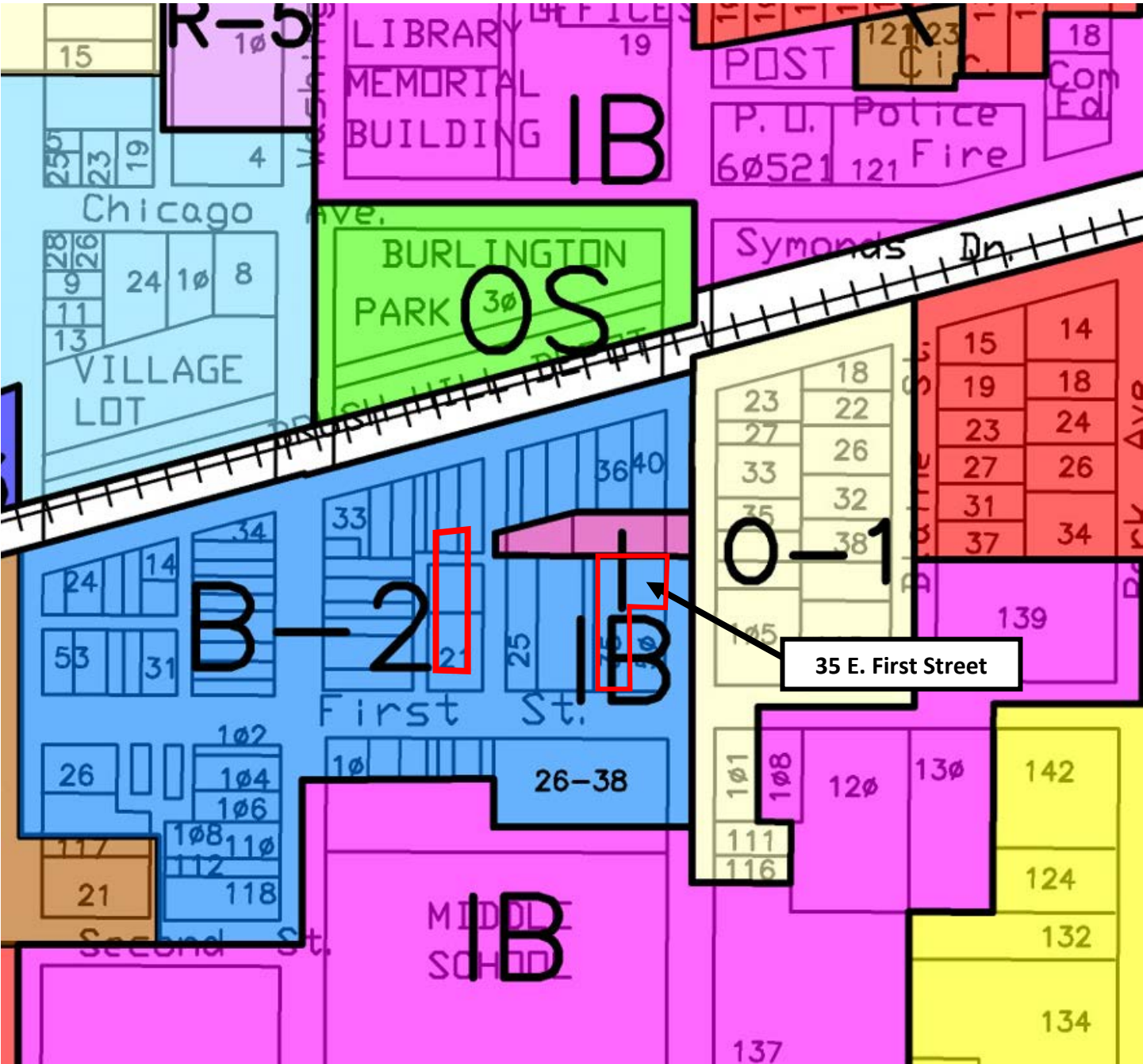
1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits



Village of Hinsdale Zoning Map and Project Location

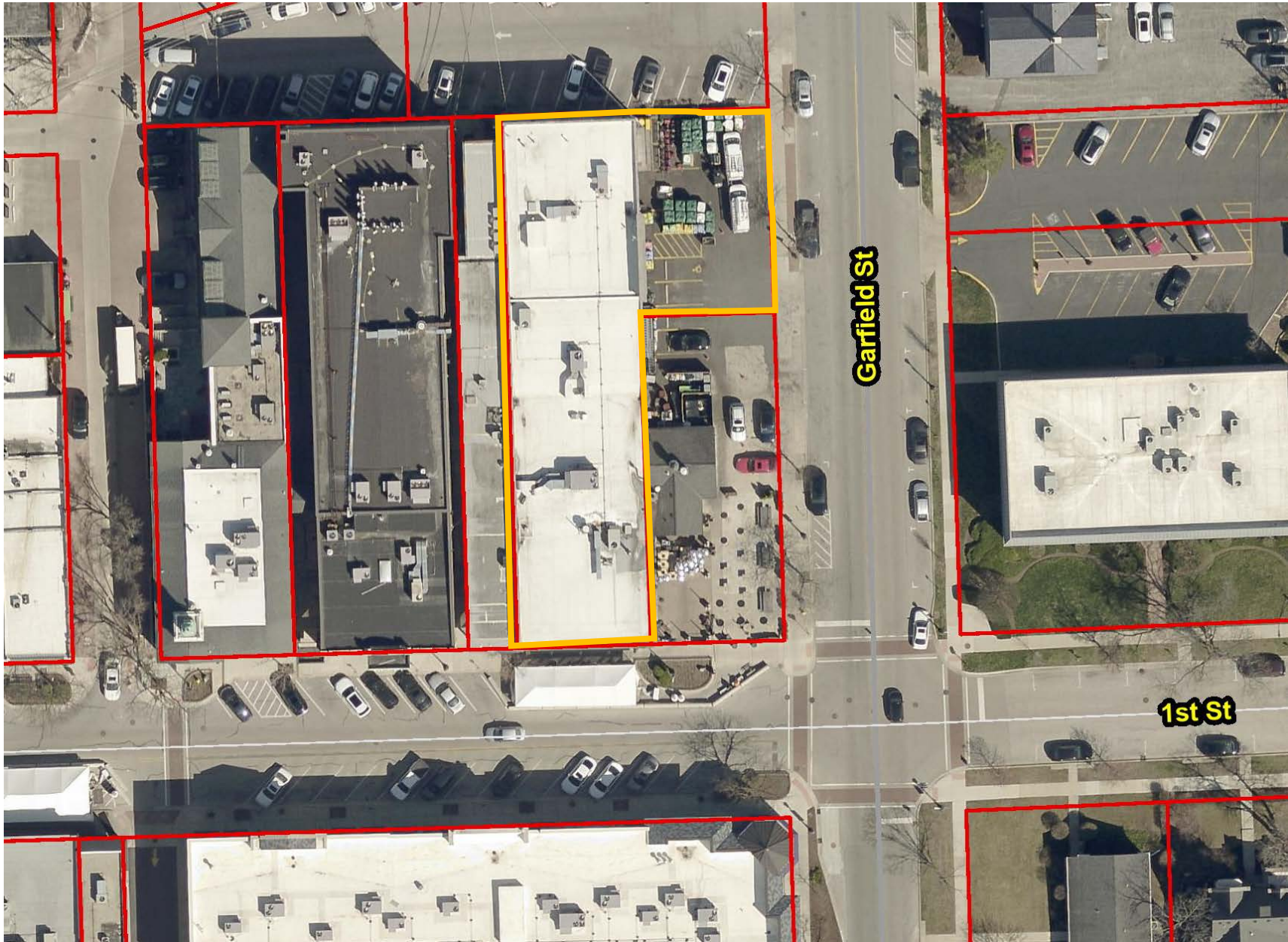


Village of Hinsdale Zoning Map and Project Location



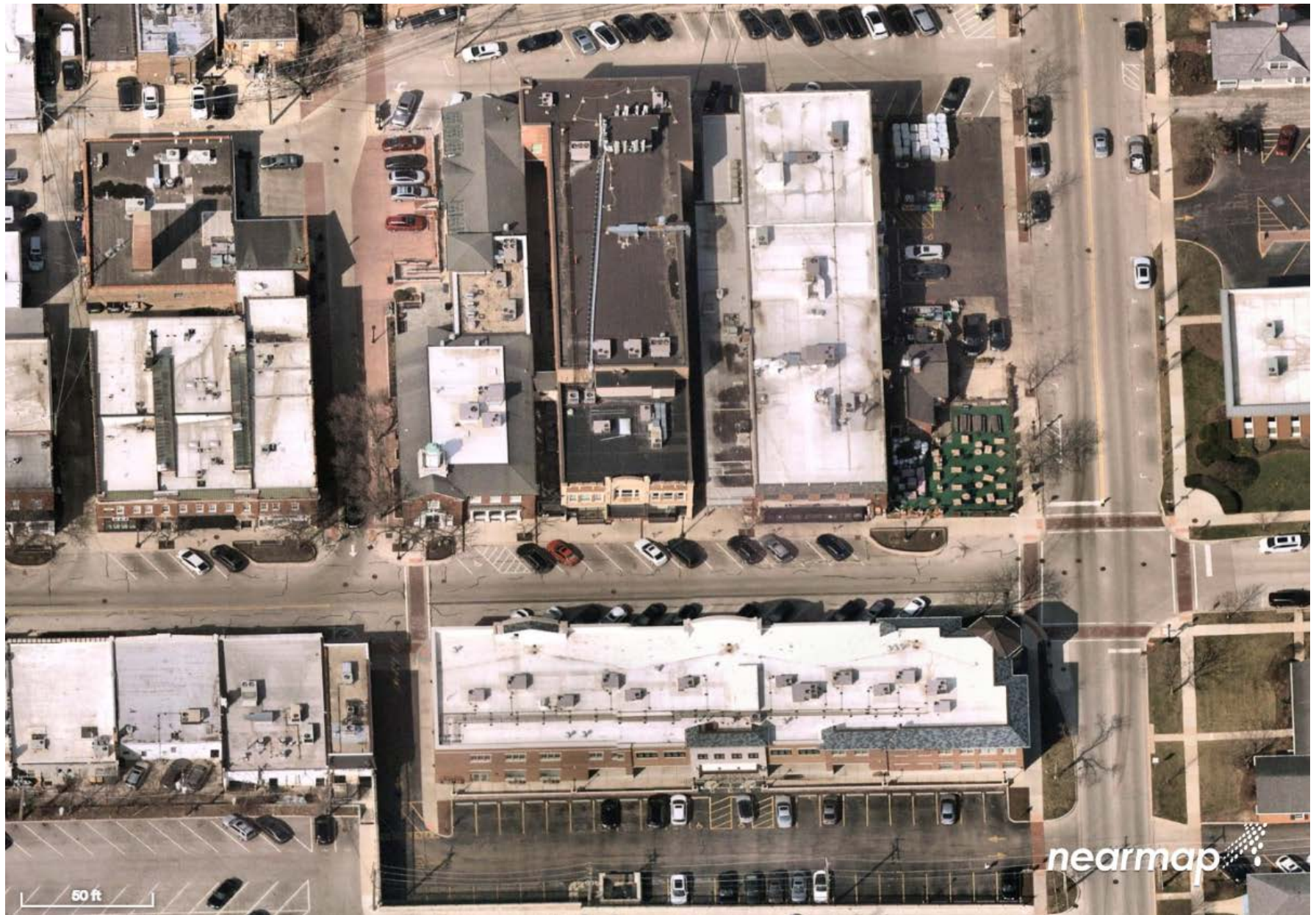


Aerial View – 35 E. First Street





## Birds Eye View – 35 E. First Street





## Street View – 35 E. First Street

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### Existing Signage

Fullers Home & Hardware – 22' wide x 19" tall – 34.8 square feet

Hinsdale Fitness Club – 24" wide x 39" tall – 6.5 square feet







PROPOSED NON  
LIT METAL BLADE  
SIDE FOR PICK  
UP ORDERS.  
APPROX. 18"  
DIAMETER X  
4" DEPTH. SEE  
NEXT PAGE FOR  
MORE INFO.

VIEW AT PROPOSED EXTERIOR FACADE REFRESH

NEW OUTDOOR  
PLANTER BOXES  
(SEE PLANTER  
BOX SPEC  
PROVIDED )

NEW RECLAIMED  
WOOD  
CLADDING FOR  
SIGNAGE  
BACKDROP.  
SEALED

NEW METAL CHANNEL CUT LOGO LETTER  
SIGNAGE MOUNTED ON RECLAIMED WOOD  
HORIZONTAL PLANKS. BACKLIT ON DIMMER  
SWITCH. SIGNAGE COMPANY TO SUBMIT  
FOR PERMIT SEPARATELY UPON DESIGN  
INTENT APPROVAL & WILL PROVIDE DRAWING  
DETAILS AS NECESSARY. APPROXIMATE SIZE:  
14"W X 15" LETTER HEIGHT.

NEW OUTDOOR EXTERIOR  
WALL SCONCES TO  
REPLACE EXISTING (5)  
GOOSENECK LIGHTS. (SEE  
OUTDOOR WALL SCONCE  
SPEC PROVIDED)

EXTERIOR EXISTING BRICK  
TO REMAIN AS SHOWN.



**NOTE:** PROPOSED NON LIT METAL BLADE SIDE FOR PICK UP ORDERS. APPROX. 18" DIAMETER X 4" DEPTH. PERMIT DRAWINGS & SIGN DETAILS TO FOLLOW FROM SIGNAGE FABRICATOR UPON DESIGN INTENT APPROVAL. SIGNAGE COMPANY WILL SUBMIT FOR PERMIT SEPARATELY



**\* SIGN TO BE BLACK FRAME, WHITE LETTERS**

NON LIT SIGN SIZE: 18" DIAMETER X 4" THICKNESS. TOTAL EXTRUSION: 22" FROM BUILDING

8'-6" A.F.F

PUBLIC SIDEWALK WAY

VIEW AT EXTERIOR ENTRY



NEW WOOD PLANTER BOXES (SEE SPEC PROVIDED) TO BE ALIGNED WITH IN PROPERTY LINE & WILL NOT EXEND OVER PUBLIC SIDEWALK AS SHOWN )

ALL EXISTING LIGHTING ON UNDER-SIDE OF PROPERTY CEILING TO REMAIN.

