



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, February 7, 2024

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 – January 11, 2024 Meeting

4. PUBLIC HEARINGS

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

5. PUBLIC COMMENT

6. NEW BUSINESS

- a) Sign Code Update

7. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Robbins Park Historic District Gateway Signs
- c) Sixth Street Improvement Project

8. 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

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Thursday, January 11, 2024**

The specially 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 Thursday, January 11, 2023 at 6:33 p.m., roll call was taken.

PRESENT: Commissioners William Haarlow, Jim Prisby, and Chris Elder, and Chairman Bohnen

ABSENT: Commissioners Sarah Barclay, Shannon Weinberger, and Frank Gonzalez

ALSO PRESENT: Bethany Salmon, Village Planner

APPROVAL OF MINUTES – DECEMBER 6, 2023

Chairman Bohnen asked for comments on the December 6, 2023 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Elder made a motion, seconded by Commissioner Prisby, to approve the draft meeting minutes of the December 6, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 4-0.

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

SIGNAGE

a) Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign

Mike Hoffer, Aubrey Sign Company, stated the non-illuminated aluminum sign with laser cut letters, would be nearly identical the current sign installed for Homebaked Pizza. The proposed sign will be mounted in the same way and will not be installed on the brick.

Hearing no concerns, Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign as submitted. The motion carried with roll call vote of 4-0.

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

PUBLIC MEETINGS

a) Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Rear and Side Building Additions and a New Detached Garage

Larysa Domino and Brad Stahl, property owners, and Joel Rafferty of Michael Abraham Architecture, were present to explain the changes from the initial application reviewed by the Historic Preservation Commission.

Mr. Rafferty summarized the changes, including minor adjustments to the house design and the demolition of the existing garage with construction of a new code compliant garage. The commission did not have any questions for the applicant.

Ms. Salmon suggested making two motions for each of tonight's cases. The first motion would address items the HPC has the authority to approve, including the alternative zoning, fee waivers, and expedited processing. The second motion would address items the HPC has the authority to recommend approval to the Village Board approve, including the grant and property tax rebate.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve the alternative zoning regulations, building permit fee waiver, and expedited plan review for Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear and Side Building Additions and a New Detached Garage as submitted. The motion carried with roll call vote of 4-0.

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

At the request of the Commission, Ms. Salmon provided some information on the process and procedures followed by the Board of Trustees for the final approval of these cases and clarified what information would be included in the resolution.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to recommend approval of the property tax rebate and matching grant to the Village Board for Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear and Side Building Additions and a New Detached Garage as submitted. The motion carried with roll call vote of 4-0.

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

b) Case HPC-2-2024 – 217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Request for A Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Two Building Additions

Sarah and David Chase, property owners, and Pat Plunket, the architect, were present. Commissioner Prisby stated that after reviewing the plans, being familiar with the property, and confirming the application was code compliant, that he did not have any concerns and felt the changes proposed were contextual.

Commissioners agreed that the home would be nice looking and had no concerns.

Commissioner Elder made a motion, seconded by Commissioner Haarlow, to approve a building fee waiver and expedited plan review for Case HPC-2-2024 – 217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Two Building Additions as submitted. The motion carried with roll call vote of 4-0.

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

Commissioner Elder made a motion, seconded by Commissioner Haarlow, to recommend the approval the property tax rebate and matching grant to the Village Board for Case HPC-2-2024 –217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Two Building Additions as submitted. The motion carried with roll call vote of 4-0.

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

c) Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, a Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and a Matching Grant – Construction of a Rear Building Addition

Fred and Elizabeth Regnery, property owners, and Joel Rafferty of Michael Abraham Architecture were present. Mr. Rafferty stated the home was a 1920s Tudor Style with an addition that was added about ten (10) years ago. The applicant proposes to construct a rear addition to be used as a breakfast sitting area and create a rear yard oasis with small inground pool, patio, pergola, outdoor fire place and deck.

It was clarified that the application meets the HOD setbacks and coverage requirements. The allowable rear setback under the HOD regulations would be utilized. The only item that does not meet existing zoning requirements is the setback for the existing garage, which there is no change to. The Commission was in favor of the project stating the one (1) story addition works well with the house, is to scale, meets the criteria, and looks great.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve the alternative zoning regulations, building permit fee waiver, and expedited plan review for Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear Building Addition as submitted. The motion carried with roll call vote of 4-0.

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

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to recommend approval the property tax rebate and matching grant to the Village Board for Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear Building Addition as submitted. The motion carried with roll call vote of 4-0.

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

PUBLIC COMMENT

No public comments were shared.

NEW BUSINESS

None.

OLD BUSINESS

a) Amendments to Title 14 – Status Update

No updates.

b) Robbins Park Historic District Gateway Signs

Ms. Salmon reached out to contractors with the change of the fluted pole on prices to fabricate and install the signs. She received quotes from six (6) or seven (7) contractors. The quotes will be reviewed, a contractor selected, and the signs are planned for installation in the spring.

c) Sixth Street Improvement Project

Commissioner Haarlow invited the HPC and residents to attend the January 23rd Board meeting starting at 7:00 p.m. to support the preservation of Sixth Street. Ms. Salmon added that the Historical Society has some interesting information on brick streets and some photographs of brick streets in Hinsdale posted on their website.

d) Sign Code Update

No updates.

ADJOURNMENT

Commissioner Elder made a motion, seconded by Commissioner Prisby, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of January 11, 2024.

The meeting was adjourned at 6:57 p.m. after a roll call vote of 4-0 as follows:

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

ATTEST: _____
Jennifer Spires, Community Development Office



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: February 2, 2024

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

FOR: February 7, 2024 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from Michael Abraham Architecture, the project architect, requesting approval to demolish an existing single-family home and to construct a new single-family home located at 425 E. Eighth Street in the Robbins Park Historic District. The owners of record listed are Jeff and Nicole Cantalupo. The project builder is J. Jordan Homes and the project engineer is Engineering Resource Associates.

Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a Certificate of Appropriateness.

Background

The existing 2.5-story single-family home at 425 E. Eighth Street was constructed in 1937. The building features Colonial Revival architecture and includes a side gable roof with overhanging eaves, the main section of the house flanked with east and west wings, three front dormers with round arched double hung windows, a classical front entry surround with round columns and a triangular pediment, a fanlight over the front door, double hung wood windows with flat arched brick lintels and shutters, and two large double chimneys. The historic name of the house is listed as the N.J. Allbright House. The house was designed by the well-known Chicago architecture firm Schmidt, Garden & Erikson.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination. The building is classified Significant and eligible for the National Register of Historic Places according to the 2007 Architectural Resources in the Robbins II Survey Area.

The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District.

Meeting History

On December 6, 2023, the Historic Preservation Commission reviewed a COA application for this property at a public hearing. Please refer to the attached meeting minutes and public hearing transcript. Eight (8) members of the public voiced concerns over the demolition of the house at the meeting.



MEMORANDUM

Chairman Bohnen provided comments on issues with the current Code requirements for COA reviews, the importance of preliminary COA reviews, and future amendments needed to the Code. Chairman Bohnen added the home as depicted in the application does not meet the requirements for homes in the Historic District. It was advised that the owners and the architect review and revise the plans, then come before the HPC at a later date. The Historic Preservation Commission closed the public hearing and a vote was not made for this application.

The purpose of the review by the Commission is to provide feedback to an applicant and then to take an advisory vote. There is no authority to dismiss a properly filed and complete application without a vote and without the consent of the applicant. The project has therefore been scheduled for a new public hearing on February 7, 2024 so that a vote may be taken by the Historic Preservation Commission on this matter.

Request and Analysis

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single-family home on a 49,680 square foot lot. A site plan, interior floor plans, building elevations, renderings, and photos of the neighboring properties have been submitted for review.

As shown on the submitted plans, the two-story home will be constructed of stucco in an off-white color, a block slate roof, and accent areas composed of vertical siding, horizontal siding, and Indiana limestone. A Weathered cedar timber headers are proposed above various windows and entrances. The site plan includes a horseshoe driveway off of Eighth Street, a driveway on the west side of the property leading to a 4-car attached garage, a pool, several covered porches, and stucco wing walls. The proposed plan meets all bulk zoning requirements.

Process

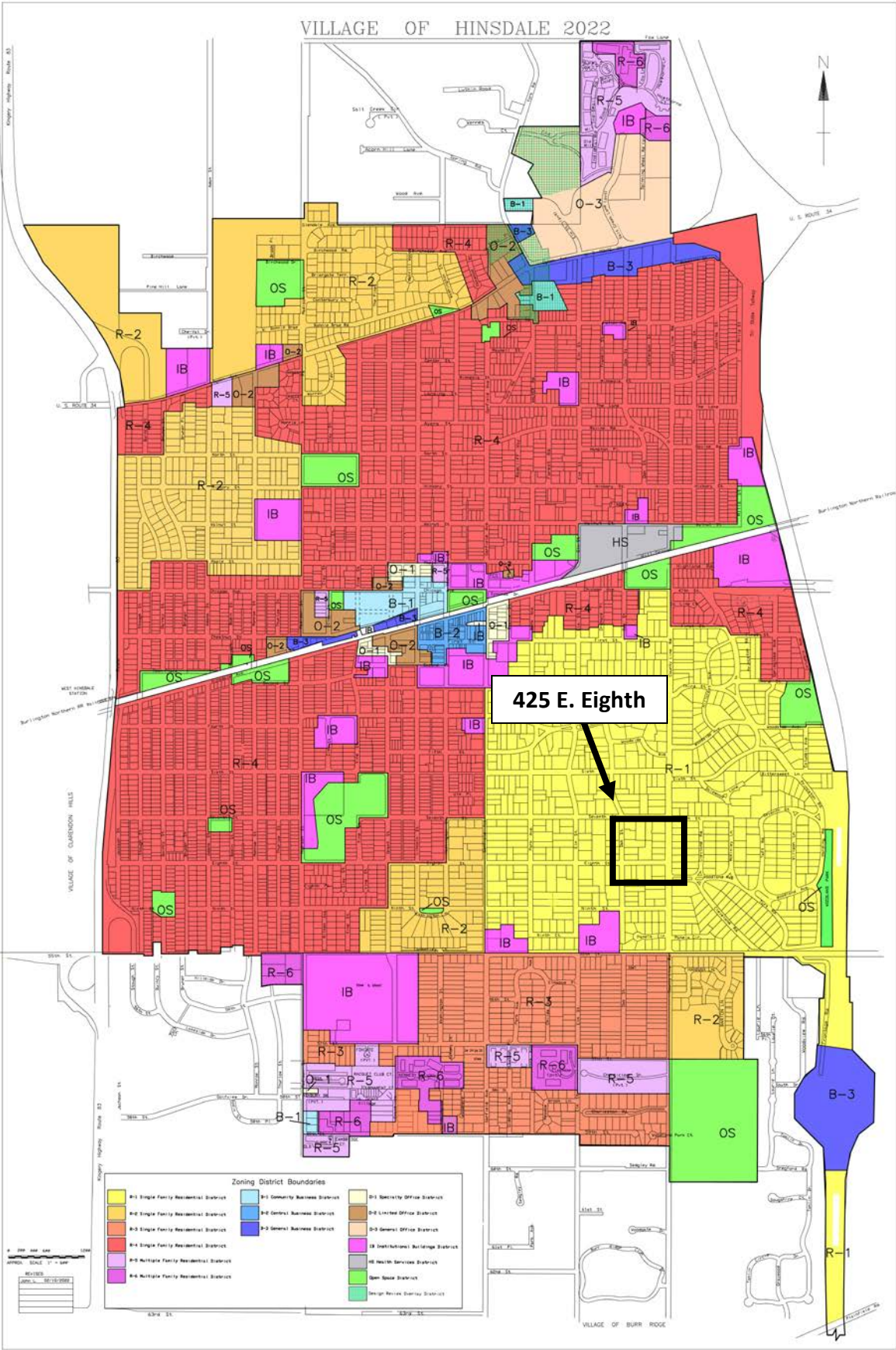
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a certificate of appropriateness. The final decision of the Historic Preservation Commission shall be advisory only.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

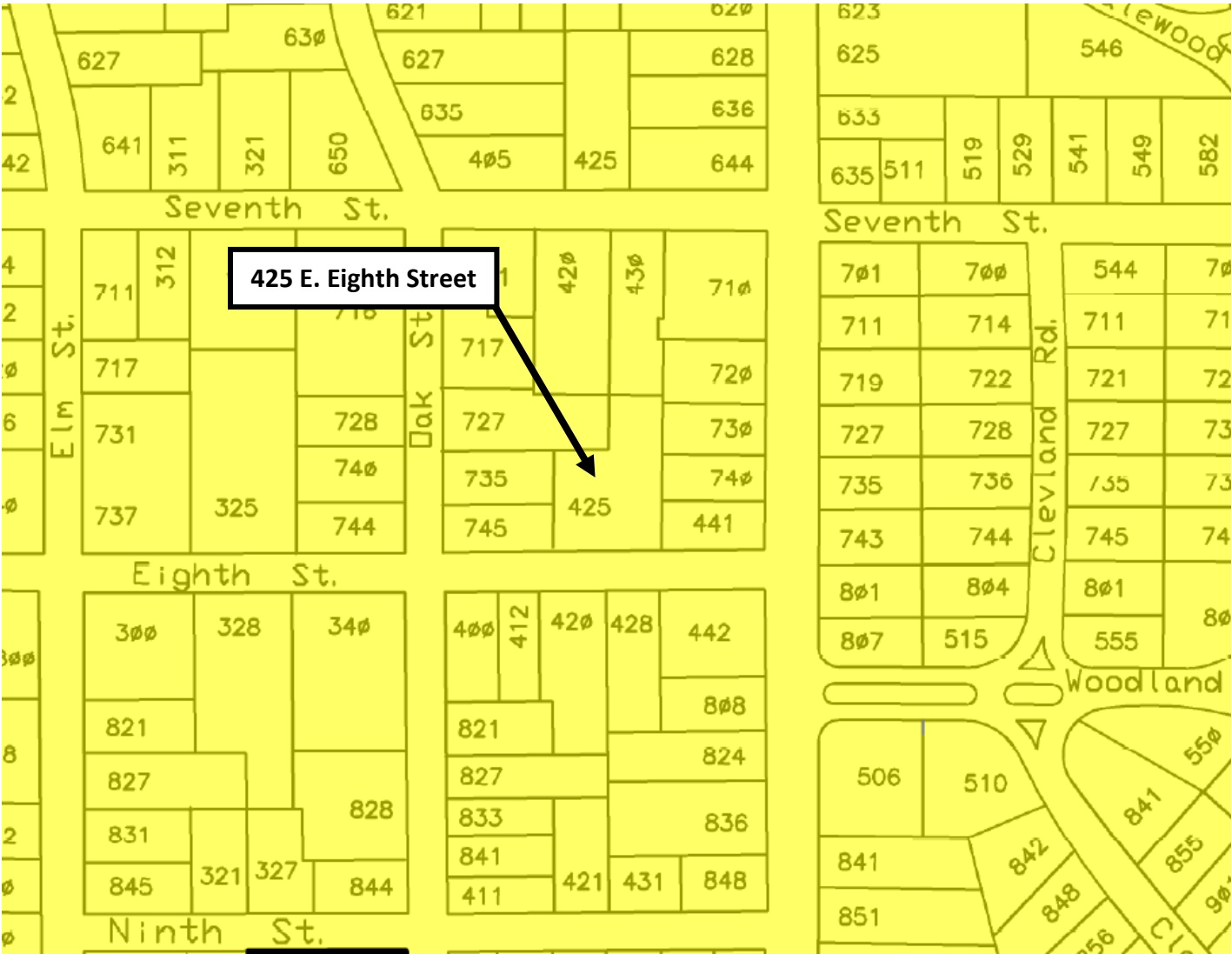
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet / Property Information
6. Robbins Park II Architectural Resources Survey Sheet / Property Information
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Application for Certificate of Appropriateness and Exhibits
9. Historic Preservation Commission Meeting Minutes – December 6, 2023
10. Public Hearing Transcript – December 6, 2023

Village of Hinsdale Zoning Map and Project Location



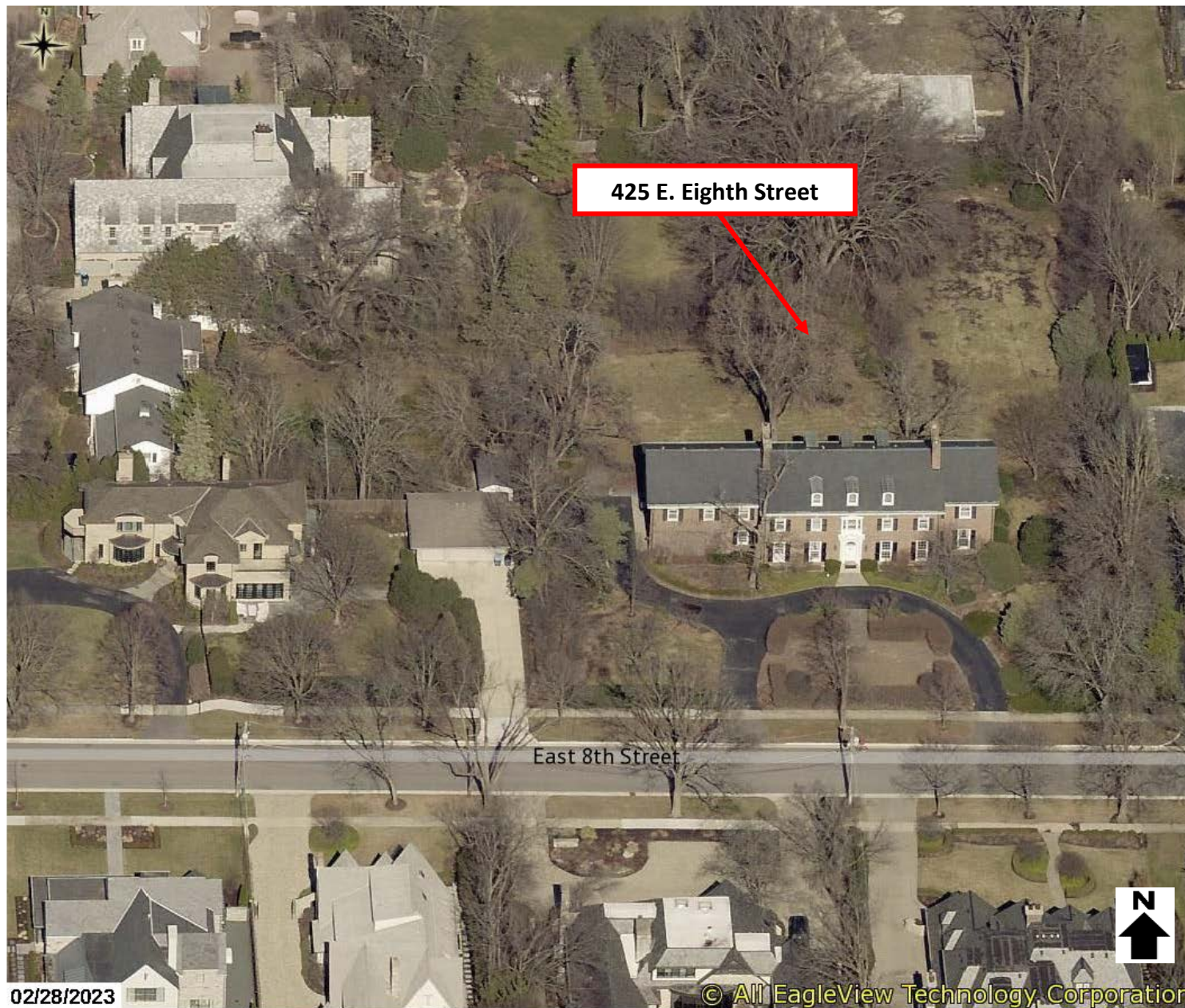
Village of Hinsdale Zoning Map and Project Location



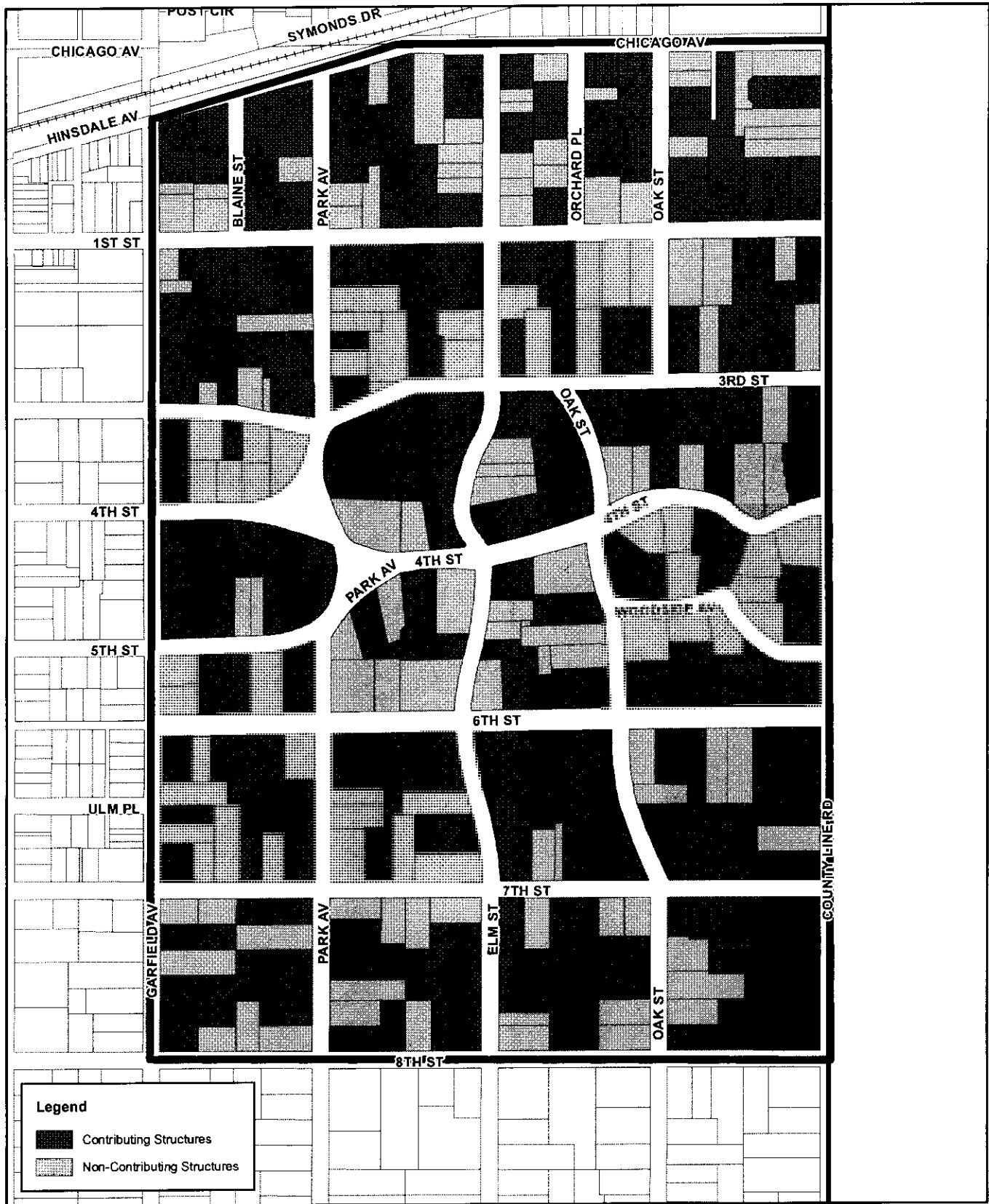
Aerial View – 425 E. Eighth Street



Birds Eye View – 425 E. Eighth Street



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Robbins Park Historic District
Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES COR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
105	E FIRST	Freestanding	1984	The Professional Center of Hinsdale	NC	-	Mizani & Associates		
108	E FIRST	Vacant			NC	NC			detached garage
114	E FIRST	School/Tudor Revival	1956	Grace Episcopal School	C	-			
115	E FIRST	Neo-Colonial	c. 1975		NC	-			
120	E FIRST	Church/Gothic Revival	1885	Grace Episcopal Church	C	-			
130	E FIRST	Vacant			NC	-			
139	E FIRST	Church/Contemporary	1958	Redeemer Lutheran Church	C	-			
142	E FIRST	Italianate	1869	Whitney, William House	C	C			detached garage
212	E FIRST	Tudor Revival	1924	Johnson, Frank C. House	C	NC		Soltwisch, William and Sons	detached garage
215	E FIRST	Neo-Tudor Revival	1974		NC	-	Pieple	Mac Diarmid & Palumbo	
218	E FIRST	Colonial Revival	1949	Watt House	C	NC	Field, Harford	Wendell, A. W. & Sons	detached garage
219	E FIRST	Dutch Colonial Revival	1924	Nold, John H. House	C	C	Barfield, William Gibson	Soltwisch, William	detached garage
225	E FIRST	Colonial Revival	c. 1900		C	-			
230	E FIRST	Colonial Revival	1898	Butler, Frank Osgood House	C	C	Ashby, George William		coach house
241	E FIRST	Queen Anne	1887	Clarke, Robert and Mary House	C	-	Isaacson, G.		
244	E FIRST	Colonial Revival	1893	Mitchell, George H. and Carrie R. House	C	C	Shepley, Rutan & Coolidge		detached garage
305	E FIRST	Queen Anne	c. 1895	Shaw House	NC	NC			detached garage
306	E FIRST	Romanesque Revival	1890	Grant, Elizabeth House	C	NC			detached garage
316	E FIRST	Dutch Colonial Revival	c. 1894	Hinckley, William B. House	C	C			detached garage
317	E FIRST	Queen Anne	1888	Mihm, Charles and Mary House	C	NC			detached garage
326	E FIRST	Neo-Traditional	1957	Sherman, Mr. & Mrs. J. House	NC	-	Smithson, A. T. Jr.	Wendell & Sons, A. W.	
335	E FIRST	Neo-Traditional	2002		NC	-			