SW 7019  
**Gauntlet Gray**  
Interior / Exterior  
Location Number: 244-C6

APPLIED PAINTED & SEALED PATTERN STENCIL ONTO EXISTING CONCRETE AT ENTRYWAY TO DISGUISE TRAFFIC WEAR (SEE PROPOSED CONCRETE STENCIL REPEAT PROVIDED)

UNDERSIDE OF CEILING TO BE PAINTED & SEALED IN SHERWIN WILLIAMS TRICORN BLACK, FLAT FINISH.

SW 6258  
**Tricorn Black**  
Interior / Exterior  
Location Number: 251-C1

Approved Exterior Appearance / Site Plan Review Plans - Ordinance No. O2022-34





VIEW AT PROPOSED EXTERIOR SIGNAGE  
(FOR DESIGN INTENT APPROVAL ONLY)

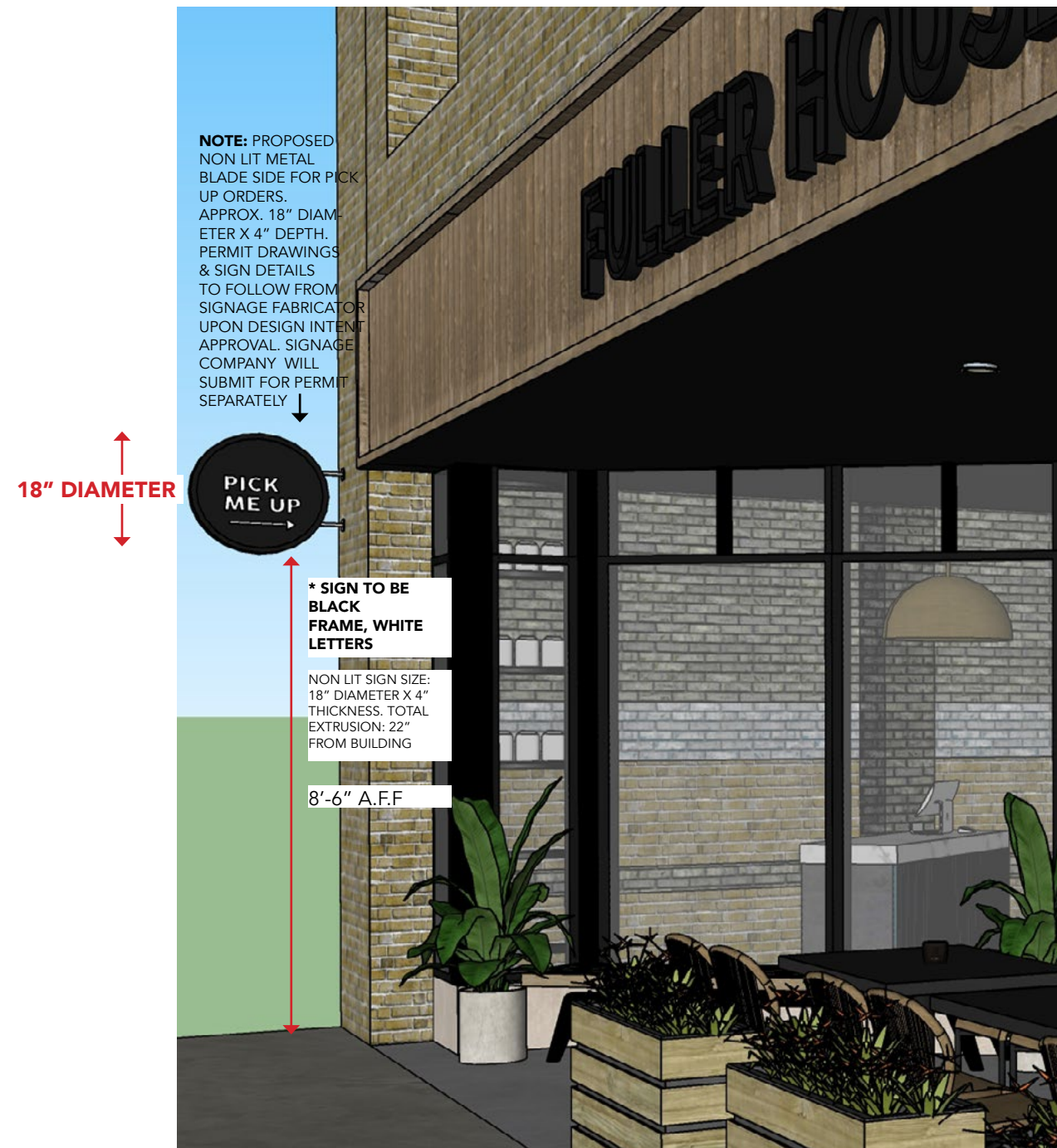


NEW RECLAIMED  
WOOD  
CLADDING FOR  
SIGNAGE  
BACKDROP.  
SEALED

NEW METAL CHANNEL CUT LOGO LETTER  
SIGNAGE MOUNTED ON RECLAIMED WOOD  
HORIZONTAL PLANKS. BACKLIT ON DIMMER  
SWITCH. SIGNAGE COMPANY TO SUBMIT  
FOR PERMIT SEPARATELY UPON DESIGN  
INTENT APPROVAL & WILL PROVIDE DRAWING  
DETAILS AS NECESSARY. APPROXIMATE SIZE:  
14'W X 15" LETTER HEIGHT.

**GENERA NOTE:** PLEASE NOTE  
SIGNAGE SUBMISSION  
SUBMITTED FOR DESIGN INTENT  
ONLY. IF APPROVED,  
FABRICATOR WILL BE  
PROVIDING PROPER TECHNICAL  
SPECS / SHOP DRAWINGS OF  
EACH SIGNAGE TO THE CITY  
DIRECTLY.

Approved Exterior Appearance /  
Site Plan Review Plans -  
Ordinance No. O2022-34



VIEW AT PROPOSED EXTERIOR SIGNAGE  
(FOR DESIGN INTENT APPROVAL ONLY)

**GENERA NOTE:** PLEASE NOTE SIGNAGE SUBMISSION SUBMITTED FOR DESIGN INTENT ONLY. IF APPROVED, FABRICATOR WILL BE PROVIDING PROPER TECHNICAL SPECS / SHOP DRAWINGS OF EACH SIGNAGE TO THE CITY DIRECTLY.





Illuminate your home with this stylish modern outdoor wall light from Hinkley, which features a high performance finish is resistant to rust and corrosion

Additional Info:

The Republic collection from Hinkley offers a handsome transitional look for your home. An oil-rubbed bronze finish adds rich detail to this straight-lined outdoor wall light. Clear seedy glass panels add an interesting visual element to this fixture. Best of all, the light has a high performance finish that is resistant to rust and corrosion and comes with a 5-year guarantee. Use it for improved illumination near your home’s entrance, near your driveway, or flanking garage doors.

HINKLEY

[Shop all Hinkley.](#)

- 20" high x 7" wide. Extends 6 3/4" from the wall. Side glass panels are 14 3/4" high x 3" wide. Front glass is 14 3/4" high x 4" wide. Weighs 5.5 lbs.
- Backplate is 5" wide x 6 1/2" high. 4 3/4" from mounting point to top of fixture.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Republic outdoor wall light by Hinkley. High performance finish is resistant to rust and corrosion with a 5-year warranty.
- Oil-rubbed bronze finish over composite frame. Clear seeded glass. Wet location rated for outdoor use. Can also be used indoors.

SPECIFICATIONS

PRODUCT ATTRIBUTES

Finish	Bronze
Style	Contemporary
Brand	Hinkley

TECHNICAL SPECIFICATIONS

Height	20.00 inches
Width	7.00 inches
Weight	5.50 pounds
Max Wattage	100 watts

EXTERIOR WALL SCNCE  
SPEC SHEET



Overall	28.35" H x 39.37" W x 15.75" D
Dimensions with Stand	28.35" x 15.75" x 39.37"
Overall Product Weight	43.14 lb.
Rack height from the ground	3.9" and 17.3"

EXTERIOR PLANTER BOX  
SPEC SHEET

Approved Exterior Appearance /  
Site Plan Review Plans -  
Ordinance No. O2022-34



APPLIED PAINTED STENCIL  
PATTERN REPEAT ( SHOWN IN BLACK & WHITE  
FOR PATTERN REPEAT REFERENCE ONLY. BLACK  
INDICATES PATTERN GETTING PAINTED IN GREY AS  
SPECIFIED)



**BUILDING ENTRY  
VESTIBULE APPLIED PAINTED  
STENCIL**

SW 7019  
**Gauntlet Gray**  
Interior / Exterior  
Location Number: 244-C6

APPLIED PAINTED &  
SEALED PATTERN  
STENCIL ONTO EXISTING  
CONCRETE AT  
ENTRYWAY TO DISGUISE  
TRAFFIC WEAR (SEE  
PROPOSED CONCRETE  
STENCIL REPEAT  
PROVIDED)



**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT**

**Applicant**

Name: Patricia Vlahos  
Address: 35 E 1st St  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (630) 670 / 0948  
E-Mail: patricia@fullerhousebar.com  
Contact Name: Patricia Vlahos

**Contractor**

Name: Right Way Signs  
Address: 1134 N Homan Ave  
City/Zip: Chicago, IL 60651  
Phone/Fax: (224) 388 / 8171  
E-Mail: cameron@rightwaysigns.com  
Contact Name: Cameron Anderson

**ADDRESS OF SIGN LOCATION:** 35 E 1st St, Hinsdale, IL 60521

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 17.62 ( 168" x 15.1" )

Overall Height from Grade: 13'1" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Satin black letters
- ② White halo lighting
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 48'9"

Building/Tenant Frontage: 48'9"

Existing Sign Information:

Business Name: Fuller House

Size of Sign: 17.62 Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

  
Signature of Applicant

04/21/23

Date

  
Signature of Building Owner

4/24/23  
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

April 24, 2023

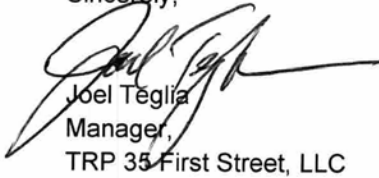
Village of Hinsdale  
Community Development Department  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

RE: Fuller's House Sign - 35 E. 1st Street, Hinsdale


To Whom It May Concern,

As manager of the owner of the building located at 35 E. 1st Street, I would like to notify the Village and Plan Commission Committee that the owners of the Fuller's House Restaurant have presented us with proposal to erect a sign on the façade building facing 1<sup>st</sup> Street. Please be advised that building ownership approves these improvements. We will work closely with the Fuller's House owners to ensure that the work is done professionally and in accordance with the plan.

Sincerely,



Joel Teglía  
Manager,  
TRP 35 First Street, LLC



CLIENT

Fuller House

ADDRESS

35 E 1st St  
Hinsdale, IL 60521

CONTACT INFO

NOTES

DATE

10/20/22

VERSION

1

FOR ELECTRICAL SIGNS:

DESIGNED FOR 110 VOLTS


Connection to be visible within 5ft of time of installation, second trip will be charged at time & material, Right Way Signs DOES NOT provide primary electrical to sign, power to sign must be done by a licensed electrical contractor or licensed electrician.

EACH SIGN MUST HAVE:

1: A minimum of one dedicated 120V 20A circuit  
2: Junction box installed within 6ft of sign  
3: Three wires: Line, Ground, Neutral

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

COLOR PALETTE



Satin Black

168"

15.1"

FULLER HOUSE

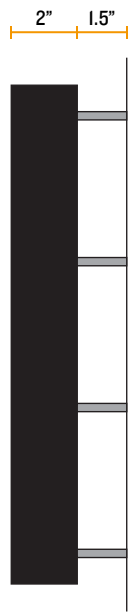
2" Deep fabricated aluminum reverse channel letters

Faces and returns painted satin black

3/16" Clear polycarbonate backs with trans. white light diffracting film


Halo-lit with white 7000k LEDs

Stud mounted to wall with 1.5" spacers



SIDE VIEW

This drawing is property of Right Way Signs, reuse of proof or artwork within cannot be reproduced without prior written consent of Right Way Signs.  
By signing this proof the client understands all aspects of this drawing are final and will be produced according to this drawing. This includes artwork, spelling, specifications, dimensions, and all other representations herein.



**CLIENT**  
Fuller House

**ADDRESS**  
35 E 1st St  
Hinsdale, IL 60521

**CONTACT INFO**


**NOTES**

**DATE**  
10/20/22

**VERSION**  
1

**FOR ELECTRICAL SIGNS:**  
**DESIGNED FOR 110 VOLTS**  
Connection to be visible within 5ft of time of installation, second trip will be charged at time & material, Right Way Signs DOES NOT provide primary electrical to signs, power to sign must be done by a licensed electrical contractor or licensed electrician.  
**EACH SIGN MUST HAVE:**  
1: A minimum of one dedicated 120V 20A circuit  
2: Junction box installed within 6ft of sign  
3: Three wires: Line, Ground, Neutral  
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

COLOR  
PALETTE

 Satin Black



Mockup on building

This drawing is property of Right Way Signs, reuse of proof or artwork within cannot be reproduced without prior written consent of Right Way Signs. By signing this proof the client understands all aspects of this drawing are final and will be produced according to this drawing. This includes artwork, spelling, specifications, dimensions, and all other representations herein.







**CLIENT**  
Fuller House

**CONTACT INFO**

**DATE**  
10/20/22

**FOR ELECTRICAL SIGNS:**

**DESIGNED FOR 110 VOLTS**

Connection to be visible within 5ft at time of installation, second trip will be charged at time & material, Right Way Signs DOES NOT provide primary electrical to signs, power to sign must be done by a licensed electrical contractor or licensed electrician.