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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**Robbins Park Historic District
Hinsdale, DuPage County, IL**

sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

Because of its enduring popularity, the Colonial Revival style has the greatest span in construction dates of any other style, stretching from the late 19th century into the 1950s. The earliest Colonial Revival designs in Hinsdale, from 1890 until 1910, are mostly frame and often feature bay windows and asymmetrical massing, leftover from Victorian era fashion. In the 1910s and 1920s, formal, finely detailed symmetrical examples are common, while Post-Great Depression era Colonial Revival homes are lighter in detailing yet convey hallmark features of the style.

The following are some of the locally significant examples of the Colonial Revival style in the Robbins Park Historic District: the Charles E. and Carrie Raymond House at 425 E. Third Street (1893); the George H. and Carrie R. Mitchell House at 244 E. First Street designed by Shepley Rutan & Coolidge (1893); the Robert M. and Mary Dean House, designed by Pond & Pond at 337 E. Third Street (1894-95); the Frank Osgood Butler House at 230 E. First Street designed by George William Ashby (1898); Orland P. Bassett House, 329 E. Sixth Street (1899); the Charles G. Root House at 134 S. Park Avenue, designed by Lorin A. Rawson (1908); the Howard George Hetzler House at 26 S. Park Avenue (c. 1905), 14 S. Oak Street (c. 1910), 341 S. Elm Street (c. 1915), and 419 E. First Street (c. 1920); the Chester A. Tousey House, 711 S. Garfield Street, designed by George Knapp (1922); the N. J. Allbright House at 425 E. Eighth Street, designed Schmidt, Garden & Erickson (1937); and 219 E. Seventh Street designed by A. T. Smithson (1956).

The Charles G. Root House at 134 S. Park Street (1908, Lorin A. Rawson, architect) is a fine early 20th-century example of the Colonial Revival style in Hinsdale with notable detailing. It has wide tongue-and-groove siding on the first floor and narrow raked siding at the second. Unlike many examples of the Colonial Revival style, this house is asymmetrical in its form, with a corner tower and conical roof on one side, balanced by a curved sun porch on the opposite side with flat roof, fluted Tuscan columns, and wood balustrade above. Characteristic Colonial features include the front entry porch with segmental arched pediment, and the nine-over-one and six-over-one multi-light windows throughout. The hipped roof with hipped roof dormers is also a Colonial feature.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 49

**Robbins Park Historic District
Hinsdale, DuPage County, IL**

The Norman J. Allbright House at 425 E. Eighth Street, built in 1937 and designed by the eminent Chicago architectural firm of Schmidt, Garden & Erickson, is a classic, stately example of Colonial Revival residential architecture. The symmetrical façade of the main section features a classical entry surround with triangular pediment, a three-part window above, and three segmental arched dormers. East and west wings flank this center section.

Along the 700 Block of South County Line Road is an exceptional grouping of late 1930s Colonial Revival style residences. This grouping, which exhibits the refined simplification of the Colonial Revival style that commonly occurred after the Great Depression, includes the Miller House, 720 S. County Line Road, White and Weber, architects (1938); the R. M. Dilworth House, 730 S. County Line Road, Philip Duke West, architect (1938); and the A. Cornell House, 740 S. County Line Road, Hartford Field, architect (1939).

Colonial Revival Cottages, like 219 E. Seventh Street designed by architect A. T. Smithson in 1956, were one and 1½-story interpretations of the Colonial Revival style. The multiple gabled dormers, dentil trim, and three-sided front window bay on this exceptional mid 20th-century example are all characteristic of this cottage sub-type.

A finely detailed variant of the Colonial Revival style in the early 20th century in Hinsdale is the Georgian Revival style. With roots in the English Colonies in the late 1700s, Georgian Revival is not as common as the other classically-inspired residential styles in Hinsdale's Robbins Park Historic District. The Georgian Revival style residence is rectangular in plan and balanced and symmetrical. Its red brick front façade is typically graced with a prominent central entry surrounded by pediments or entablatures, with elaborate fanlights and sidelights. A hipped or gambrel roof is most common, accented below with an intricate dentilled cornice and wide frieze.

CLASSICAL REVIVAL

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	425
DIRECTION	E
STREET:	Eighth
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS



GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Not altered	REASON for SIGNIFICANCE	Handsome and well-balanced Colonial Revival residence designed by masterful Chicago architects Schmidt, Garden & Erickson.
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1937	ROOF TYPE	Side gable
OTHER YEAR		ROOF MATERIAL	Slate
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	-
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	Double hung
WALL MATERIAL 2 (original)		WINDOW TYPE	
		WINDOW CONFIG	6/6; 2/2; multi/6
SIGNIFICANT FEATURES	See continuation sheet.		
ALTERATIONS			

HISTORIC INFORMATION

HISTORIC NAME	Allbright, N. J. House
COMMON NAME	
PERMIT NO	2087
COST	70000
ARCHITECT	Schmidt, Garden & Erickson
ARCHITECT2	
BUILDER	Barnard, A. B. Co.
ARCHITECT SOURCE	Permit

PERMITINFO: #2087 (4/30/1937)--2 story brick residence

HISTORIC
INFO

LANDSCAPE

Midblock on north side of residential street; circular front driveway; privacy hedges at front sidewalk; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	6
FRAMES1	21
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Eighth ast425.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/16/2006
SURVEYAREA	ROBBINS II

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 425

STREET E. Eighth Street

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

Side gable roof with overhanging eaves; main section of house is flanked by east and west wings; three front dormers with round arch double hung windows; classical front entry surround with round columns & triangular pediment; fanlight over front door; original double hung wood windows with flat arch brick lintels; two large double chimneys

STREETNO	DIR	STREET	ABB	RATING	STYLE	DATE	HISTORIC NAME	ARCHITECT
325	E	Eighth	ST	S	Tudor Revival	1928	Thompson, W. W. House	Zook, R. Harold
425	E	Eighth	ST	S	Colonial Revival	1937	Allbright, N. J. House	Schmidt, Garden & Erickson
441	E	Eighth	ST	S	French Eclectic	1939	Rollins, Willis J. House	Field, Harford
26	W	Eighth	ST	C	Ranch	c. 1955		
411	S	Elm	ST	NC	Neo-Colonial	1960		Smithson, A. T. Jr.
417	S	Elm	ST	C	Colonial Revival	1910		
424	S	Elm	ST	C	French Eclectic	1956	Standen, C. R. House	Yeretsky, Norman
425	S	Elm	ST	S	French Eclectic	1925	Burt, Paul G. House	Burt, Paul G.
620	S	Elm	ST	NC	Neo-Colonial	1961		Smith & Associates
627	S	Elm	ST	C	Craftsman	1925		Fugard & Knapp
632	S	Elm	ST	PS	Colonial Revival	1934	Allbright, John House	Schmidt, Garden, & Erickson
641	S	Elm	ST	S	French Eclectic	c. 1925		
642	S	Elm	ST	NC	Vacant			
704	S	Elm	ST	NC	Neo-Traditional	2006		
711	S	Elm	ST	PS	Colonial Revival	1937	Deng, R. House	West, Philip Duke
712	S	Elm	ST	C	Colonial Revival	1951	Nissen, Mr. & Mrs. Robert House	
717	S	Elm	ST	PS	Tudor Revival	1930	Eustice, P. C. House	Marx, E. W.
720	S	Elm	ST	S	Italian Renaissance	1927		White & Weber
726	S	Elm	ST	CA	Colonial Revival	1927		
731	S	Elm	ST	S	Tudor Revival	1940	Mayer, Frank House	West, Philip Duke
737	S	Elm	ST	NC	Ranch (altered)	1949	Fatser, Wade House	West, Philip Duke
740	S	Elm	ST	S	French Eclectic	1940	Bunker, George House	West, Philip Duke
108	E	Fifth	ST	NC	No style	1887		
114	E	Fifth	ST	PS	Queen Anne	c. 1890		
115	E	Fifth	ST	C	L-Form	c. 1880		
120	E	Fifth	ST	S	Gothic Revival	1863	Pearsall House	

Eastman Street and a single family residence in 1908 at 5521 S. Woodlawn Avenue in Chicago's Hyde Park neighborhood. Barfield designed his own home in 1912 at 136 S. Oak (located within the 2002 Robbins Survey) in the Craftsman style. 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*, 1936, 59]. The two houses in the Robbins II survey area designed by Barfield are the Walter Smith House, a 1923 Tudor Revival style residence at 735 S. Garfield Street, and a 1916 Craftsman style house at 739 S. Washington Street.

Alfred Foster Pashley (1856-1932) was born in Lodi, Wisconsin on September 22, 1856 and was educated in the Chicago Public Schools. He began practicing architecture in Chicago in 1885 and was a fellow of the American Institute of Architects and member of the Illinois Chapter of the American Institute of Architects. For many years he resided at his home, "Hillcrest," located in Palos Park, IL, a southwest suburb of Chicago [*Who's Who in Chicago*, 1926, p. 675]. Pashley designed two French Eclectic style houses for members of the Besley family in the Robbins II area—the first was built in 1924 at 420 S. Park Avenue; the second in 1925 at 145 E. Fifth Street.

Schmidt, Garden, & Erickson

The firm of Schmidt, Garden & Erickson had its roots in an earlier partnership between Richard Ernest Schmidt and Hugh Macki Gordon Garden. Richard Schmidt (b. 1865 - d. 1958) emigrated from Bavaria to Chicago with his family while still an infant. After studying at the Massachusetts Institute of Technology for two years, he returned to Chicago and worked under several architecture firms before forming a practice

with Adolph A. Cudell.

Hugh Garden (b. 1873 - d. 1961) was born in Toronto, Ontario. In 1887, he moved to Minneapolis, Minnesota and found work as a draftsman. Garden left Minnesota for Chicago a few years later, and gained experience under several prestigious architectural firms, including Shepley, Rutan and Coolidge, Howard Van Doren Shaw, and Frank Lloyd Wright. Garden became a member of the Chicago Architectural Club, which was closely associated with the development of the Prairie School of architecture, in 1892.

In 1895, after the dissolution of his partnership with Cudell, Richard Schmidt invited Hugh Garden to be chief designer and partner in a new firm. The partnership between Schmidt, who worked primarily as an engineer, and Garden, a skilled designer, was ideal. The firm of Schmidt & Garden specialized in commercial, public and institutional buildings. The firm was best known for its hospital designs—during their time together, Schmidt and Garden produced over 300 plans for hospital buildings.

In 1906, Schmidt and Garden added a third partner, Edgar Martin. When Martin left the firm to become a partner in Pond, Pond, Martin and Lloyd, Carl A. Erickson replaced him, and the final incarnation of the firm, Schmidt, Garden & Erickson. Erickson, a graduate of the University of Pennsylvania, had been an employee of Schmidt, Garden, and Martin since 1913. The firm continued with all three principals through the mid-1950s.

The two Colonial Revival residences in the Robbins II survey area designed by Schmidt, Garden & Erickson are the **N. J. Allbright**

House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934). The house on Elm Street has been rated potentially significant, and the house on Eighth Street has been rated significant and may potentially be eligible for listing on the National Register. Both houses are listed on the Illinois Historic Structures Survey. There is also one residence—the Russell T. Elwell House at 425 E. Seventh Street—with only Richard Schmidt listed as the architect.

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 International Style professional office building at 111 S. Lincoln Street (1955—since demolished). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom &

Associates. This is the firm that 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.

There are ten residences designed by Philip Duke West in the survey area. Four of these designs are rated significant: the R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street (1940); the George Bunker House at 740 S. Elm Street (1940); and the John N. Nelson House at 430 E. Seventh Street (1938).

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 were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb-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 Commission. In that position he implemented a master plan for the village. Although few of his architectural records have

The Shingle Style house at 138 E. Fourth Street incorporates detailing commonly seen on Colonial Revival style houses, including



138 E. Fourth Street

round columns on the full width front porch and dentil trim along the porch frieze and on the east side window bay. The characteristic wood shingling is present on the upper story of the house, and inside the flared, overhanging front gable.

COLONIAL REVIVAL

The Colonial Revival style dates from the 1876 Centennial Exhibition in Philadelphia until the mid-1950s and became the most popular historical revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th century homes. Whether derived from stately red brick Georgian examples or more modest clapboard structures, most of these buildings are symmetrical and rectangular in plan. Some have wings attached to the sides. Detailing is derived from classical sources, partly due to the influence of classicism that dominated the 1893 World's Columbian Exposition. Many front facades have classical – temple-like – entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights

and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

Colonial Revival is the most represented style in the survey area with 63 examples (including five Colonial Revival Cottages). Because of its enduring popularity, the Colonial Revival style has the greatest span in construction dates of any other style, stretching from the late 19th century into the 1950s. Twenty Colonial Revival residences and two Colonial Revival Cottages in the survey area are rated significant, and an additional five Colonial Revival houses are potentially significant.



339 E. Sixth Street

One of the most impressive and earliest of the Colonial Revival houses in the Robbins II area is the Bassett House, located at 329 E. Sixth Street. The house was built for Orland P. Bassett, whose floral company, Bassett & Washburn, was the first to produce the American Beauty rose for the U. S. market. The elegant design is typical of early interpretations of the style, which combined the picturesque qualities of the Queen Anne style with an overall symmetry and Classical elements. Among the many notable features of the house are its center gable, rounded second story projecting window bay, and expansive

front porch with paired Ionic columns. The house was listed on the National Register of Historic Places in 2004.

The **N. J. Allbright House at 425 E. Eighth Street**, built in 1937 and designed by the eminent Chicago architectural firm of Schmidt, Garden & Erickson, is a classic, stately example of Colonial Revival



425 E. Eighth Street

residential architecture. The symmetrical façade of the main section features a classical entry surround with triangular pediment, a three-part window above, and three segmental arched dormers. East and west wings flank this center section. The house is listed on the Illinois Historic Structures Survey, and is potentially eligible for listing on the National Register of Historic Places.

The C. A. Tousey house at 711 S. Garfield is an outstanding illustration of the typical 1920s Colonial Revival. The symmetrical front façade, which is parallel to the street, is marked by a center entry with Classical porch and surround. Flat arch brick lintels top the historic double hung windows on the façade.



711 S. Garfield Street

Colonial Revival Cottages, like the one at 219 E. Seventh Street, were more modest one and 1½-story interpretations of the Colonial Revival style. The gabled dormers, dentil trim, and three-sided front window bay on this 1950s example are all characteristic of this cottage sub-type.



219 E. Seventh Street

CLASSICAL REVIVAL

The Classical Revival-style building is typically characterized by a full-height porch with its roof supported by classical columns and topped by a pediment. Its façade is symmetrical, with a center entrance. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893, which was attended by hundreds of thousands of visitors. The Fair's planners mandated a classical theme, and when built,

landmark buildings or contributing buildings in a historic district may be eligible for a freeze on the assessed value of their property for up to 12 years. The freeze is available to any homeowner who spends 25% of the assessor's fair market value on a rehabilitation that meets the Secretary of the Interior Standards for Rehabilitation. Additional information is available from the Tax Incentives Manager at the Illinois Historic Preservation Agency.

NATIONAL REGISTER LANDMARKS

There are 13 structures that could be eligible for listing on the National Register of Historic Places. The current owners should be strongly encouraged to initiate the designation process. These structures are as follows:

- W. W. Thompson House, 325 E. Eighth Street, Tudor Revival (1928)
- **N. J. Allbright House, 425 E. Eighth Street, Colonial Revival (1937)**
- Willis Rollins House, 441 E. Eighth Street, French Eclectic (1939)
- George Bunker House, 740 S. Elm Street, French Eclectic (1940)
- Hinckley House, 202 E. Fourth Street, Queen Anne – Free Classic (1886)
- Marshall King House, 444 E. Fourth Street, Tudor Revival (1929)
- 419 S. Oak Street, Classical Revival (c. 1915)
- Mrs. Charles Besley House, 420 S. Park Avenue, French Eclectic (1924)
- M. B. and J. R. Bauer House, 706 S. Park Avenue, French Eclectic (1925)
- Bassett and Washburn Boiler House, 324 E. Seventh Street, Tudor Revival (1925)
- Houston Hiatt House, 405 E. Seventh Street, Tudor Revival (1927)
- W. M. Hogenson House, 420 E. Seventh

Street, Mediterranean Revival (1929)

- Everett House, 208 E. Sixth Street, Tudor Revival (1925)

LOCAL INDIVIDUAL LANDMARKS

The Robbins II survey area contains 72 significant-rated residences, of which only three are currently local landmarks. These buildings are illustrated in Appendix C. To counteract development pressures to tear down historic houses and replace them with new houses, this report recommends an increased program of individual local landmark designations. Any of the buildings ranked significant and not yet designated would be a potential candidate for individual landmark designation.

In addition to significant-rated buildings, the Northeast Hinsdale Survey Area has ten structures that have been rated potentially significant. These buildings, while at one time architecturally or historically significant, have been altered, and therefore do not retain enough integrity to be ranked significant.

Alterations that warrant a PS rating can range from relatively minor modifications that are easily reversible, to more substantial changes. Minor or reversible alterations include:

- Replacement siding and other materials that are historically appropriate
- Aluminum or vinyl siding on façades, under eaves, or on dormers
- Enclosure of historic front or side porches
- Replacement windows with historically appropriate material and configuration

Alterations that cannot be easily reversed include:

CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION APPLICATION
FOR CERTIFICATE OF APPROPRIATENESS**

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address **of** **Property** **under** **review:**
Property Identification Number: 425 E. 8th STREET, HINSDALE, IL 60521-4203 PIN # 091220801

I. GENERAL INFORMATION

1. Applicants Name: KEVIN GEIST - MICHAEL ABRAHAM ARCHITECTURE
Address: 148 BURLINGTON AVENUE, CLARENDON HILLS, IL 60514

Telephone Number: 630-655-9417 EXT. 313
2. Owner of Record (if different from applicant): JEFF & NICOLE CANTALUPO
Address: _____

Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: MICHAEL ABRAHAM ARCHITECTURE 630-655-9417
148 BURLINGTON AVENUE, CLARENDON HILLS, IL 60514
Attorney: _____

Builder: J. JORDAN HOMES 630-455-0855
112 S. GRANT ST., HINSDALE, IL, 60521
Engineer: ENGINEERING RESOURCE ASSOCIATES 630-393-3060
3S701 WEST AVENUE, SUIT 150, WARRENVILLE, IL 60555

II. SITE INFORMATION

1. Describe the existing conditions of the property: VACANT HOME

2. Property Designation:

Listed on the National Register of Historic Places? YES x NO

Listed as a Local Designated Landmark? YES x NO

Located in a Designated Historic District? x YES NO

3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

Demolition of existing structure. Construction of new single-family home.

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

X No Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. _____

5. TABLE OF COMPLIANCE

Address of subject property: 425 E. 8TH STREET

The following table is based on the R-1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000	49,680	
Lot Depth	125'	298.51' (MEASURED)	
Lot Width	125'	199.88' (MEASURED)	
Building Height	32.37'	~31'	31.75'
Number of Stories	3	3	2
Front Yard Setback	53.05'	~70.9'	53.40'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	21.0' / 63.7' COMBINED		28.03' / 64.3 COMBINED
Rear Yard Setback	50'	~189'	139.1'
Maximum Floor Area Ratio (F.A.R.)*	11,936 (24%)	~9,229	9,062 (18%)
Maximum Total Building Coverage*	12,420 (25%)	~3,896	6,478 (13%)
Maximum Total Lot Coverage*	24,840 (50%)	~9,828	16,239 (33%)
Parking Requirements	3 SPACES	3	4 GARAGE SPACES
Parking front yard setback	N/A		
Parking corner side yard setback	N/A		
Parking interior side yard setback	N/A		
Parking rear yard setback	N/A		
Loading Requirements	N/A		
Accessory Structure Information	N/A		

* 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 hereby 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;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant 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 Applicant 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. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☐ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

☒ CORPORATION

Signature of Applicant's President

Kenneth A. Galt
Signature of Applicant's Secretary

☐ PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

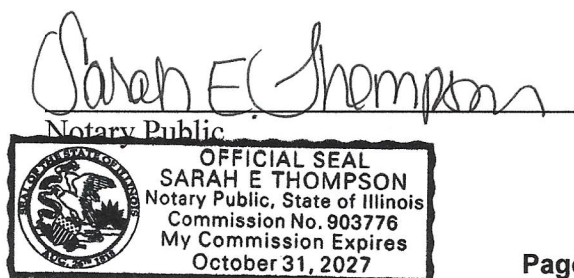
Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 27 day of

OCTOBER, 2023.