**EACH SIGN MUST HAVE:**

1. A minimum of one dedicated 120V 20A circuit

2. Junction box installed within 6ft of sign

3. Three wires: Line, Ground, Neutral

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

COLOR PALETTE

Satin Black

**ADDRESS**  
35 E 1st St  
Hinsdale, IL 60521

**NOTES**

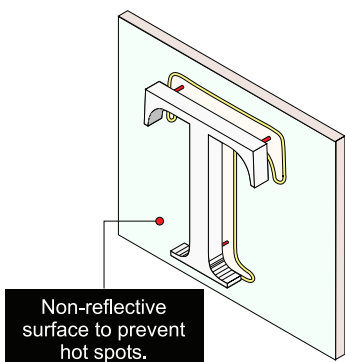
**VERSION**

1

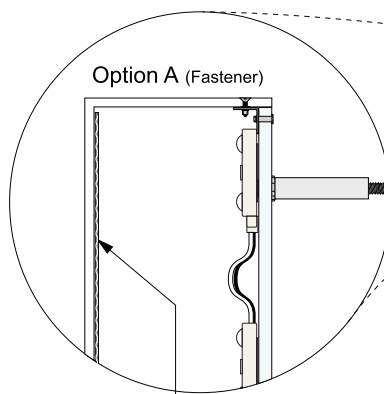
HALO LIT

## Class 2 LED Installation Details

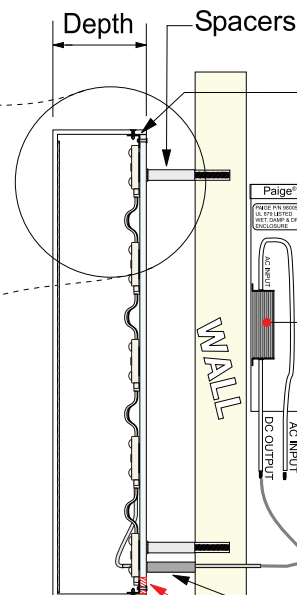
WHITE LEDs



Non-reflective surface to prevent hot spots.



Light Diffracting Film



3/16" Clear Polycarbonate back attached to letter via 6-32 FHMS thru return L-clip.

PAIGE P/N 980054B  
UL 879 LISTED  
WET, DAMP & DRY  
ENCLOSURE

12" L x 8" W x 3" D

Step down Power Supply (12V)

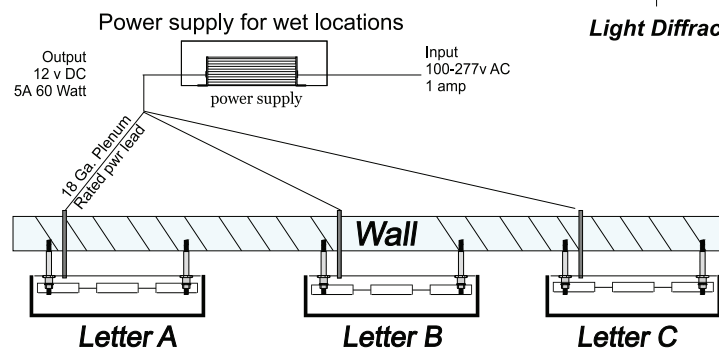
Power Supply  
110-277 V input  
1 Amp

10' pwr. Lead from each Letter.

LED wiring will exit from **BOTTOM** unless specified otherwise.

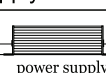
UL wet rated sleeve for outdoor use only

Typical: Drain Holes thru lower back of polycarbonate backs



Output  
12 v DC  
5A 60 Watt

Power supply for wet locations



Input  
100-277v AC  
1 amp

Letter A

Letter B

Letter C

WIRING DETAIL

**NOTES:** LEDs have a 5 Year Warranty. Install in accordance w/ the NEC & Local Electrical codes. See Installation instructions included in shipment.

**Wire Lead Specifications**

18 Ga. Plenum Rated - 2 conductor  
**POS / NEG**



compliance stickers provided LISTED on each section.

Job #: \_\_\_\_\_  
Approval: \_\_\_\_\_



AGENDA ITEM # \_\_\_\_\_

## HISTORIC PRESERVATION COMMISSION MEMORANDUM

**DATE:** April 28, 2023

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

**FOR:** May 3, 2023 Historic Preservation Commission Meeting

---

### **GENERAL APPLICATION INFORMATION**

Applicant: Village of Hinsdale

Subject Property: 19 E. Chicago Avenue (PINs: 09-01-332-001; 09-01-332-002; 09-01-332-003; 09-01-332-004)

Existing Zoning & Land Use: IB Institutional Buildings District – Village Hall / Hinsdale Public Library

Surrounding Zoning & Land Use:

North: R-4 Single Family Residential District – (across Maple Street) Single-Family Homes

South: OS Open Space District – (across Chicago Avenue) Burlington Park

East: R-4 Single Family Residential District – (across Garfield Avenue) Single-Family Homes /  
IB Institutional Buildings District – (across Garfield Avenue) Village-Owned Parking Lot and United States Post Office

West: B-1 Community Business District – (across Washington Street) Bank / R-5 Multiple Family Residential District – (across Washington Street) Senior Living Facility

### **APPLICATION SUMMARY**

The Village of Hinsdale has submitted an application for an Exterior Appearance and Site Plan Review to allow for the construction of a new patio / plaza on the south side of the Memorial Building at 19 E. Chicago Avenue in the IB Institutional Buildings District.

The property is surrounded by single-family homes to the north and east in the R-4 Single Family Residential District, a senior living facility to the west in the R-5 Multiple Family Residential District, a bank to the west in the B-1 Community Business District, Burlington Park to the south in the OS Open Space District, and the Post Office and a Village-owned parking lot to the east in the IB Institutional Buildings District. The Hinsdale Public Library operates out of the west side of the Memorial Building at 19 E. Chicago Avenue, but has a separate address of 20 E. Maple Street. HCS Family Services and the American Legion currently also operate out of the building.



AGENDA ITEM # \_\_\_\_\_

## HISTORIC PRESERVATION COMMISSION MEMORANDUM

On February 6, 2001, by Ordinance No. O2001-6, the Memorial Building was designated as a local landmark. Designed by Chicago architect Edwin H. Clarke, the brick, 2½-story building features Colonial Revival architecture and was originally constructed in 1927. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969 and the west wing in 1974. The northwest addition, which currently houses the Library, was constructed in 1989. The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and as a Significant Structure according to the 2003 Architectural Resources in the Downtown Survey Area.

### **REQUEST AND ANALYSIS**

The Village of Hinsdale is planning to replace the existing 3,110 square foot patio on the south side of the Memorial Building. The existing patio pavement and two central trees will be removed and replaced with a slightly larger patio measuring 3,925 square feet in size.

Hitchcock Design has provided plans for review and is working to finalize the design, patio construction materials, and specific plant species for the Village to bid out the project. As shown on the proposed plans, the new patio will be constructed of a quality paver material with a blue or gray appearance, engraved donor pavers, and reclaimed historic bricks from Hinsdale streets in Robbins Park.

New landscaping is planned to be installed around the perimeter of the patio as well as around the two small sitting areas inside the patio. Two understory trees are proposed inside the patio that will maintain a lower height so as to not block the views of the building. Bushes, such as arborvitae bushes or boxwoods, will also be planted along the decorative open fencing on the west (left) side of the building to screen the existing mechanical units.

### **PROCESS**

Exterior Appearance / Site Plan Review - Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall, at the public meeting on the application for an Exterior Appearance Review or Site Plan Review, allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.



**AGENDA ITEM # \_\_\_\_\_**

**HISTORIC PRESERVATION COMMISSION  
MEMORANDUM**

In order to expedite the approval process, a draft of the formal findings and recommendation for the Memorial Building patio project will be prepared by staff prior to the Plan Commission meeting and will be brought forward for the Commission to review and approve after the Commission votes on the Exterior Appearance / Site Plan Review project.

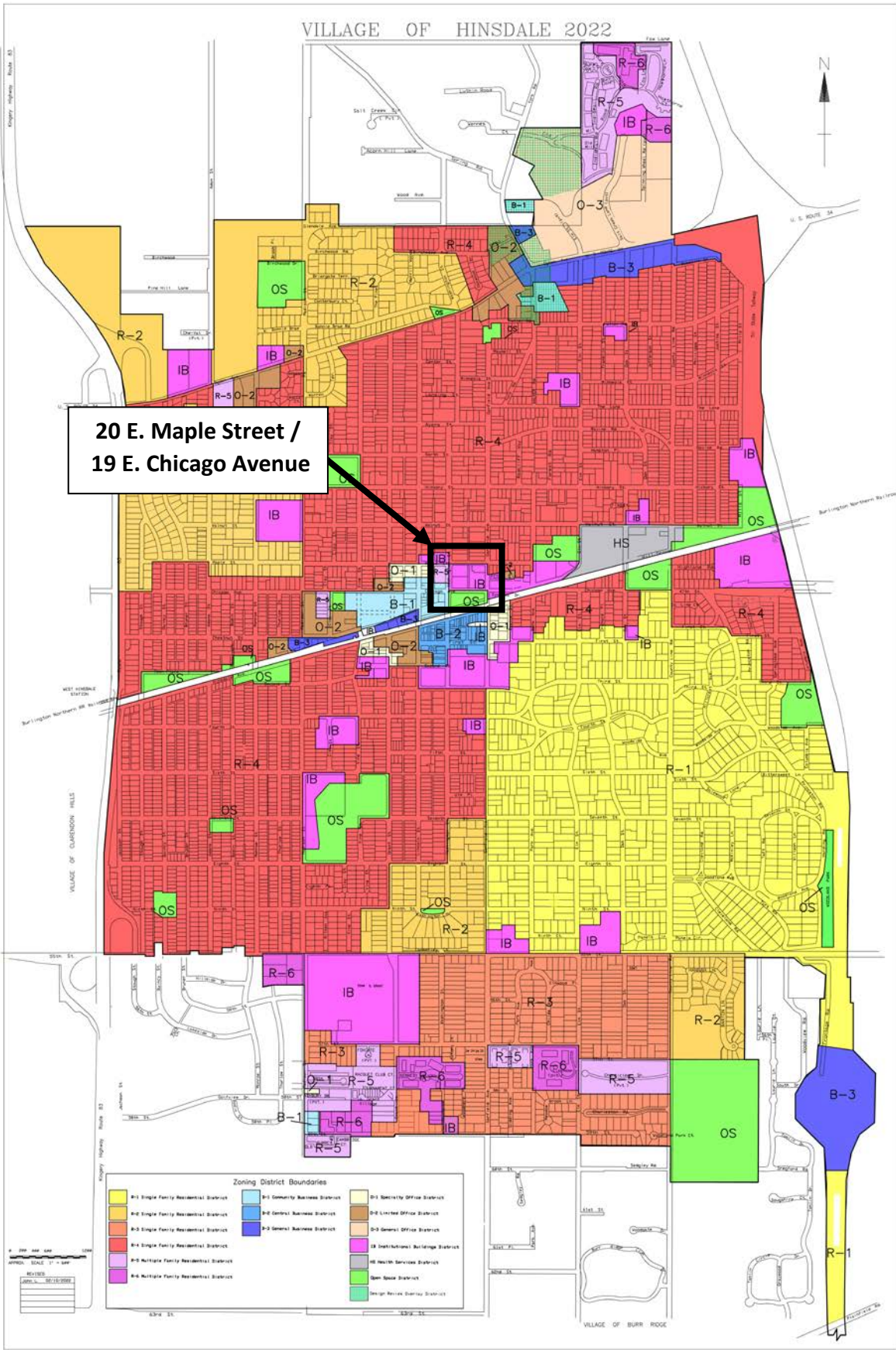
The subject property is located within 250 feet from a single-family zoning district and therefore public notice requirements outlined in Section 11-604 must be completed, including a published notice in the newspaper, mailings to residential properties, and the posting of a sign.

Per Pursuant to Title 14, Section 14-5-1(A) of the Village Code, a Certificate of Appropriateness approval by the Historic Preservation Commission is not required as the alteration to the patio is not creating a physical modification to the exterior architectural appearance of the designated landmark building.

**ATTACHMENTS**

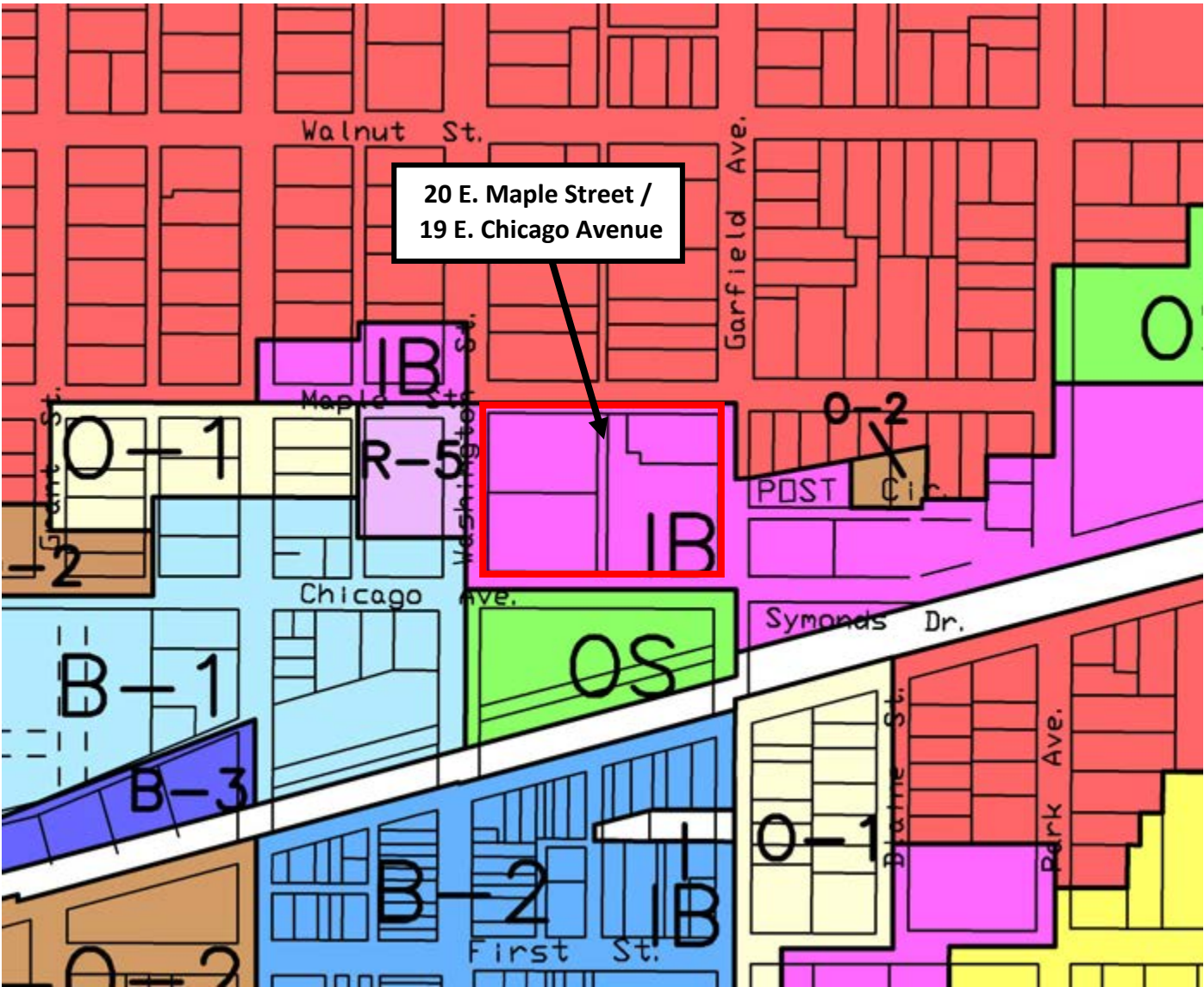
1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Ordinance No. O2001-6 – Landmark Designation Ordinance for the Memorial Building
5. Memorial Building History - Information from the Village of Hinsdale Website, Village Files, Excerpts from the 2003 Architectural Resources in the Downtown Survey Area Document by Historic Certification Consultants
6. Application and Exhibits