425 E. 8th Street



441 E. 8th Street



745 S. Oak Street



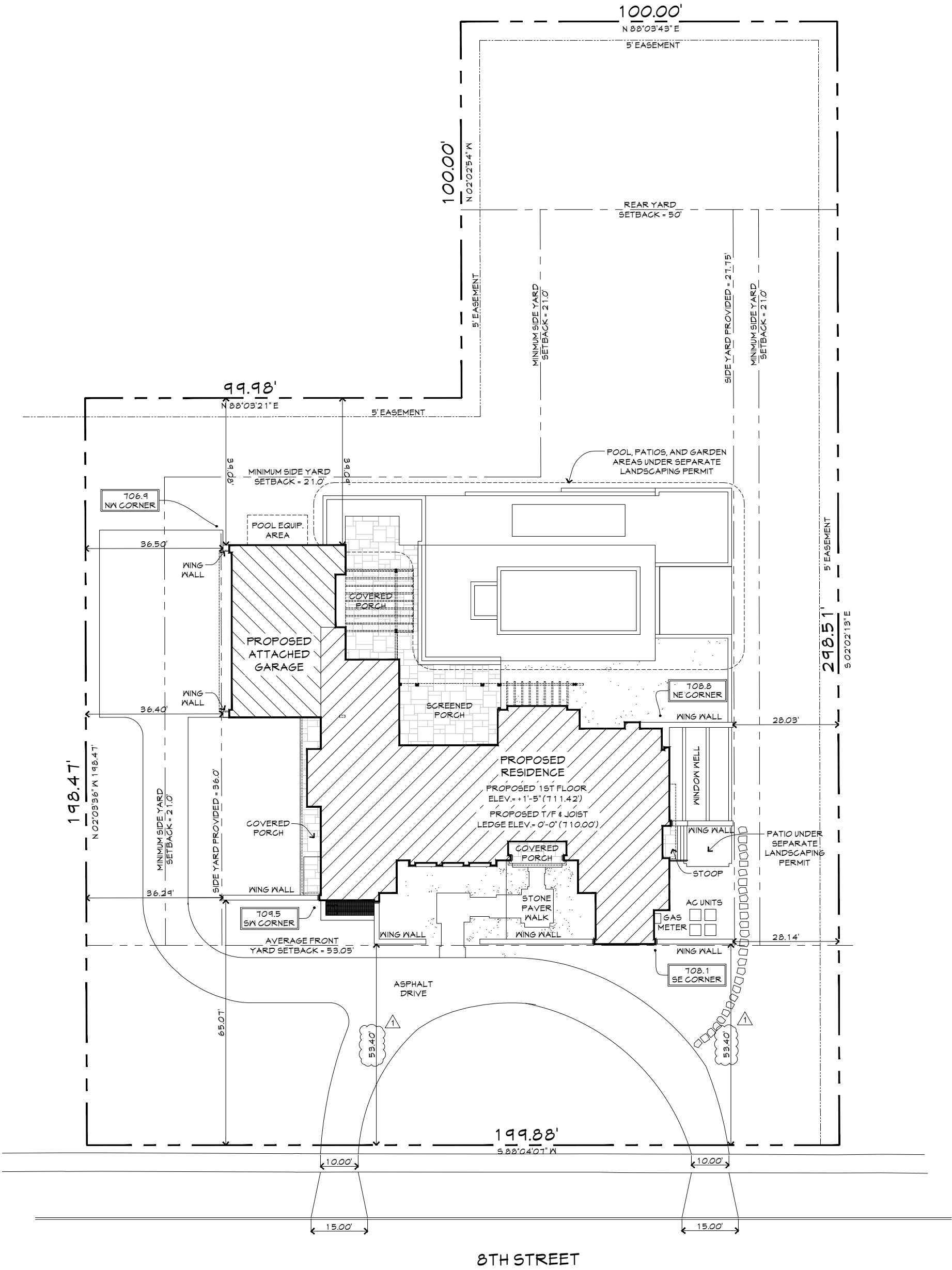
400 E. 8th Street











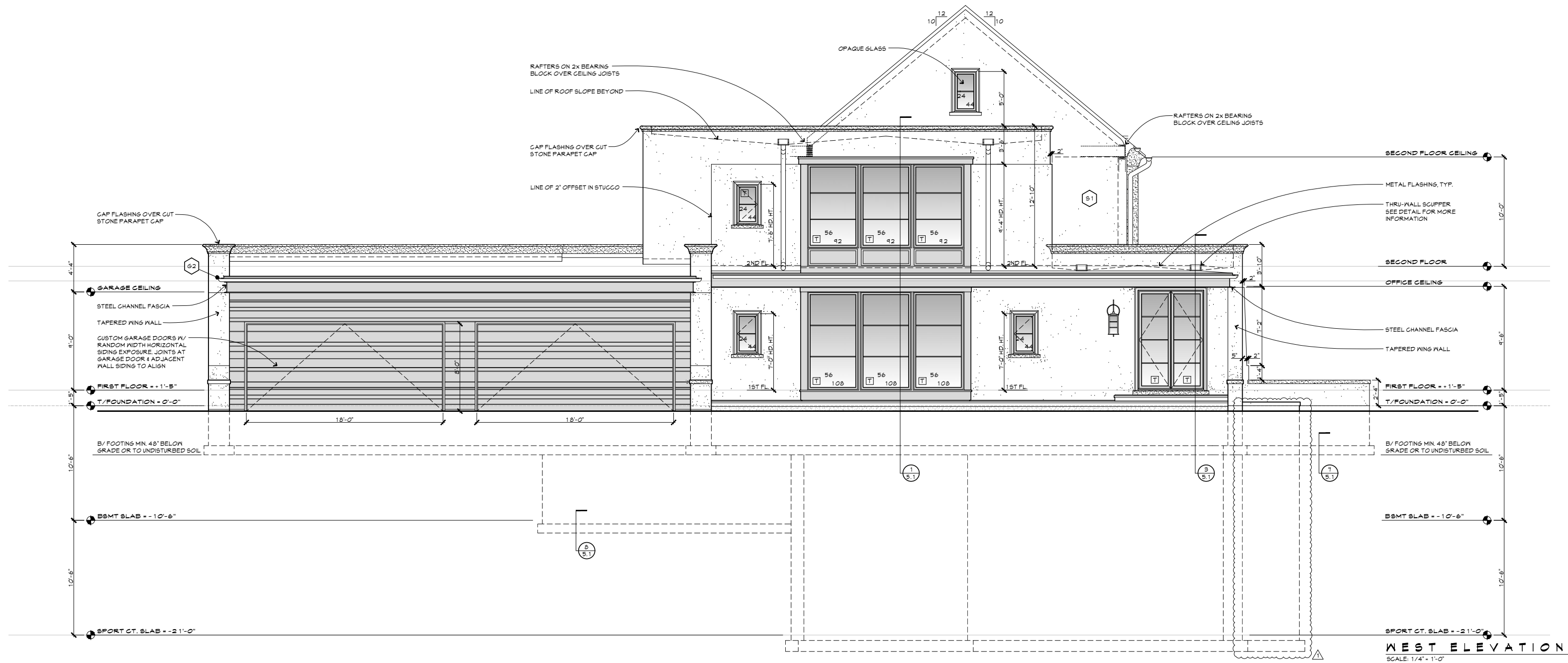
ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

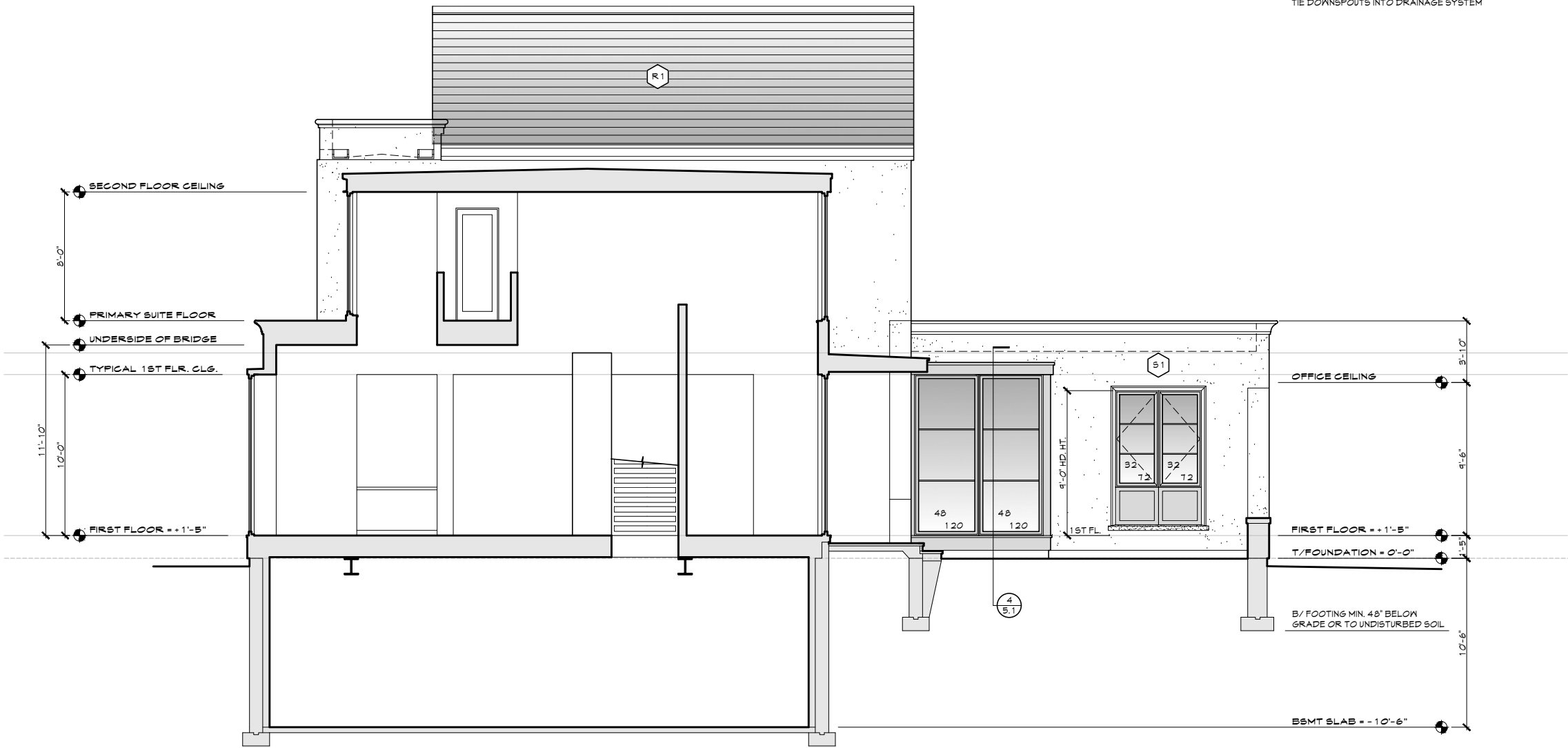
EXTERIOR MATERIALS SCHEDULE				
TAG	BASE BID	BASE BID NOTES	ALTERNATE BID	ALTERNATE NOTES
ROOFING				
R1	SLATE	VERMONT SPANISH BLACK SLATE 3" - 5" THICKNESS		
R2	SINGLE PLY TPO MEMBRANE	WHITE - FULLY ADHERED		
R3	16" SOLDER SEAM	REVERE FREEDOM GRAY	BERRIDGE 90° ZEE LOCK PANELS FOR LOW SLOPES	ZINC GOTE
GUTTERS, DOWNSPOUTS, COPINGS & FLASHING (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)				
G1	FLASHING, COPINGS, ECT.	REVERE FREEDOM GRAY	BERRIDGE ALUMINUM WITH KYNAR FINISH	WEATHERED ZINC
G2	6" HALF ROUND GUTTERS & 6" DOWNSPOUTS	REVERE FREEDOM GRAY	BERRIDGE ALUMINUM WITH KYNAR FINISH	WEATHERED ZINC
SIDING AND VENEERS				
S1	STUCCO	FINE SAND FLOAT		-
S2	CUT STONE	SMOOTH FINISHED INDIANA LIMESTONE		
S3	VERTICAL SIDING			
WINDOWS AND DOORS (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)				
W1	MARVIN	GLAD ULTIMATE	KOLBE	VISTALUXE
W2	MARVIN	MODERN MULTISLIDE	FLEETWOOD	SERIES 3070-T
MISCELLANEOUS				
M1	-	-	-	-
REFER TO GENERAL PERFORMANCE SPECIFICATIONS FOR PRODUCT AND ASSEMBLY REQUIREMENTS. ANY SUBSTITUTIONS TO BE BROUGHT TO ATTENTION OF ARCHITECT				