# Village of Hinsdale Zoning Map and Project Location



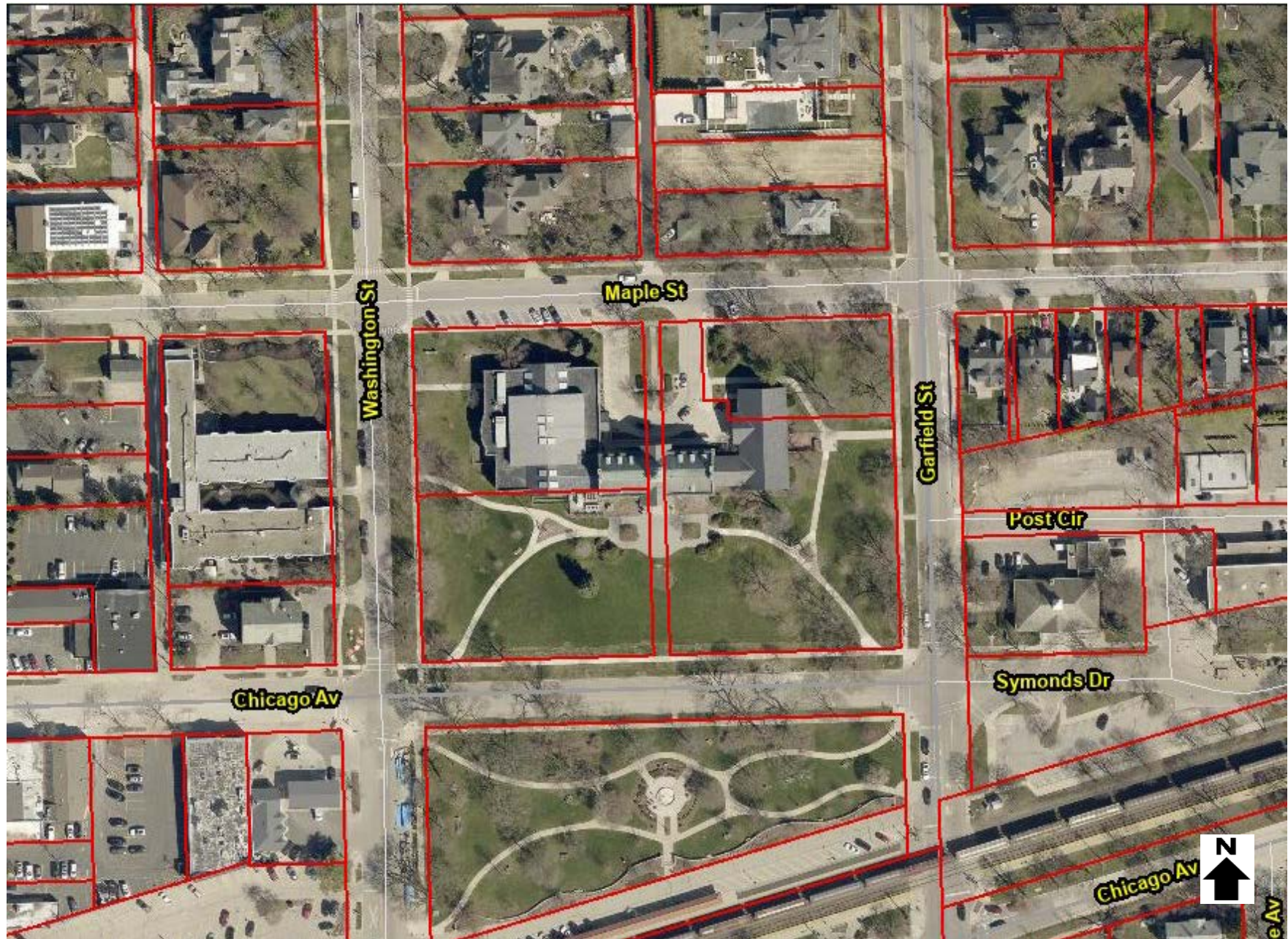


Village of Hinsdale Zoning Map and Project Location





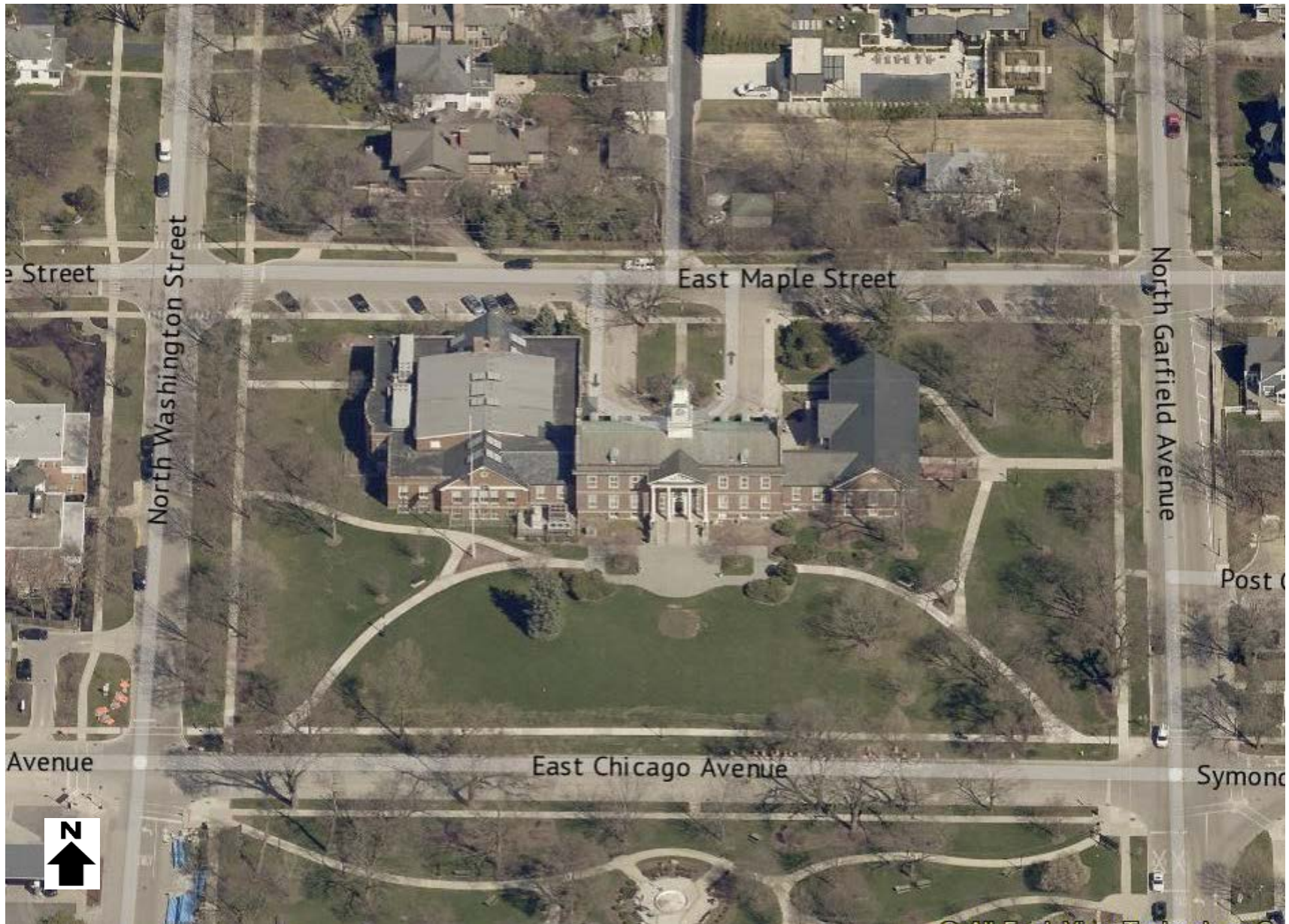
Aerial View – 20 E. Maple Street / 19 E. Chicago Avenue





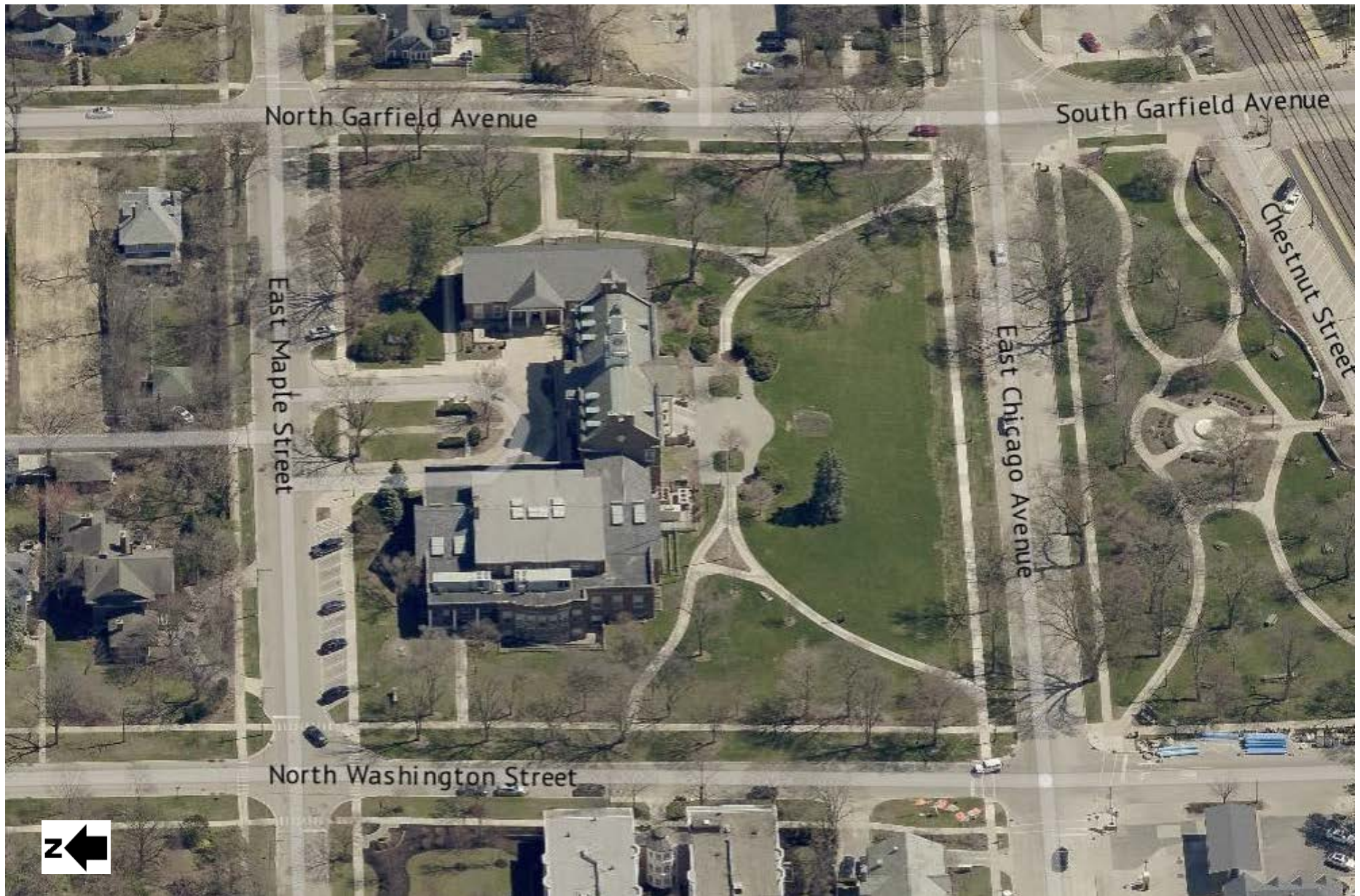
## Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue

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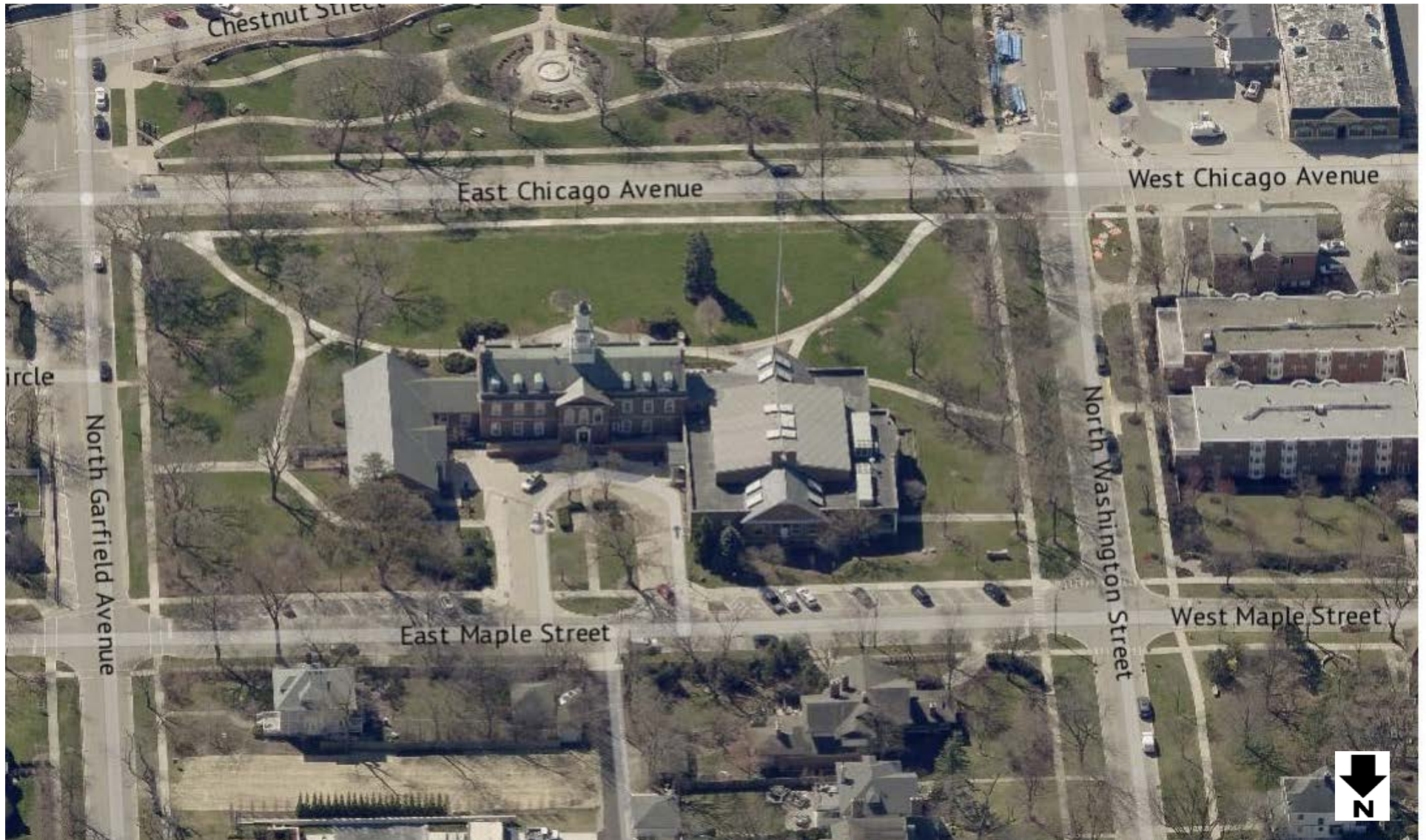


## Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue

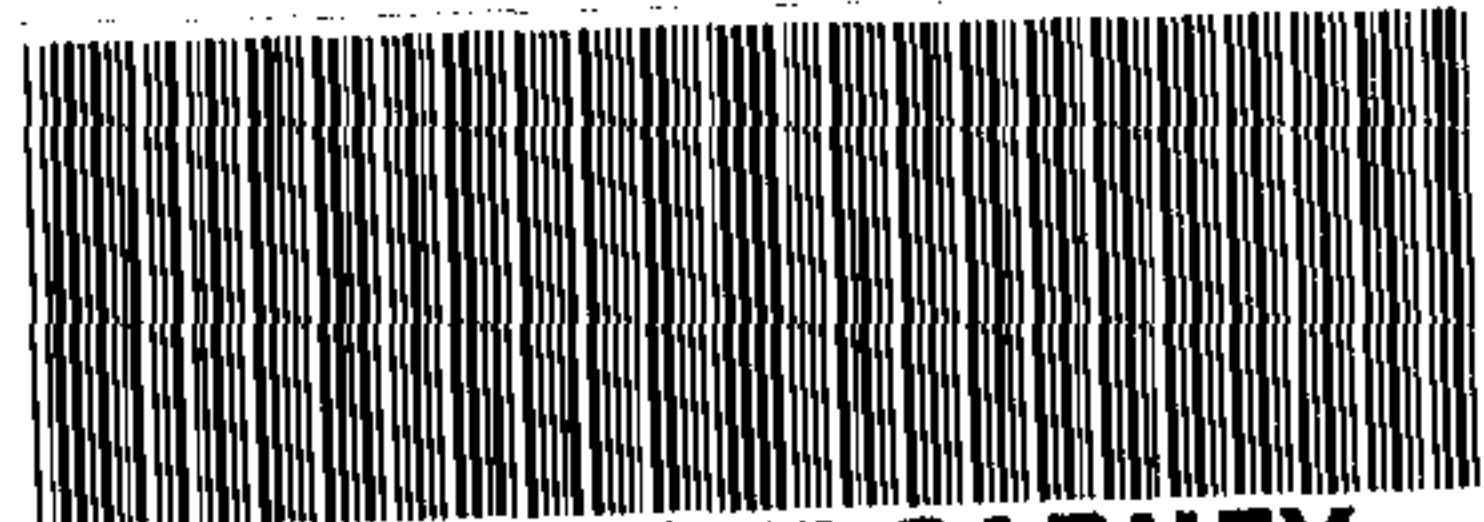




## Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



Return to:  
Village of Hinsdale  
19 E. Chicago Ave.  
Hinsdale, IL 60521



**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER  
APR. 02, 2001 11:49 AM  
OTHER 09-01-331-001  
005 PAGES R2001-056073

VILLAGE OF HINSDALE

ORDINANCE NO. 02001-6

AN ORDINANCE DESIGNATING  
19 EAST CHICAGO AVENUE (MEMORIAL BUILDING)  
AS AN HISTORIC LANDMARK  
(HPC CASE No. 01-2001)

WHEREAS, the Village is authorized pursuant to Section 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et. seq.* to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale, as amended, provides for a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, the Village of Hinsdale (the "Applicant"), is the legal owner of, and has filed an application seeking to designate, the building located 19 East Chicago Avenue, commonly referred to as the Memorial Building and legally described in Exhibit A attached to and made part of this Ordinance by this reference, (the "Subject Building") in the Village as an historic landmark (the "Application"); and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on January 9, 2001 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its January 9, 2001 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 01-2001; and

WHEREAS, the Zoning and Public Safety Committee of the Village Board of Trustees, at a public meeting on January 22, 2001, considered the Applicant's Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and determined that it is in the best interest of the Village and its residents to establish the Subject Building as a designated landmark;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated in are made a part of this Ordinance by this reference.



Section 2. Designation as an Historic Landmark. The nomination of the Subject Building as an historic landmark is hereby approved and the Subject Building is hereby designated as an historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as it may be amended from time to time.

Section 3. Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice to the Applicant, as owner of record, and the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4. Recordation. The Village Clerk is directed to promptly cause a copy of this Ordinance be recorded in the office of the DuPage County Recorder of Deeds.

PASSED this 6th day of February, 2001.

AYES: TRUSTEES FAULSTICH, STEPHENS, ARENS, CICCARONE, BARROW AND MILKINT.

NAYS: NONE.

ABSENT: NONE.

APPROVED this 6th day of February, 2001.

William R. Whitney  
Village President

ATTEST:

Sharon Henderson  
Village Clerk  
by Sharon Henderson  
Deputy Village Clerk

P:\data\ordres\hpc2001\19echicagoave

# **EXHIBIT A**

## **Legal Description**

**BLOCK 3 IN STOUGH'S ADDITION TO HINSDALE IN SECTION 1, TOWNSHIP 38  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE  
COUNTY, ILLINOIS.**

**Commonly known as: 19 E. Chicago Street  
Hinsdale, Illinois 60521**

**Property Identification Numbers:   09-01-331-001  
  09-01-332-002  
  09-01-332-003  
  09-01-332-004**



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873  
19 EAST CHICAGO AVENUE  
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000

POLICE DEPARTMENT 789-7070  
FIRE DEPARTMENT 789-7060  
121 N. M. SYMONDS DRIVE

VILLAGE PRESIDENT  
William E. Whitney, Jr.

TRUSTEES  
Margaret Woulfe Arens  
Elizabeth K. Barrow  
Richard A. Ciccarone  
George L. Faulstich, Jr.  
Craig Milkint  
Kimberly Stephens

STATE OF ILLINOIS )  
COUNTIES OF DU PAGE )  
AND COOK )

I, Sharon Henderson, do hereby certify that I am duly qualified and elected Village Clerk of the Village of Hinsdale, Illinois in whose custody are the records of the Village of Hinsdale.

And, I do further certify that the attached is a true and correct copy of

AN ORDINANCE DESIGNATING 19 EAST CHICAGO AVENUE (MEMORIAL BUILDING) AS AN HISTORIC LANDMARK (O 2001-6)

passed and approved by the Village Board of Trustees at their regular meeting on February 6, 2001.

WITNESS my hand and seal this 9th day of March 2001.

*Sharon Henderson*  
\_\_\_\_\_  
Village Clerk  
*by Denise W. Morris*  
Deputy Village Clerk

(Seal)



Printed on Recycled Paper

**The Memorial Building – 19 E. Chicago Avenue**  
*Information from the Village of Hinsdale Website and Village Files*



*19 East Chicago Avenue – Memorial Building dedication, 1928, photo courtesy Dick Reel, The Doings*

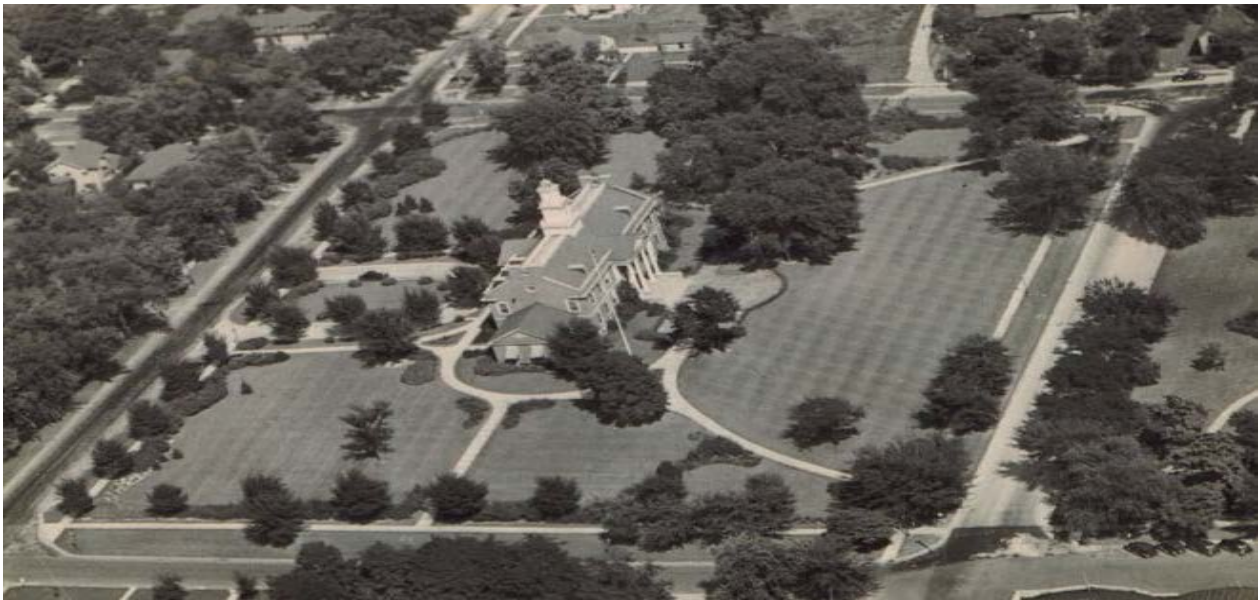
The Memorial Building was originally conceived in 1927 as a tribute to soldiers from Hinsdale who were killed in World War I. The building also memorializes those who were killed in World War II, the Korean and Vietnam Conflicts. The building's hilltop location had been identified in a master plan done for the Village by noted architect George Maher, who called the site Hinsdale's "natural front yard". The building was built and paid for entirely by the citizens of Hinsdale, with more than 2,000 people contributing to the original \$171,000 cost. The design, by Chicago architect Edwin H. Clarke, is based on Philadelphia's Independence Hall.

The Memorial Building originally housed a number of rooms for local organizations, the Village offices, and the Public Library. Also, the foyer at the heart of the building, "the shrine of memory", contains a commemorative work by noted sculptor Oskar Hansen. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969, and the west wing in 1974. The northwest addition, housing the Library was constructed in 1989. The Memorial Building has always stood, both literally and figuratively, at the heart of Hinsdale.

The brick, 2 ½-story structure is a fine example of Colonial Revival design. A classic cornice above the second story windows on the original building is decorated with modillions and moldings. Four columns with ornate capitals support a central pedimented pavilion on the south (primary) elevation. Bedford stone sills and lintels define the windows and form two belt-courses around the building. Large, multi-paned windows in the central pavilion of the north elevation have round-arched tops. The building also has a tall Colonial Revival cupola that contains a clock tower.

The Village Board designated the property as a Historic Landmark on February 6, 2001 by adopting Ordinance O2001-6, making the Memorial Building the first local Historic Landmark in the Village.





*Aerial view c. 1940 - Photograph courtesy of Hinsdale Historical Society*



*View of 19 E. Chicago Avenue from Maple Street, portion of original Memorial Building construction.*

of *Campbell's Illustrated Journal*. This journal included a description of "Hinsdale's Business Houses" and a business directory. Many of Hinsdale's most impressive commercial buildings were illustrated in that issue, including the following in the survey area:

Fox Brothers' Building, 34-36 S. Washington Street (SW corner Washington and Hinsdale)  
Papenhausen's Building, 102 S. Washington Street (SW corner Washington and First)  
John Bohlander & Son's Hardware Store, 42 S. Washington Street  
William Evernden's Drug Store, 40 S. Washington Street  
Fox Brothers Building (remodeled), 49-51 S. Washington Street  
Buchholz Building, 13 W. First Street

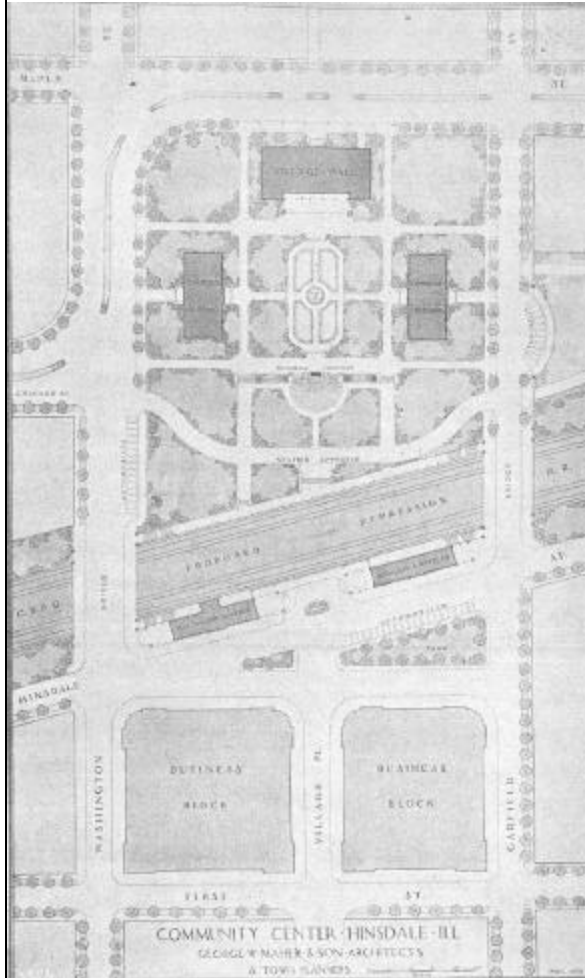
By the turn of the 20<sup>th</sup> century, the cluster of commercial buildings grew, with development spilling onto Hinsdale (Exchange) Avenue, which paralleled the tracks, and onto First Street, located one block south of the train station. Although new commercial buildings were constructed, development pressures also forced the conversion of domestic structures along First Street into commercial uses. These gable-front buildings include 8 W. First Street, 17 W. First Street, 18 W. First Street, and 19 W. First Street. In 1898, a new train station, with the latest conveniences complete with waiting room and baggage room, was built a block east of the old one. By 1910, Hinsdale's downtown was principally located between Hinsdale Avenue (Exchange Street) on the north, the south side of First Street to the south, Lincoln Street to the west, and the alley between Washington Street and Garfield Street on the east. Banks, including the Hinsdale Trust and Savings Bank at 8 W. Hinsdale Avenue, opened at this time, and branch offices of the Western United Gas and Electric Company at 14 E. Hinsdale Avenue (originally the LaGrange Gas Company when constructed in 1903) and the Chicago Telephone Company located in downtown Hinsdale [1909 and 1965 Sanborn Maps; Ziegweid, 63]. Hinsdale's first telephone switchboard operated out of McGee's Drugstore at 49 S. Washington Street [Bakken, 175-176].