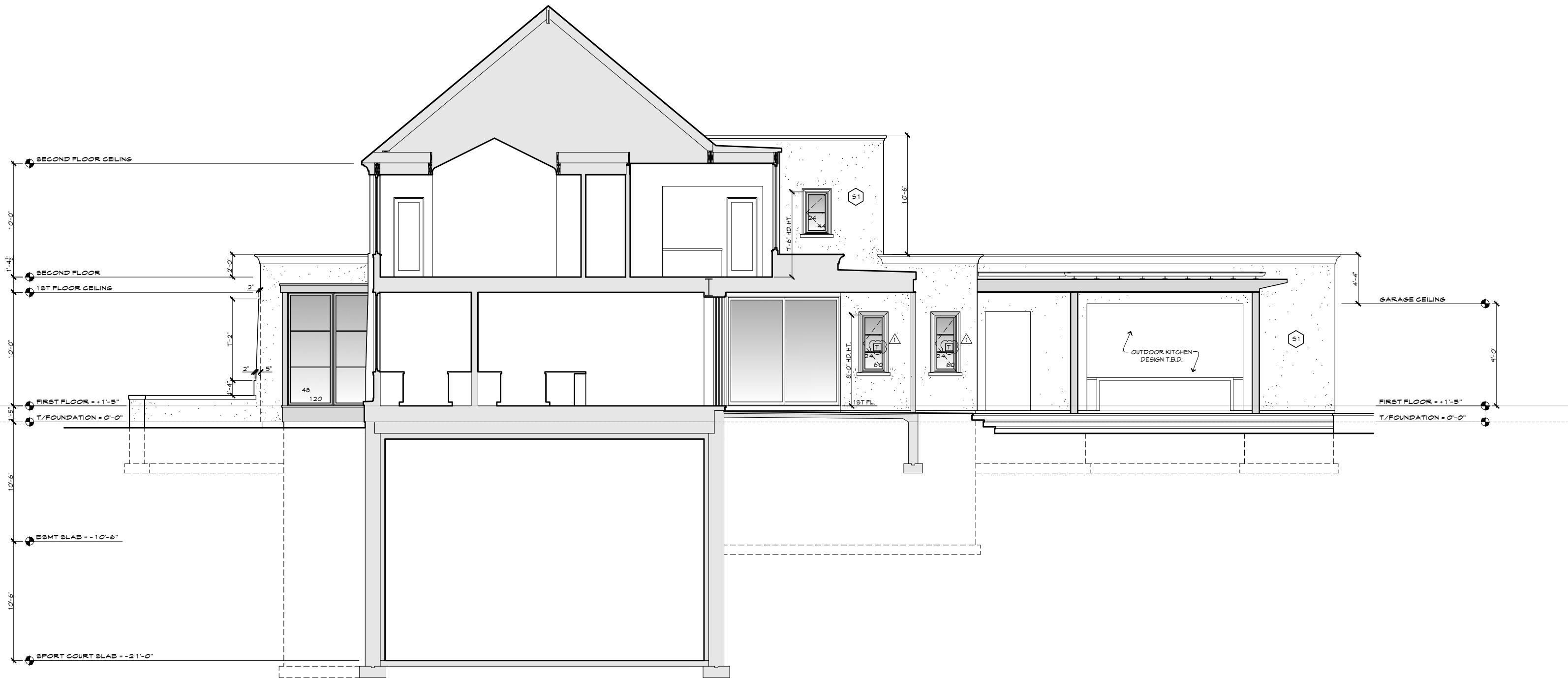
EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR MATERIALS SCHEDULE				
TAG	BASE BID	BASE BID NOTES	ALTERNATE BID	ALTERNATE NOTES
ROOFING				
R1	SLATE	VERMONT SPANISH BLACK SLATE - 3/8" - 1/2" THICKNESS		
R2	SINGLE PLY TPO MEMBRANE	WHITE - FULLY ADHERED		
R3	16" SOLDER SEAM	REVERE FREEDOM GRAY	BERRIDGE 90° ZEE LOCK PANELS FOR LOW SLOPES	ZINC COLE
GUTTERS, DOWNSPOUTS, COPINGS & FLASHING (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)				
G1	FLASHING, COPINGS, ECT.	REVERE FREEDOM GRAY	BERRIDGE ALUMINUM WITH KYNAR FINISH	WEATHERED ZINC
G2	6" HALF ROUND GUTTERS & 6" DOWNSPOUTS	REVERE FREEDOM GRAY	BERRIDGE ALUMINUM WITH KYNAR FINISH	WEATHERED ZINC
SIDING AND VENEERS				
S1	STUCCO	FINE SAND FLOAT		-
S2	CUT STONE	SMOOTH FINISHED INDIANA LIMESTONE		
S3	VERTICAL SIDING			
WINDOWS AND DOORS (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)				
W1	MARVIN	GLAD ULTIMATE	KOLBE	VISTALUXE
W2	MARVIN	MODERN MULTISLIDE	FLEETWOOD	SERIES 9010-T
MISCELLANEOUS				
M1	-	-	-	-
REFER TO GENERAL PERFORMANCE SPECIFICATIONS FOR PRODUCT AND ASSEMBLY REQUIREMENTS. ANY SUBSTITUTIONS TO BE BROUGHT TO ATTENTION OF ARCHITECT				



BUILDING SECTION A - A
SCALE: 1/4" = 1'-0"



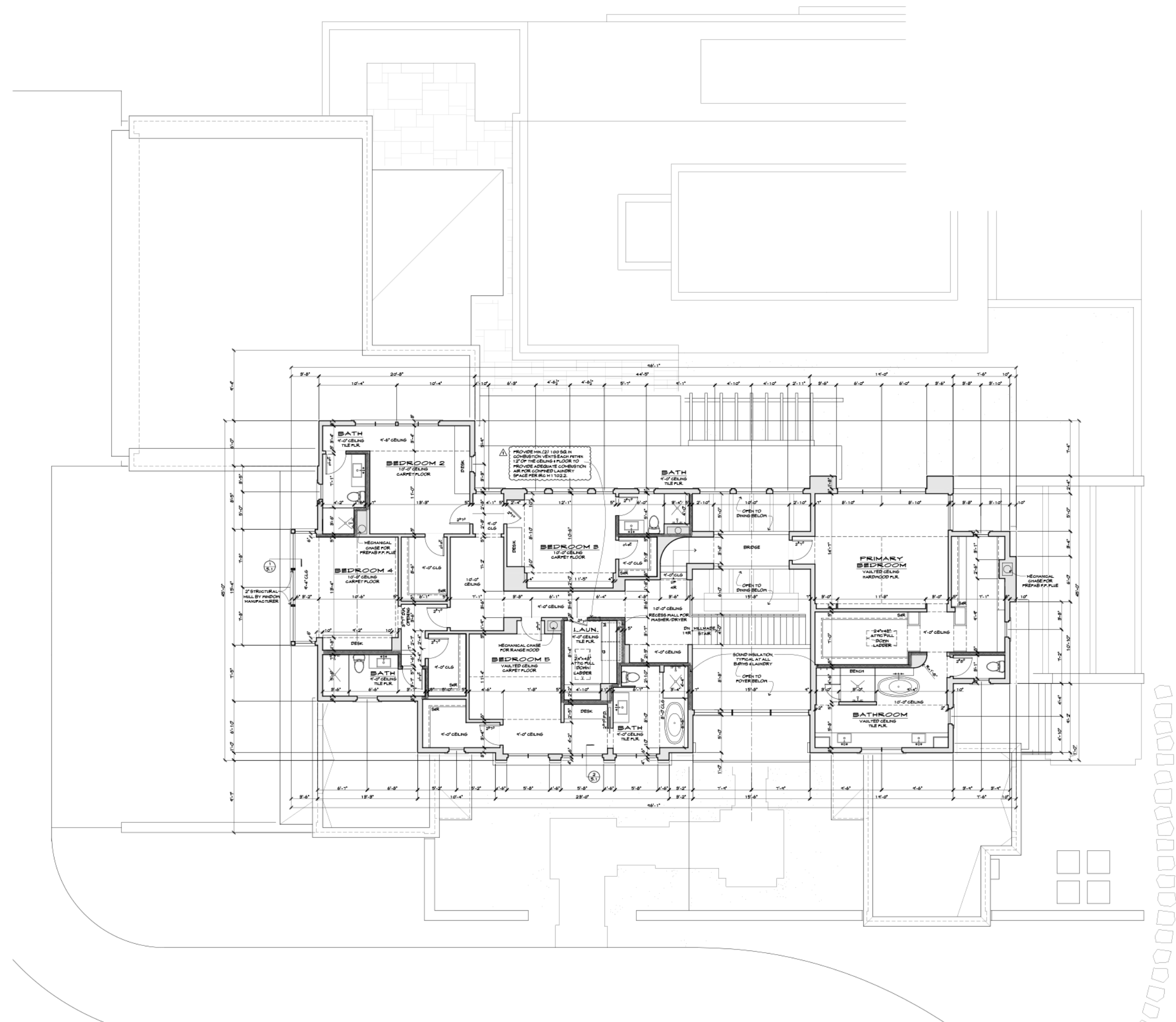
BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0" FLOOR AREA 4,211 SQ. FT.

a2.

22027

a2.



PLAN NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL CODES.

PROJECT TO FOLLOW EGC PRESCRIPTIVE REQUIREMENTS.

USE FIGURED DIMENSIONS ONLY. DRAWINGS ARE NOT TO BE SCALED. ANY DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION. AFTER THE CONTRACTOR HAS FIELD VERIFIED ALL DIMENSIONS.

COORDINATE ALL CEILING AND FLOOR FINISHES WITH INTERIOR ELEVATIONS AND BUILDING SECTIONS. CEILING HEIGHTS AND OPENING HEIGHTS. ANY PROPOSED DROPPED CEILING FOR M.E.P. RUNS TO BE COORDINATED WITH ARCHITECT.

STAIR RISE AND RUN AS PER INTERNATIONAL RESIDENTIAL CODE. MAXIMUM RISE OF 7 7/8". 12" MINIMUM TREAD CLEAR OF TREAD ABOVE AND A CONTINUOUS MAXIMUM 8'-0" HEADROOM MEASURED VERTICALLY FROM FRONT NOSING OF TREAD TO LINE PARALLEL WITH STAIR RUN. SEE DETAIL ON PAGE T1.0.

HANDRAIL AS PER IRC AT ALL STAIRS AND OTHER REQUIRED LOCATIONS. MAXIMUM SPACING OF UP RIGHTS AT HANDRAILS NOT TO ALLOW PASSAGE OF AN OBJECT 4" OR GREATER IN DIAMETER. SEE DETAIL ON PAGE T1.0.

INSULATE WALLS AND FLOOR OF BATHROOMS FOR SOUND CONTROL.

TEMPERED GLASS NEXT TO ENTRY DOORS, TUBS, ALL GLASS WITHIN 18" OF THE FINISHED FLOOR, SHOWERS ENCLOSURES, WINDOWS ADJACENT TO TUBS AND OTHER REQUIRED AREAS. ALL SAFETY GLASS SHALL BE PERMANENTLY LABELED AS OUTLINED PER IRC.

REPLACE AS PER IRC AND I.I.O. DETAIL. MASON TO VERIFY PLIE SIZES WITH PREBOX OPENINGS.

MINIMUM GYPSUM WALL BOARD THICKNESS SHALL BE 5/8".

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 2'-0". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 2'-0".

AT COMBINED SPACE OF LAUNDRY ROOM, PROVIDE COMBUSTION AND MAKE UP AIR PER IRC OR I.I.O. TWO OPENINGS FOR COMBUSTION AIR ARE REQUIRED IN A COMBINED SPACE ONE WITH 1" FROM THE CEILING AND ONE WITH 12" FROM THE FLOOR. MINIMUM OPENING SIZE TO BE 100 SQ INCHES AND 3" MIN DIMENSION. LOCATE 8" DIA. LOWER VENT IN PANEL OF DOOR AND 12" DIA. UPPER VENT ABOVE DOOR HEADER. SIZED BASED ON 24000 BTU/HK DRYER.