## **MUNICIPAL AND GOVERNMENT BUILDINGS EXPAND THE CORE**

The first water works, built during the 1890s, was one of the first major nonresidential projects north of the tracks [Bakken, 153]. In the 19<sup>th</sup> century, very little commercial activity took place in this part of Hinsdale. The few exceptions were businesses that made heavy use of the trains' freight service, such as F. W. Graue's feed mill and George Boger's wood and coal yard, both adjacent to the tracks just west of Lincoln Street; J. Bohlander and Son's feed mill and wood and coal yard, also adjacent to the tracks just west of Garfield Street; and a lumber shed on the corner of Chicago and Washington [1898 Sanborn Maps].

Another important exception north of the tracks was the Hinsdale Hotel, later known as the Park Hotel. The proprietors, Charles P. and Thomas B. Clarke, built the hotel along the west side of Washington Street in 1867. It operated as a hotel for 50 years, until 1908. In 1911 the building was cut in half and moved to two separate locations (NE corner of Madison and Chestnut and 549 York Road [Baaken, 62]). Also at this time, there were a number of early auto-related businesses to the north of the tracks on the former Park

Hotel property [1909 Sanborn Map]. This was for the most part the natural expansion of a growing community, but during the 1920s the villagers made a concerted effort to influence and control this expansion.



**George Maher & Son's 1924 Plan for Hinsdale**

by two community buildings and the village hall [Maher, 234-236]. The tracks were never lowered and the plan for a Hinsdale Community center was not fully executed. However, after an aggressive fundraising drive by the president of City National Bank & Trust, Philip R. Clarke, the villagers privately raised the money for the construction of the Memorial Building [DuPage County Cultural and Historical Inventory, 32].

Prior to the construction of the Memorial Building, two brothers owned houses on the property. The older of the two homes, built before 1891, was the house of C. T. Warren. The house to the north of it, built between 1891 and 1898, belonged to C. C. Warren [1891, 1898 Sanborn Maps; 1902 *Chicago Blue*

During the 1920s, it was felt by many of the residents that Hinsdale ought to have a memorial to its fallen soldiers. Around the same time, one of the local auto dealers, M. Fleck, the partner with Edward F. Buchholz in the local Ford dealership, proposed to build “the largest (automobile garage) east of the Mississippi” on the lots directly north of the Brush Hill Depot [DuPage County Cultural and Historical Inventory, 32; Bakken, 92]. The village and its planners had a very different idea.

In 1924, the renowned architectural firm of George W. Maher & Son was retained to create a plan for Hinsdale’s downtown. This plan, among other things, called for expanding the downtown core north across the tracks by creating a new focal point, the Village Hall. Central to the plan was the lowering of the unsightly railroad tracks and shifting the heart of downtown eastward from Washington Street. Maher felt that the railroad tracks were an architectural problem for many suburban communities that grew up along the railroad, and wished to remedy the situation with a new plan for development. For Hinsdale, his firm sketched an axial plan that stretched across the tracks from Village Place (an alley that would be widened), to a landscaped memorial plaza with paths and fountain, surrounded

S. Washington Street. He was a long-time resident of Hinsdale, and spent the latter part of his life at his home at 112 N. Lincoln Street [*Who's Who in Chicago and Vicinity*, 59].

**Edwin Hill Clark** (b. April 11, 1878, Chicago, IL – d. January 1967) was a graduate of Phillips Academy in Andover, MA and Yale University (Ph.B. 1900). He began the practice of architecture in 1903 in the offices of William A. Otis, and was made a member of the firm of Otis & Clark in 1908. In 1920, he began a partnership with Walcott, with whom he practiced until 1924, when he began designing on his own. According to the Art Institute of Chicago, his most prominent works include the Chicago Zoological Park, the Lincoln Park Administration Building, the Primate House, and the Aquarium, the Winnetka Village Hall, and the Hinsdale Memorial Building. In addition to designing institutional buildings, he was a prolific residential architect, designing private residences in the Chicago area and throughout the United States [*Who's Who in Chicago and Vicinity*, 195.]

**Philip Duke West** (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street in 1950. Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the handsome International Style professional office building at 111 S. Lincoln Street (1955). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom & Associates. This firm designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

**R. Harold Zook** (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings are charmingly unique and superbly crafted. They often display signature features including thatched roofs, spider web windows and leaded-glass, V-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival-style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan



The Village Gas Station at 50 S. Garfield Street is the oldest standing Gas Station in Downtown Hinsdale, having been built in 1929 for the Brewer Brothers. Locally prominent architect Harold Zook was chosen as its designer and the result is a handsome Colonial Revival building that contains the office and garage. The brick building has a cross gable slate roof with cornice, frieze, and dentil trim. There is a cupola with belcast roof, multi-light windows, and classical door surrounds. Unfortunately, a 1990s canopy over the gas pumps detracts from its historic integrity.

Commercial Garages in the survey area appear to have been built in Hinsdale between the 1920s and 1950s. Three automobile service garages are located in the survey area, with one ranked locally contributing and two ranked non-contributing. There are also several One- or Two-Part Commercial Blocks that originally housed automobile showrooms or repair shops, but are now retail storefronts or offices. These include 10 W. Chicago Avenue, 24 and 28 W. Hinsdale Avenue, and 36 E. Hinsdale Avenue. The structure now at 40 E. Hinsdale Avenue replaced an automobile dealership building. None of these structures is architecturally significant.

## GOVERNMENT BUILDINGS

The first government buildings in Hinsdale were built within the commercial core south of the railroad tracks. However, as the town grew and so did the need for larger government service quarters, newer facilities were built on former residential estates on the north side of the tracks. In 1927, the Hinsdale Memorial Building, which later housed the Village Hall and Library, was built on a large site at 19 E. Chicago Avenue, and in 1940 a new Post Office was built at 109 Symonds Drive. A new Police Station was built within the historic downtown core in 1935 but was replaced in 1969 with a Police Station north of the tracks at 121



**Hinsdale Memorial Building**

Symonds Drive. A Fire Station was also built in 1969 at 123 Symonds Drive, completing the government services complex north of the railroad tracks. The Hinsdale Memorial Building, Post Office, and 1935 Police Station (now the Hinsdale Bank and Trust) are ranked significant in this survey. The Memorial Building is a local landmark, and both it and the Post Office may also be individually eligible for listing on the National Register of Historic Places. There is one other government building in the survey area, the Hinsdale Middle School at 100 S. Garfield Street, built in 1976 and ranked non-contributing.



**United States Post Office – 109 Symonds Drive**

Major governmental buildings were often built in architectural high styles and their designs expressed the monumentality of government. The Hinsdale Memorial Building is an impressive building in the Georgian Revival style, sited atop a hill overlooking the railroad station and Downtown Hinsdale. The two-story structure is symmetrical with its principal façade facing south across a large lawn. This façade is dominated by a two-story, projecting portico with pediment. Entrance to the building is actually on the north façade, which has a circular drive enclosed by side wings to the main structure built in 1957 and

the 1990s. The original structure has a side gabled slate roof with matching end chimneys, and a three-tiered cupola/clock tower in the center. Other Georgian Revival features include the cornice with dentils, the rounded dormers, and the multi-light windows. The architect of the Memorial Building was Edwin H. Clark. The surrounding grounds are a simplified version of a master plan for a civic center by George Maher & Son, Architects and Town Planners, who recommended the Georgian Revival style for the Memorial Building.

The U.S. Post Office at 109 Symonds Drive is another handsome building in the Georgian Revival style. One story, and simpler than the Memorial Building, it too is symmetrical with a projecting central entry bay with pediment. An arched stone relief panel within the pediment has an eagle and banner inscribed with “United States Post Office.” Atop the hipped, slate roof is a wood cupola. Windows are double hung, multi-light. Architect for the structure was Louis A. Simon.



**25 E. First Street**

The former Police and Fire Station at 25 E. First Street was also designed in a Classical-based style, in this case Colonial Revival. Designed by Philip Duke West and built in 1935, it housed those municipal functions until they moved north of the tracks to Symonds Drive in 1969. The structure has an upright portion with a front-facing gable, and an attached, two-story wing. The upright portion has a classical front entry surround with broken pediment, fluted pilasters at the sides, and a frieze. The gable ends have cornice returns and the whole section is topped with a cupola.

There were originally garage doors on the wing portion, but these were replaced with the decorative portico shielding display windows. The other windows are multi-light, double hung sash with keystones. These are replacement windows. The structure has been ranked



**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_/\_\_\_\_\_

E-Mail: \_\_\_\_\_

**Owner**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_/\_\_\_\_\_

E-Mail: \_\_\_\_\_

**Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_/\_\_\_\_\_

E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_/\_\_\_\_\_

E-Mail: \_\_\_\_\_

**Disclosure of Village Personnel:** (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: \_\_\_\_\_

Property identification number (P.I.N. or tax number): \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ , -002, -003, -004

Brief description of proposed project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

General description or characteristics of the site: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Existing zoning and land use: \_\_\_\_\_

Surrounding zoning and existing land uses:

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

Proposed zoning and land use: \_\_\_\_\_

**Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:**

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Map and Text Amendments 11-601E

Amendment Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
  2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
  3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
  4. Location, size, and arrangement of all outdoor signs and lighting.
  5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
  6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
  7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 26th day of April, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

 (KAG)

Signature of applicant or authorized agent

Robert McGinnis (KAG)

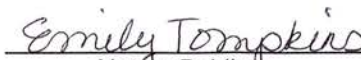
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 26th day of  
April, 2023.

  
Notary Public





**COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA**

**Address of proposed request:** \_\_\_\_\_

**REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\*PLEASE NOTE\*\*\* If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

**Within 250 feet of a Single-Family Residential District: \$800**

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

## **REVIEW CRITERIA – Site Plan Review**

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

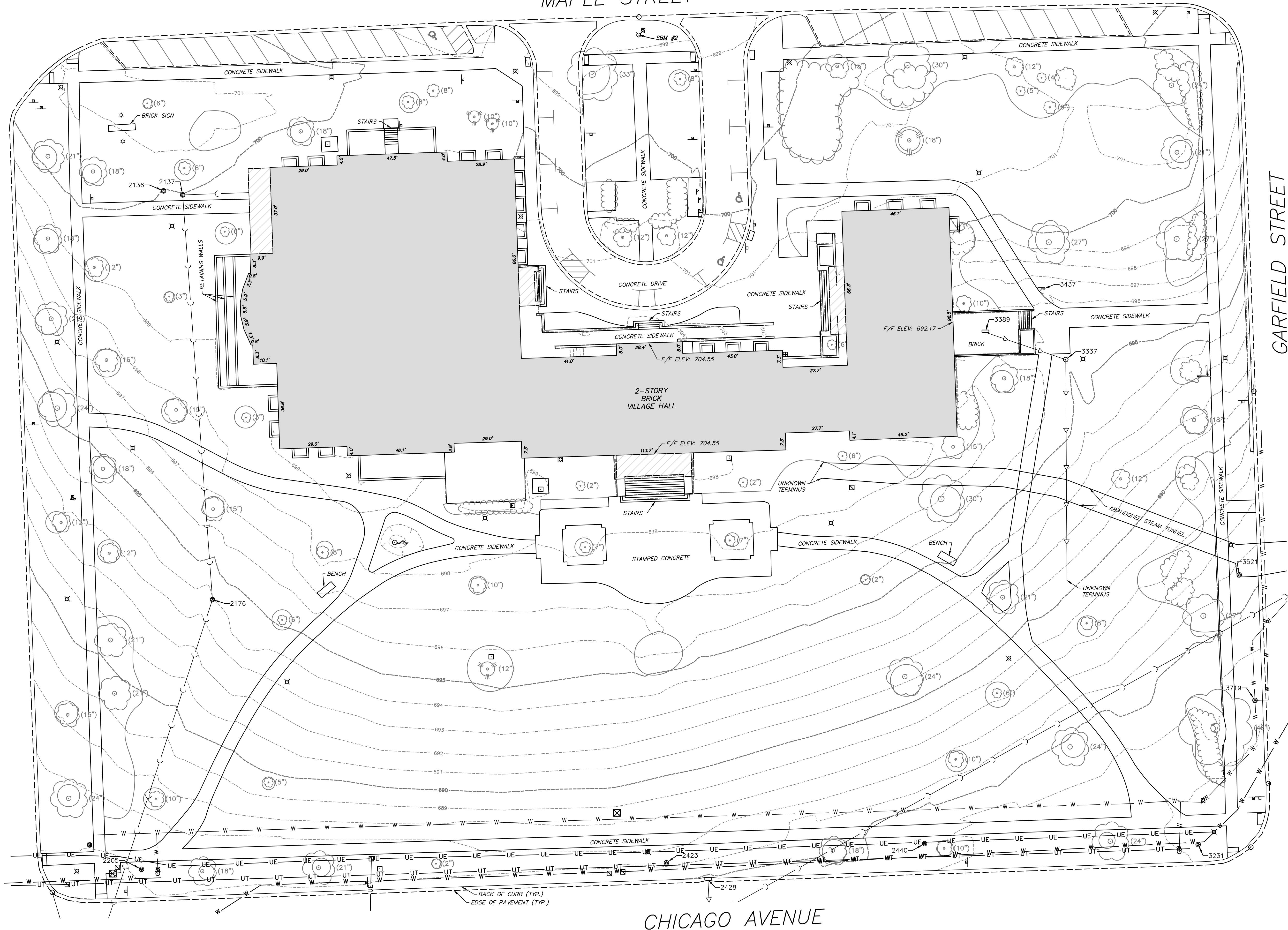
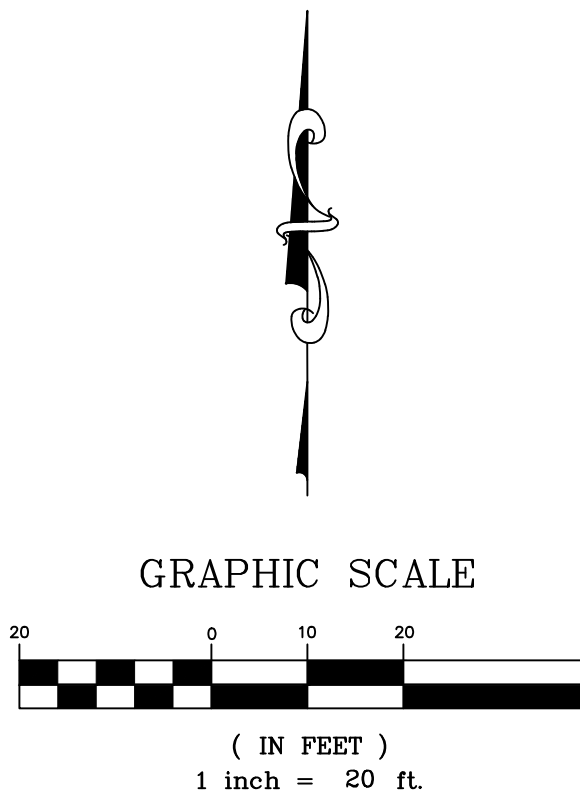
Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.



1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.


10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

MAPLE STREET



**1433**  
**HRGreen**

**TOPOGRAPHIC SURVEY**  
*VILLAGE HALL OF HINSDALE*  
*19 CHICAGO AVENUE*  
*HINSDALE, IL 60521*

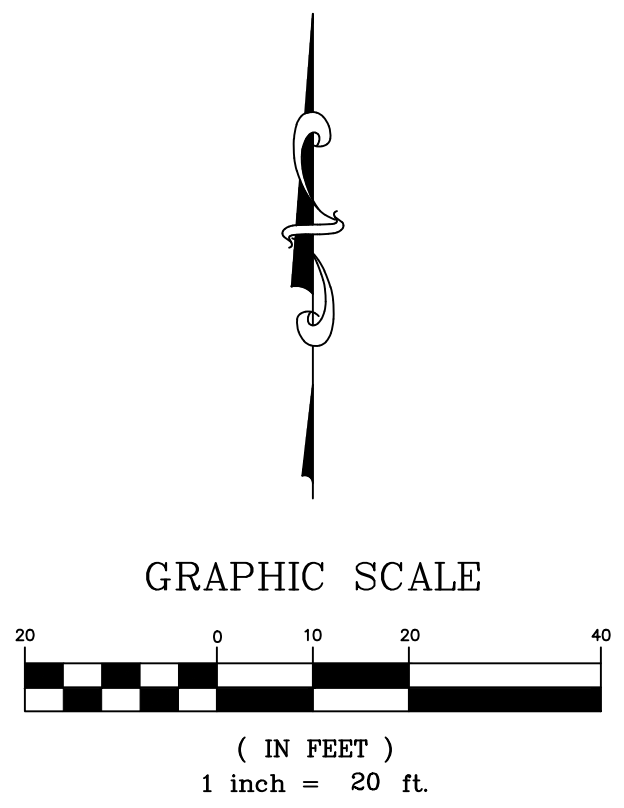
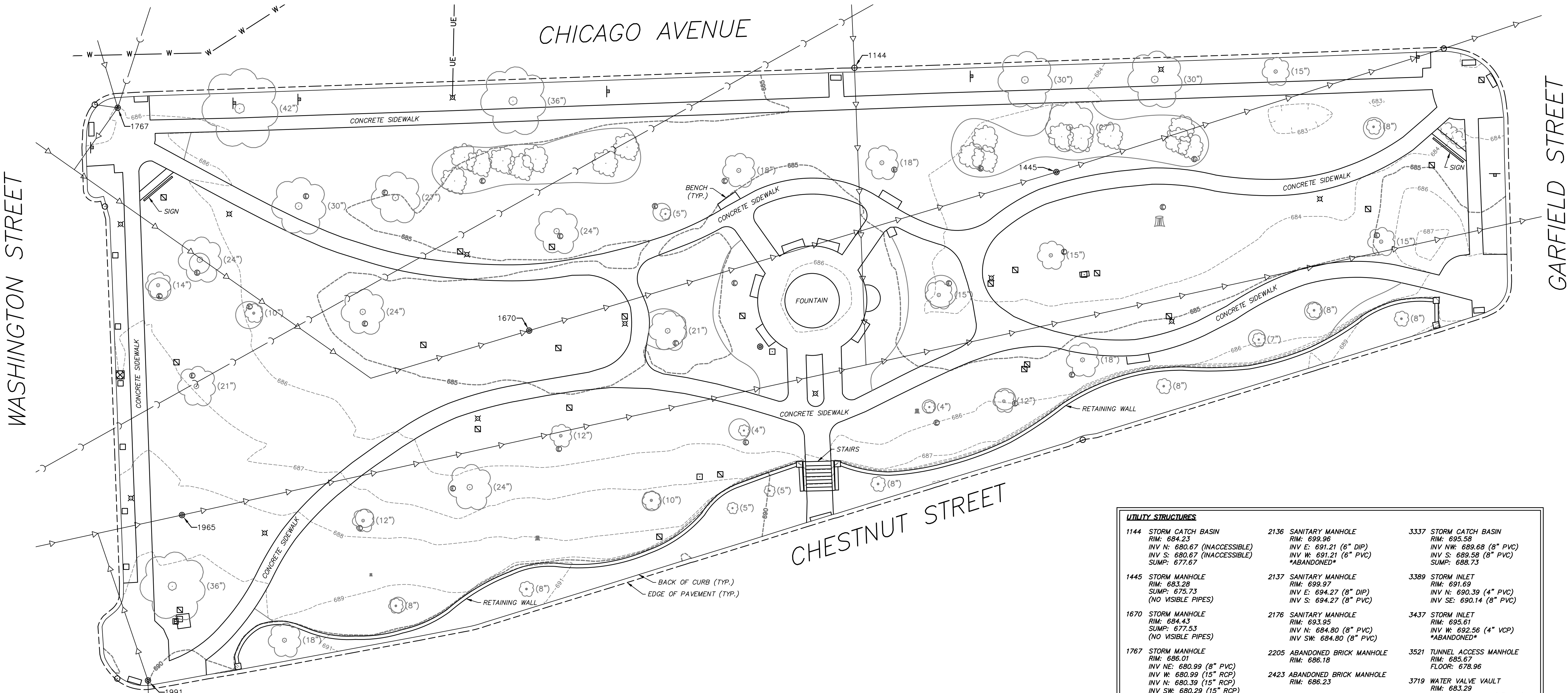
BAR IS ONE INCH ON  
OFFICIAL DRAWINGS  
0  1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY

DRAWN BY: NAB  
 APPROVED: MD  
 JOB DATE: 08/22/2022  
 JOB NO: 220961

SHEET  
1 OF 2



TOPOGRAPHIC SURVEY



**LEGEND**

PARKING METER	□
ELECTRIC PEDESTAL	□
GAS METER	□
GAS VALVE	□
SIGN	□
STORM MANHOLE	○
STORM INLET	○
STORM CATCH BASIN	○
SANITARY MANHOLE	○
LIGHT POLE	○
GROUND LIGHT	○
TELEPHONE PEDESTAL	○
ELECTRICAL OUTLET	○
WATER B-BOX	○
FIRE HYDRANT	○
WATER VALVE BOX	○
MONITORING WELL	○
HANDHOLE	○
DECIDUOUS TREE (SIZE)	○
CONIFEROUS TREE (SIZE)	○
TREE STUMP	○
BUSH	○
SHRUBBERY	○
UNDERGROUND ELECTRIC	—UE—
UNDERGROUND GAS	—G—
UNDERGROUND TELEPHONE	—UT—
UNDERGROUND WATER	—W—
UNDERGROUND STORM	—S—
UNDERGROUND SANITARY	—SA—
BUILDING	—
BUILDING OVERHANG	—
FINISHED FLOOR	F/F

**SITE BENCHMARKS**

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SOURCE BENCHMARK (NOT GRAPHICALLY SHOWN):  
NGS MONUMENT 0139 (DK3198)  
ELEVATION = 688.82 (NAVD 88)

SITE BENCHMARK #1 (NOT GRAPHICALLY SHOWN):  
SOUTH BOLT ON UPPER FLANGE OF HYDRANT LOCATED AT THE  
NORTHWEST CORNER OF WASHINGTON STREET AND CHICAGO AVENUE.  
ELEVATION = 687.46 (NAVD 88)

SITE BENCHMARK #2 (SBM #2):  
WEST BOLT ON UPPER FLANGE OF HYDRANT LOCATED ON THE NORTH  
SIDE OF VILLAGE HALL APPROXIMATELY 7 FEET SOUTH OF MAPLE STREET.  
ELEVATION = 700.65 (NAVD 88)

**ADDITIONAL NOTES**

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND EVIDENCE AND FLAGS AND/OR MARKINGS BY OTHERS AS OBSERVED ON 08/10/2022. ADDITIONAL UTILITIES MAY EXIST WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE NOT SHOWN ON THIS SURVEY.

**UTILITY STRUCTURES**

1144 STORM CATCH BASIN RIM: 684.23 INV N: 680.67 (INACCESSIBLE) INV S: 690.07 (INACCESSIBLE) SUMP: 677.67	2136 SANITARY MANHOLE RIM: 699.96 INV E: 691.21 (6" DIP) INV W: 691.21 (6" PVC) *ABANDONED*	3337 STORM CATCH BASIN RIM: 695.58 INV NW: 689.68 (8" PVC) INV S: 689.59 (8" PVC) SUMP: 688.73
1445 STORM MANHOLE RIM: 683.29 SUMP: 675.73 (NO VISIBLE PIPES)	2137 SANITARY MANHOLE RIM: 699.97 INV E: 694.27 (8" DIP) INV S: 694.27 (8" PVC)	3389 STORM INLET RIM: 691.69 INV N: 690.39 (4" PVC) INV SE: 690.14 (8" PVC)
1670 STORM MANHOLE RIM: 684.43 SUMP: 677.53 (NO VISIBLE PIPES)	2176 SANITARY MANHOLE RIM: 693.95 INV N: 684.80 (8" PVC) INV SW: 684.80 (8" PVC)	3437 STORM INLET RIM: 695.61 INV W: 692.56 (4" VCP) *ABANDONED*
1767 STORM MANHOLE RIM: 686.01 INV NE: 680.99 (8" PVC) INV W: 680.99 (15" RCP) INV N: 680.39 (15" RCP) INV SW: 680.29 (15" RCP)	2205 ABANDONED BRICK MANHOLE RIM: 686.18	3521 TUNNEL ACCESS MANHOLE RIM: 685.67 FLOOR: 678.96
1965 STORM MANHOLE RIM: 688.09 INV SW: 669.29 (96" PER ATLAS) INV NE: 669.29 (96" PER ATLAS)	2423 ABANDONED BRICK MANHOLE RIM: 686.23	3719 WATER VALVE VAULT RIM: 683.29 T/PIPE E: 676.84 (8" PVC) T/PIPE N/S: 676.84 (12" PVC)
1991 STORM MANHOLE RIM: 689.96 INV W: 687.35 (10" RCP) INV S: 679.96 (42" RCP) INV NW: 679.46 (42" RCP)	2428 STORM INLET RIM: 684.33 INV S: 681.88 (INACCESSIBLE)	
	2440 ABANDONED BRICK MANHOLE RIM: 684.18	
	3231 ABANDONED BRICK MANHOLE RIM: 682.80	

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF WILL ) S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

DATED AT NEW LENOX, WILL COUNTY, ILLINOIS, AUGUST 22, 2022.