The Cantalupo Residence
425 E. 8th Street
Hinsdale, IL

**MICHAEL ABRAHAM
ARCHITECTURE**

DOCUMENT: Permit 19-09-20
Δ Permit Revisions 11.17.23

NOT FOR CONSTRUCTION

DRAWN BY:
KG

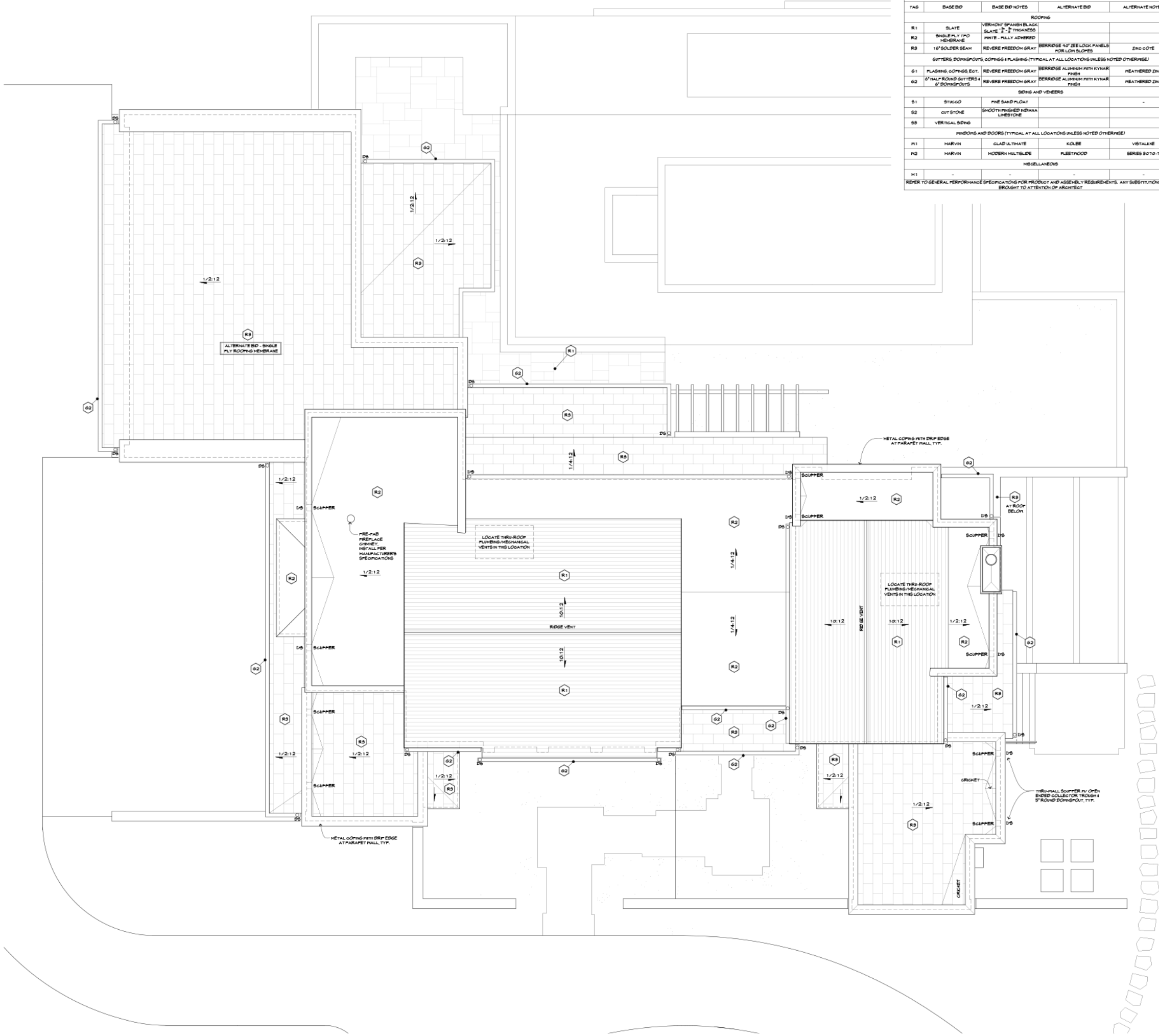
CHECKED:
BA

Second Floor Plan

PROJECT NO:
2025

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 2506 SF

a2.2



EXTERIOR MATERIALS SCHEDULE				
TAG	BASE BID	BASE BID NOTES	ALTERNATE BID	ALTERNATE NOTES
ROOFING				
R1	SLATE	VERMONT SPAYERS BLACK SLATE 3" - 1" THICKNESS		
R2	SINGLE PLY TPO MEMBRANE	WHITE - FULLY ADHERED		
R3	16" SOLDER SEAM REVERSE FREEDOM GRAY	BERKSHIRE 10" ZEE LOCK PANELS FOR LOW SLOPES		ZINC COATE
GUTTERS, DOWNSPOUTS, COPINGS & FLASHINGS (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)				
G1	FLASHING, COPINGS, ECT.	REVERSE FREEDOM GRAY	BERKSHIRE ALUMINUM WITH KYNAR FINISH	WEATHERED ZINC
G2	6" HALF ROUND GUTTERS & 6" DOWNSPOUTS	REVERSE FREEDOM GRAY	BERKSHIRE ALUMINUM WITH KYNAR FINISH	WEATHERED ZINC
SIDING AND VENEERS				
S1	STUCCO	PINE SAND FLOAT		-
S2	GUT STONE	SMOOTH FINISHED INDIANA LIMESTONE		
S3	VERTICAL SIDING			
WINDOWS AND DOORS (TYPICAL AT ALL LOCATIONS UNLESS NOTED OTHERWISE)				
W1	MARVIN	GLAD ULTIMATE	KOLBE	VISTALINE
W2	MARVIN	MODERN MULTISLOE	FLEETHOOD	SERIES 3010-T
MISCELLANEOUS				
M1	-	-	-	-
REFER TO GENERAL PERFORMANCE SPECIFICATIONS FOR PRODUCT AND ASSEMBLY REQUIREMENTS. ANY SUBSTITUTIONS TO BE BROUGHT TO ATTENTION OF ARCHITECT				

GENERAL ROOF NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL CODES.

REFER TO MATERIALS SCHEDULE ON EXTERIOR ELEVATION SHEETS FOR FINISH MATERIALS AND NOTES.

REFER TO MANUFACTURER FOR FINAL MATERIAL HANDLING, INSTALLATION METHODS AND PROCEDURES.

VERIFY LOW PITCH ROOF UNDERLAYMENTS AND METAL ROOF SEAM TYPE AS SPECIFIED BY MANUFACTURER.

AVOID DIRECT CONTACT AND DOWN STREAM FLOW OF INCOMPATIBLE MATERIALS AND METALS.

ICE AND WATER SHIELD OVER ENTIRE ROOF OF 5:12 PITCH OR LESS. UP FALLS OF CORNERS AND MINIMUM 24" HORIZONTALLY. FAST INTERIOR WALLS. REFER TO ROOF MANUFACTURE FOR FINAL RECOMMENDATIONS.

AS APPLICABLE THROUGH ROOF UTILITY AND VENT PENETRATIONS AND FLASH WITH METAL TO MATCH ROOFING.

ALL FLASHING GUTTERS AND DOWN SPOUTS TO MATCH METAL ROOFING MATERIAL.

EAVE VENTS SHALL BE INSTALLED TO COMPLY WITH IRC R806.

The Cantalupo Residence
425 E. 8th Street
Hinsdale, IL

MICHAEL ABRAHAM
ARCHITECTURE

DOCUMENT
Issued For Permit 9.29.23

DRAWN BY:
KG

PROJECT NO:
2023

a2.3

NOT FOR CONSTRUCTION

145 BURLINGTON AVENUE

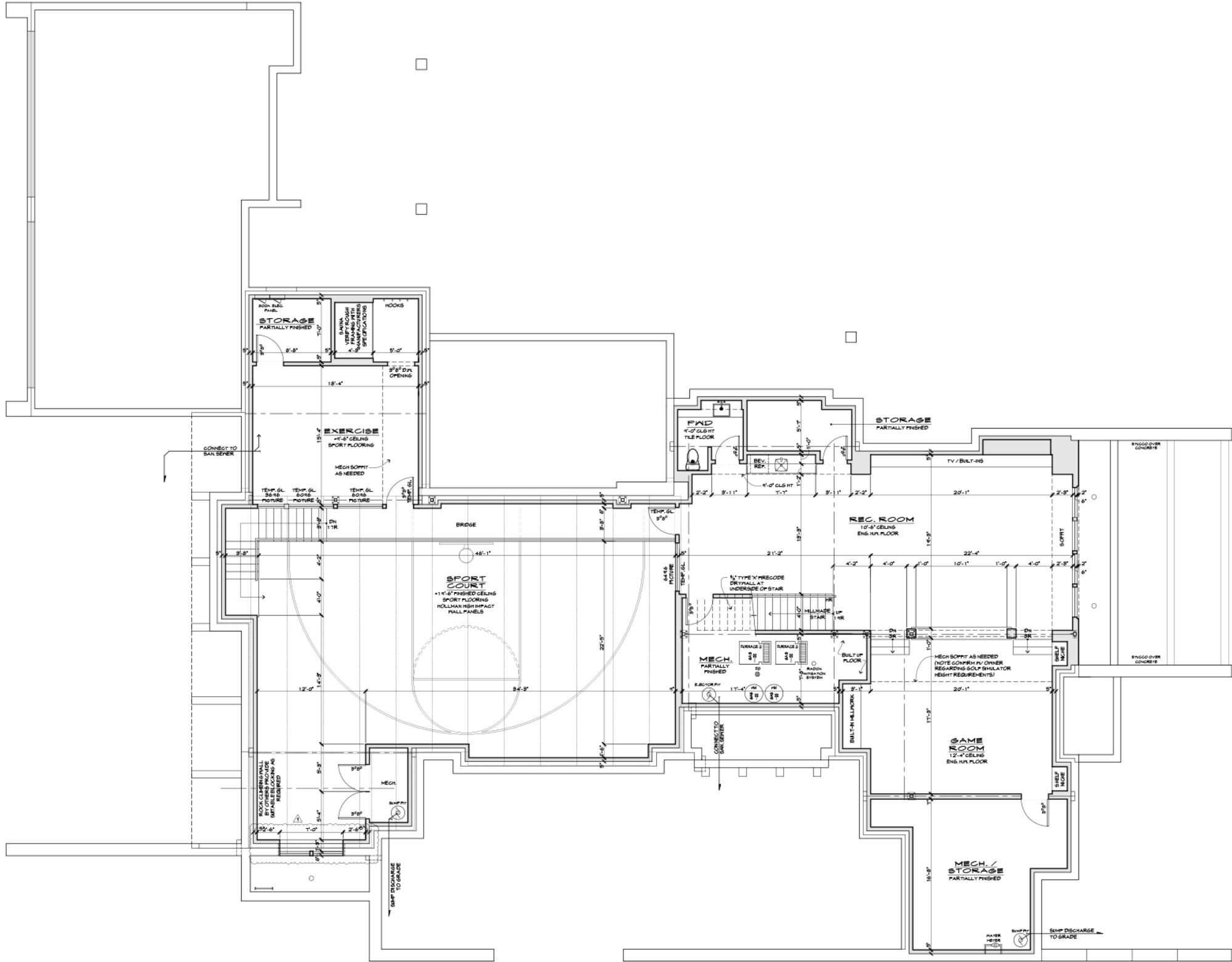
CLARENCE HILLS ILLINOIS 60614

PHONE: 630.941.7777

WWW.MICHAELABRAHAM.COM

ROOF PLAN

SCALE: 1/4" = 1'-0"



BASEMENT PLAN NOTES:
ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL CODES.
USE MEASURED DIMENSIONS ONLY. DRAWINGS ARE NOT TO BE SCALED. ANY DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION AFTER THE CONTRACTOR HAS FIELD VERIFIED ALL DIMENSIONS.
BASEMENT OUTLETS TO BE 6PC IN UNFINISHED AREAS.
COORDINATE ALL WORK ON THIS SHEET WITH SHEET A2.0.
MECHANICAL VENTILATION IN BASEMENT TO PROVIDE .35 AIR CHANGE PER HOUR.
CONCEALED SPACE BEING CONNECTED BECAUSE OF EXISTING CEILING OR SLOPES IN THE BASEMENT THAT ARE OVER 1,000 SQUARE FEET SHALL BE DRAFT STOPPED INTO APPROXIMATELY EQUAL AREAS.
FOR EGG PRESERVATION METHOD: EXTERIOR WALLS OF HEATED BASEMENT SHALL HAVE INSULATION NOT LESS THAN R-11 CAVITY FROM TOP OF BASEMENT FLOOR TO -48" BELOW GRADE OR R-13 CAVITY FILL HEIGHT: SLAB TO CEILING.