*Neal Ballah*  
NEAL BALLAH, PLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #4025  
EMAIL: NBALLAH@HGREEN.COM  
LICENSE EXPIRES: 11/30/2022  
FIELDWORK COMPLETED: 08/10/2022

4025  
PROFESSIONAL  
LAND SURVEYOR  
STATE OF  
ILLINOIS  
NEW LENOX, IL

• NO DISTANCE SHOULD BE ASSUMED BY SCALING.  
• NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED.  
• NO REPRESENTATION AS TO OWNERSHIP, USE, OR POSSESSION SHOULD BE HEREON IMPLIED.  
• DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
• DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.  
• FIELD WORK FOR THIS SURVEY WAS COMPLETED ON: 08/10/2021  
• THIS SURVEY WAS PERFORMED FOR:  
Village of Hinsdale

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

8/22/2022 5:06:17 PM  
J:\2022\220961\Survey\Drawg\220961-Survey.dwg

TOPOGRAPHIC SURVEY  
BURLINGTON PARK  
HINSDALE, IL 60521

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS  
0" = 1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY

DRAWN BY: NAB  
APPROVED: MD  
JOB DATE: 08/22/2022  
JOB NO: 220961

SHEET  
2 OF 2

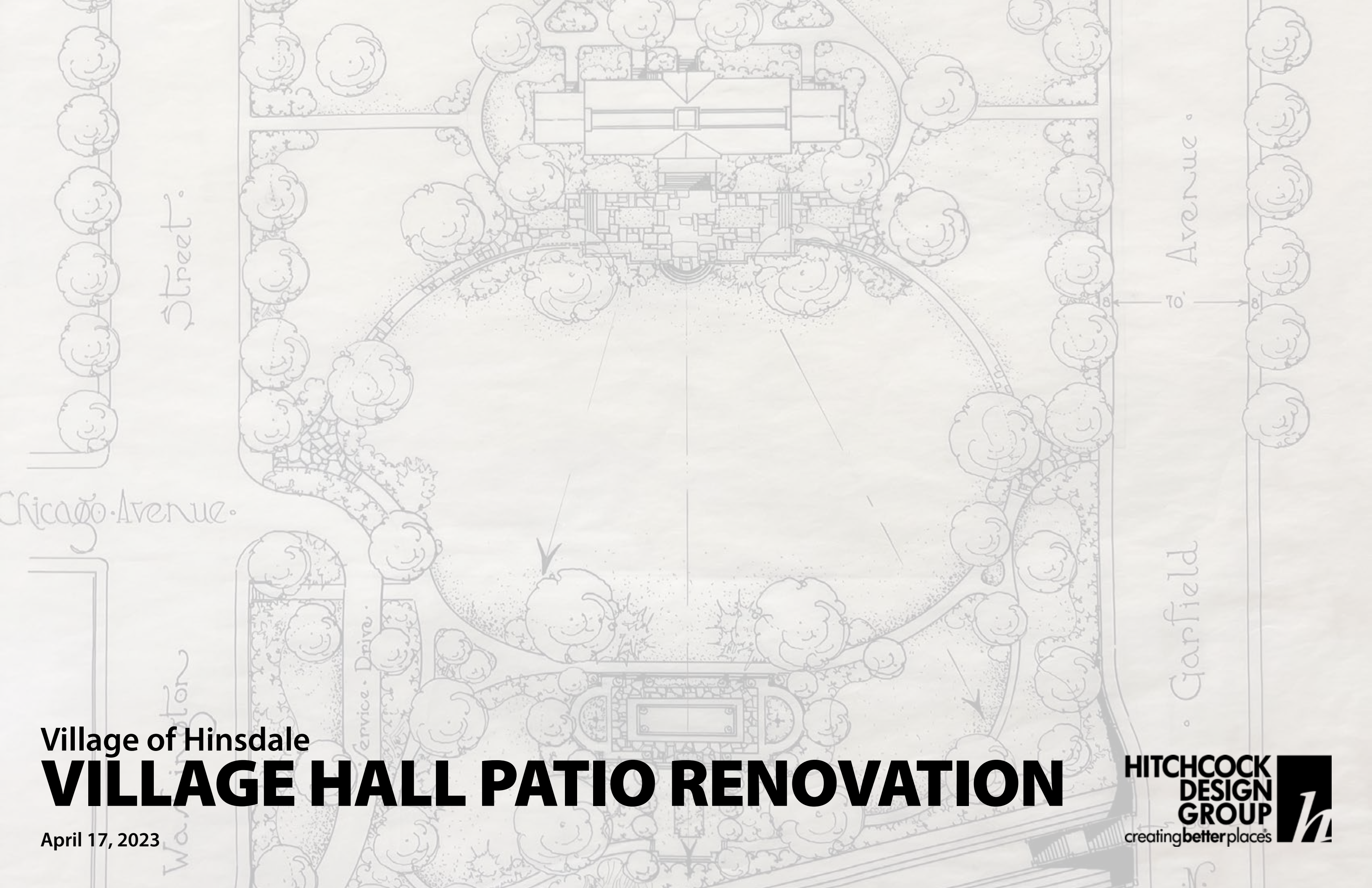
TOPOGRAPHIC SURVEY

Illinois Professional Design Firm # 184-001322  
323 Alana Drive,  
New Lenox, Illinois 60451  
t. 815.462.9324 f. 815.462.9328  
www.hrgreen.com

HRGreen

REVISION DESCRIPTION  
NO. DATE BY





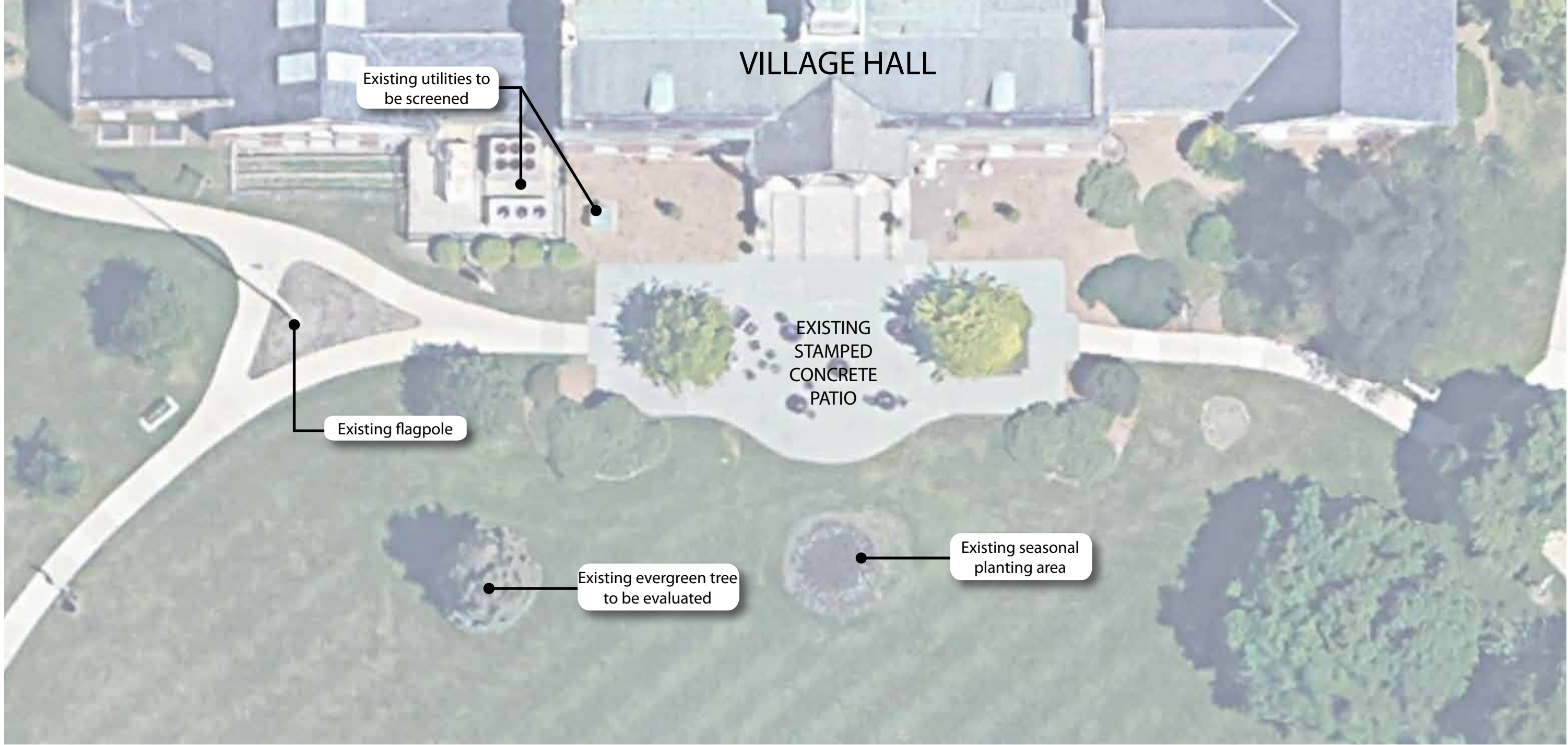
Village of Hinsdale

# VILLAGE HALL PATIO RENOVATION

April 17, 2023

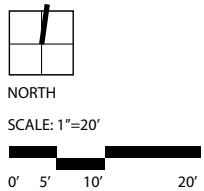






# Existing Conditions Village Hall Patio

Hinsdale, Illinois



ISSUE DATE: April 17, 2023  
All drawings are preliminary and subject to change.  
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PREPARED FOR  
Village of Hinsdale





# Existing Conditions Photos

## Village Hall Patio

Hinsdale, Illinois

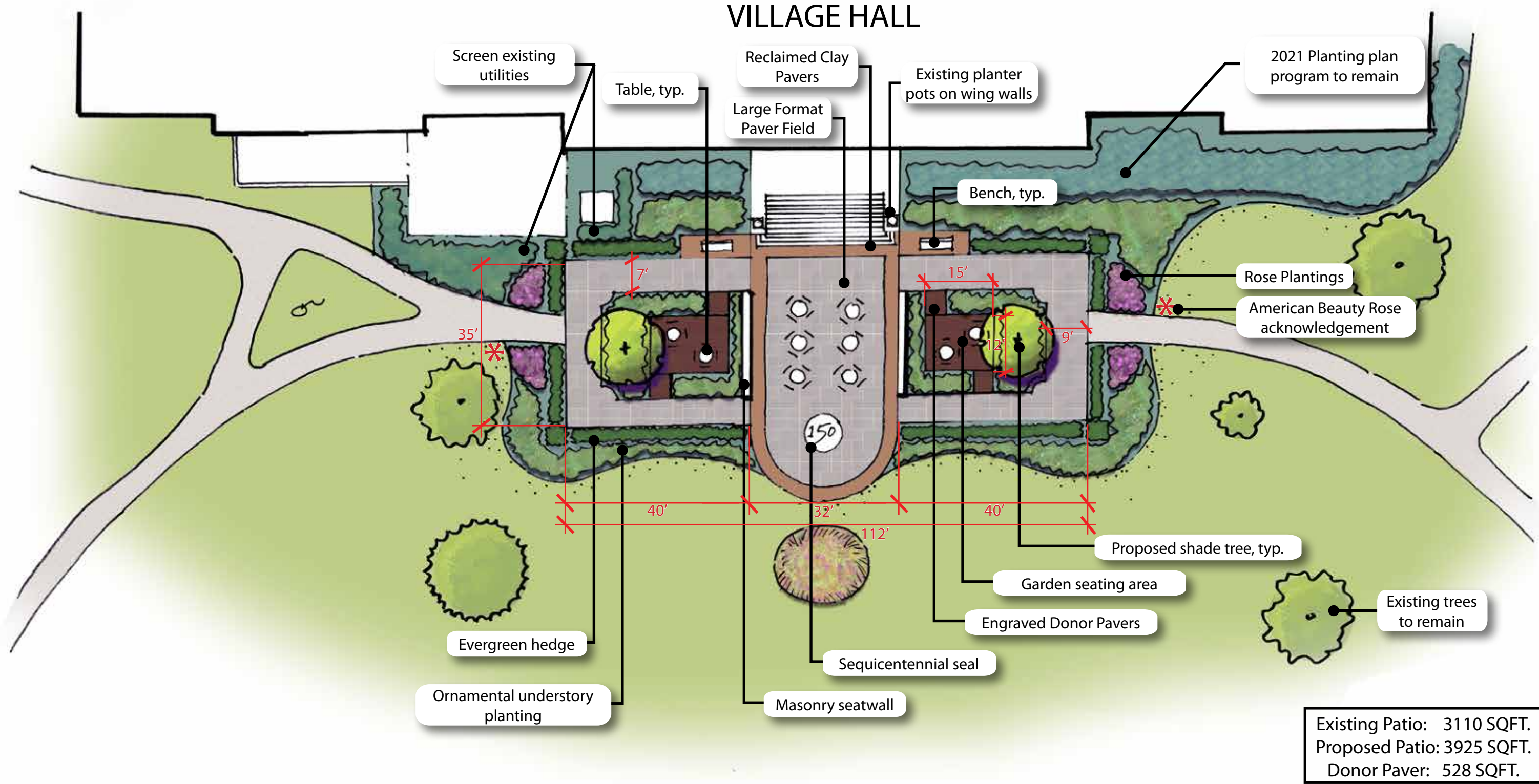
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0'

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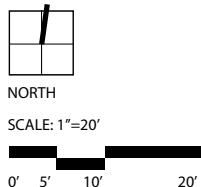


# VILLAGE HALL



## Preferred Concept Village Hall Patio

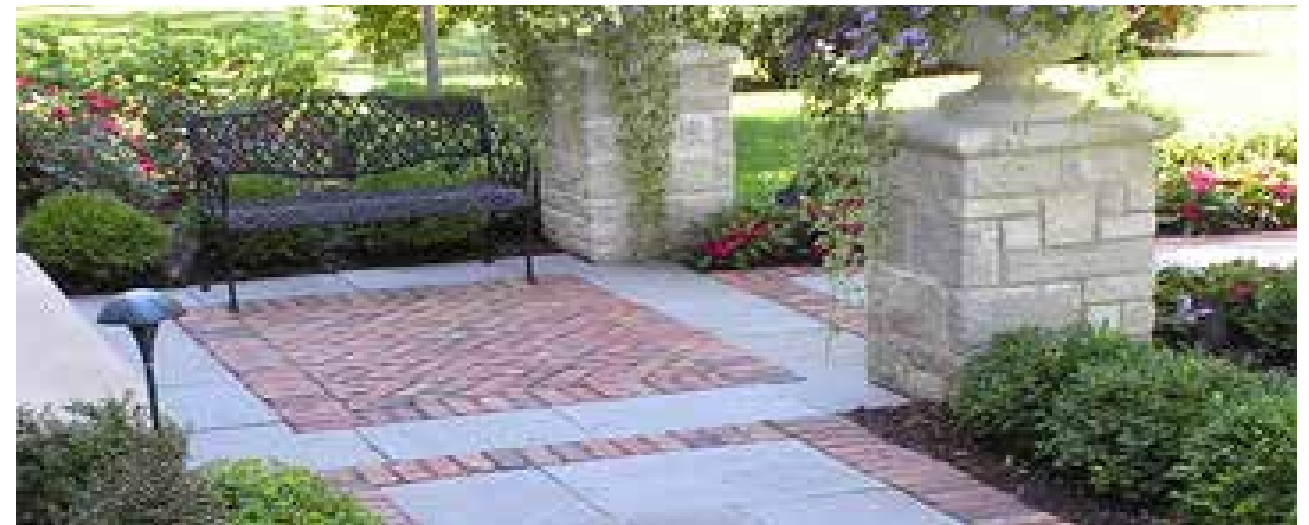
Hinsdale, Illinois



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# Character Images

## Village Hall Patio

Hinsdale, Illinois

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# Character Images - Reclaimed Pavers

## Village Hall Patio

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# Character Images - Large Format Paver Field

## Village Hall Patio

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# Character Images - Furnishings

## Village Hall Patio

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# Character Images - Furnishings

## Village Hall Patio

Hinsdale, Illinois

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