The Cantalupo Residence
425 E. 8th Street
Hinsdale, IL

DOCUMENT: Permit 02-20
Permit Revisions 11.1.23

DRAWN BY:
KG

Finished Basement Plan
PROJECT NO:
2025

CHECKED:
BA

NOT FOR CONSTRUCTION

148 BURLINGTON AVENUE

CLARENCE HILLS ILLINOIS 60014

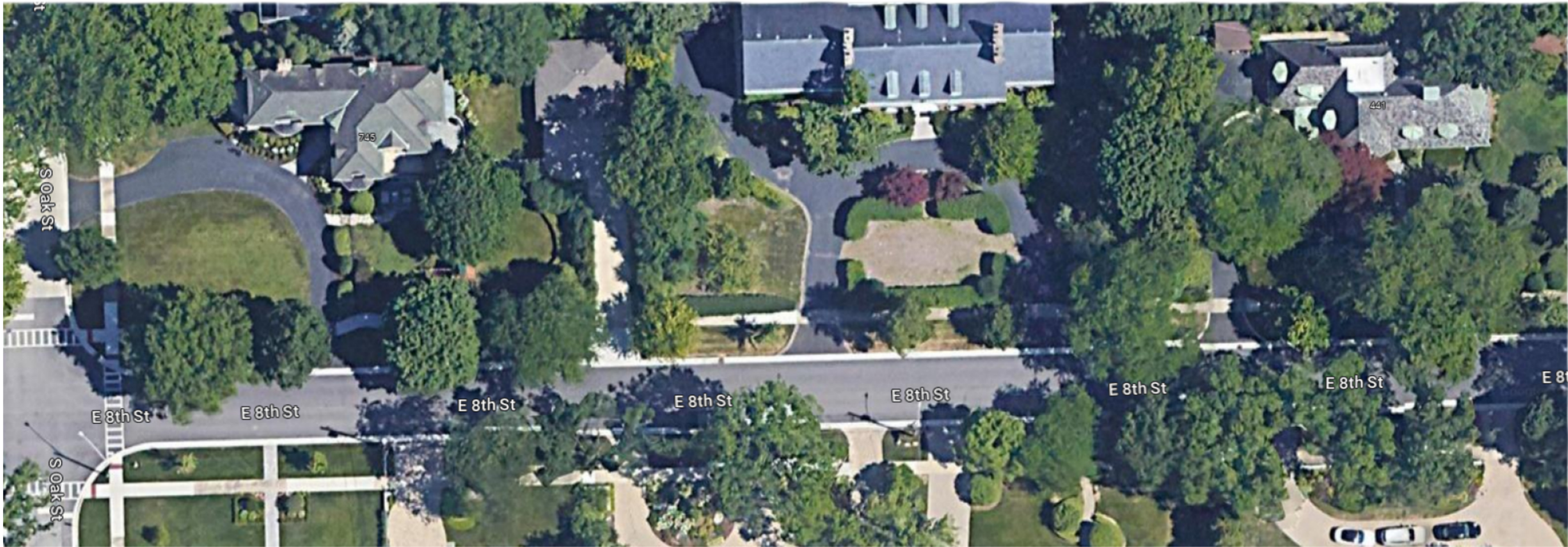
PHONE: 630.947.7

MICHAEL ABRAHAM ARCHITECTURE

ARCHITECTURE

FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0"
FINISHED AREA: 3,261 SF

a2.4





PROPERTY ADDRESS:
425 E 8TH STREET, HINSDALE, ILLINOIS 60521

SURVEY NUMBER: IL2105.6634

DATE OF SURVEY: 06/07/21	FIELD WORK DATE: 6/4/2021
---------------------------------	----------------------------------

REVISION DATE(S):
(REV.1 6/7/2021)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

David S Reifke

PROFESSIONAL LAND SURVEYOR
DAVID S REIFKE
MORRIS, IL
035-003712
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3712
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

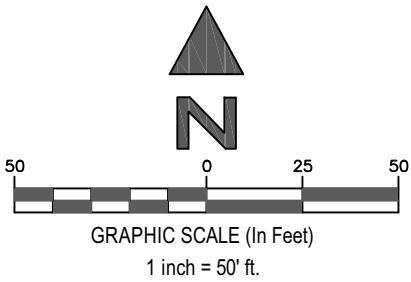
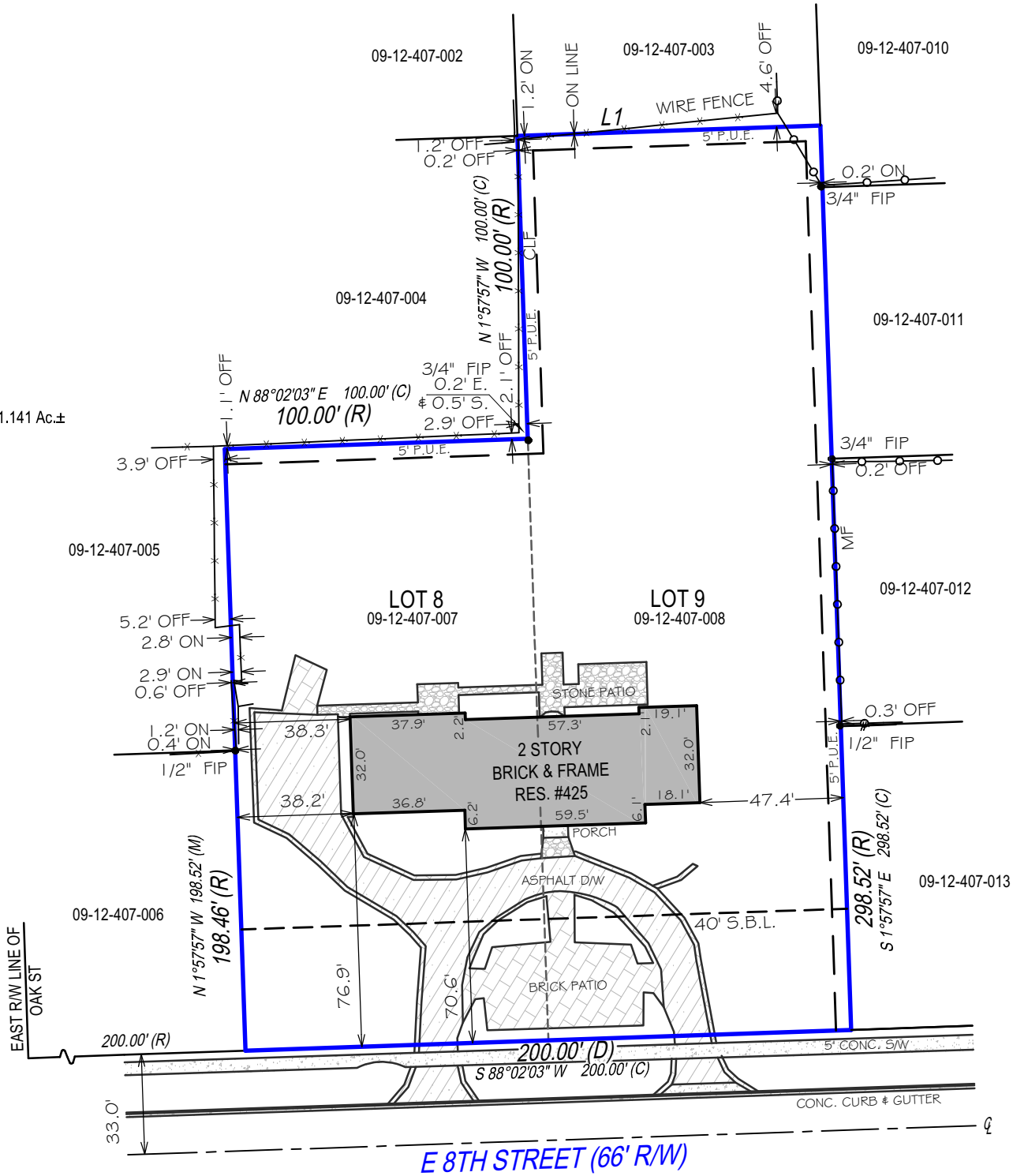
GIT Greater
Illinois
Title
Company

120 North LaSalle Street | Suite 900
Chicago, IL 60602
p: 312.264.4714
f: 312.407.9241

IL2105.6634
BOUNDARY SURVEY
DUPAGE COUNTY

LINE TABLE:
L1 100.00' (R)
S 88°02'03" W 100.00' (C)

TOTAL AREA OF PROPERTY SURVEYED 1.141 Ac.±



PROPERTY ADDRESS:

425 E 8TH STREET, HINSDALE, ILLINOIS 60521

SURVEY NUMBER:

IL2105.6634

CERTIFIED TO:

SHANE CRUZ;

DATE OF SURVEY:

06/07/21

BUYER:

SHANE CRUZ

LENDER:

TITLE COMPANY:

TITLE COMMITMENT:

CLIENT FILE NO: 21012939G

LEGAL DESCRIPTION:

LOTS 8 AND 9 IN DART ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1937, AS DOCUMENT 376741, IN DUPAGE COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYORS NOTES:

1.

The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2.

The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3.

If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4.

This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5.

Alterations to this survey map and report by other than the signing surveyor are prohibited.

6.

Dimensions are in feet and decimals thereof.

7.

Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8.

Unless otherwise noted “SET” indicates a set iron rebar, 5/8 inch in diameter and eighteen inches long.

9.

The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10.

Points of Interest (POI’s) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI’s may not represent all items of interest to the viewer. There may be additional POI’s which are not shown or called-out as POI’s, or which are otherwise unknown to the surveyor.

11.

Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12.

The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

13.

Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

14.

Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15.

THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:	
LINETYPES	ABBREVIATIONS
	(C) - Calculated
	(D) - Deed
	(F) - Field
	(M) - Measured
	(P) - Plat
	(S) - Survey
	A/C - Air Conditioning
	AE - Access Easement
	ANE - Anchor Easement
	ASBL - Accessory Setback Line
	B/W - Bay/Box Window
	BC - Block Corner
	BFP - Backflow Preventer
	BLDG - Building
	BLK - Block
	BM - Benchmark
	BR - Bearing Reference
SURFACE TYPES	
	BRL - Building Restriction Line
	BSMT - Basement
	C - Curve
	C/L - Center Line
	C/P - Covered Porch
	C/S - Concrete Slab
	CATV - Cable TV Riser
	CB - Concrete Block
	CH - Chord Bearing
SYMBOLS	
	CHIM - Chimney
	CLF - Chain Link Fence
	CME - Canal Maintenance Easement
	CO - Clean Out
	CONC - Concrete
	COR - Corner
	CS/W - Concrete Sidewalk
	CUE - Control Utility Easement
	CVG - Concrete Valley Gutter
	D/W - Driveway
	DE - Drainage Easement
	DF - Drain Field
	DH - Drill Hole
	DUE - Drainage & Utility Easement
	ELEV - Elevation
	EM - Electric Meter
	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EOW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	F/DH - Found Drill Hole
	FCM - Found Concrete Monument
	FF - Finished Floor
	FIP - Found Iron Pipe
	FIPC - Found Iron Pipe & Cap
	FIR - Found Iron Rod
	FIRC - Found Iron Rod & Cap
	FN - Found Nail
	FN&D - Found Nail & Disc
	FRRSPK - Found Rail Road Spike
	GAR - Garage
	GM - Gas Meter
	ID - Identification
	IE/EE - Ingress/Egress Easement
	ILL - Illegible
	INST - Instrument
	INT - Intersection
	IRRE - Irrigation Easement
	L - Length
	LAE - Limited Access Easement
	LB# - License No. (Business)
	LBE - Limited Buffer Easement
	LE - Landscape Easement
	LME - Lake/Landscape Maintenance Easement
	LS# - License No. (Surveyor)
	MB - Map Book
	ME - Maintenance Easement
	MES - Mitered End Section
	MF - Metal Fence
	MH - Manhole
	NR - Non-Radial
	NTS - Not to Scale
	NAVD88 - North American Vertical Datum 1988
	NGVD29 - National Geodetic Vertical Datum 1929
	OG - On Ground
	ORB - Official Records Book
	ORV - Official Record Volume
	O/A - Overall
	O/S - Offset
	OFF - Outside Subject Property
	OH - Overhang
	OHL - Overhead Utility Lines
	ON - Inside Subject Property
	P/E - Pool Equipment
	PB - Plat Book
	PC - Point of Curvature
	PCC - Point of Compound Curvature
	PCP - Permanent Control Point
	PI - Point of Intersection
	PLS - Professional Land Surveyor
	PLT - Planter
	POB - Point of Beginning
	POC - Point of Commencement
	PRC - Point of Reverse Curvature
	PRM - Permanent Reference Monument
	PSM - Professional Surveyor & Mapper
	PT - Point of Tangency
	PUE - Public Utility Easement
	R - Radius or Radial
	R/W - Right of Way
	RES - Residential
	RGE - Range
	ROE - Roof Overhang Easement
	RP - Radius Point
	S/W - Sidewalk
	SBL - Setback Line
	SCL - Survey Closure Line
	SCR - Screen
	SEC - Section
	SEP - Septic Tank
	SEW - Sewer
	SIRC - Set Iron Rod & Cap
	SMWE - Storm Water Management Easement
	SN&D - Set Nail and Disc
	SQFT - Square Feet
	STL - Survey Tie Line
	STY - Story
	SV - Sewer Valve
	SWE - Sidewalk Easement
	TBM - Temporary Bench Mark
	TEL - Telephone Facilities
	TOB - Top of Bank
	TUE - Technological Utility Easement
	TWP - Township
	TX - Transformer
	TYP - Typical
	UE - Utility Easement
	UG - Underground
	UP - Utility Pole
	UR - Utility Riser
	VF - Vinyl Fence
	W/C - Witness Corner
	W/F - Water Filter
	WF - Wood Fence
	WM - Water Meter/Valve Box
	WV - Water valve

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

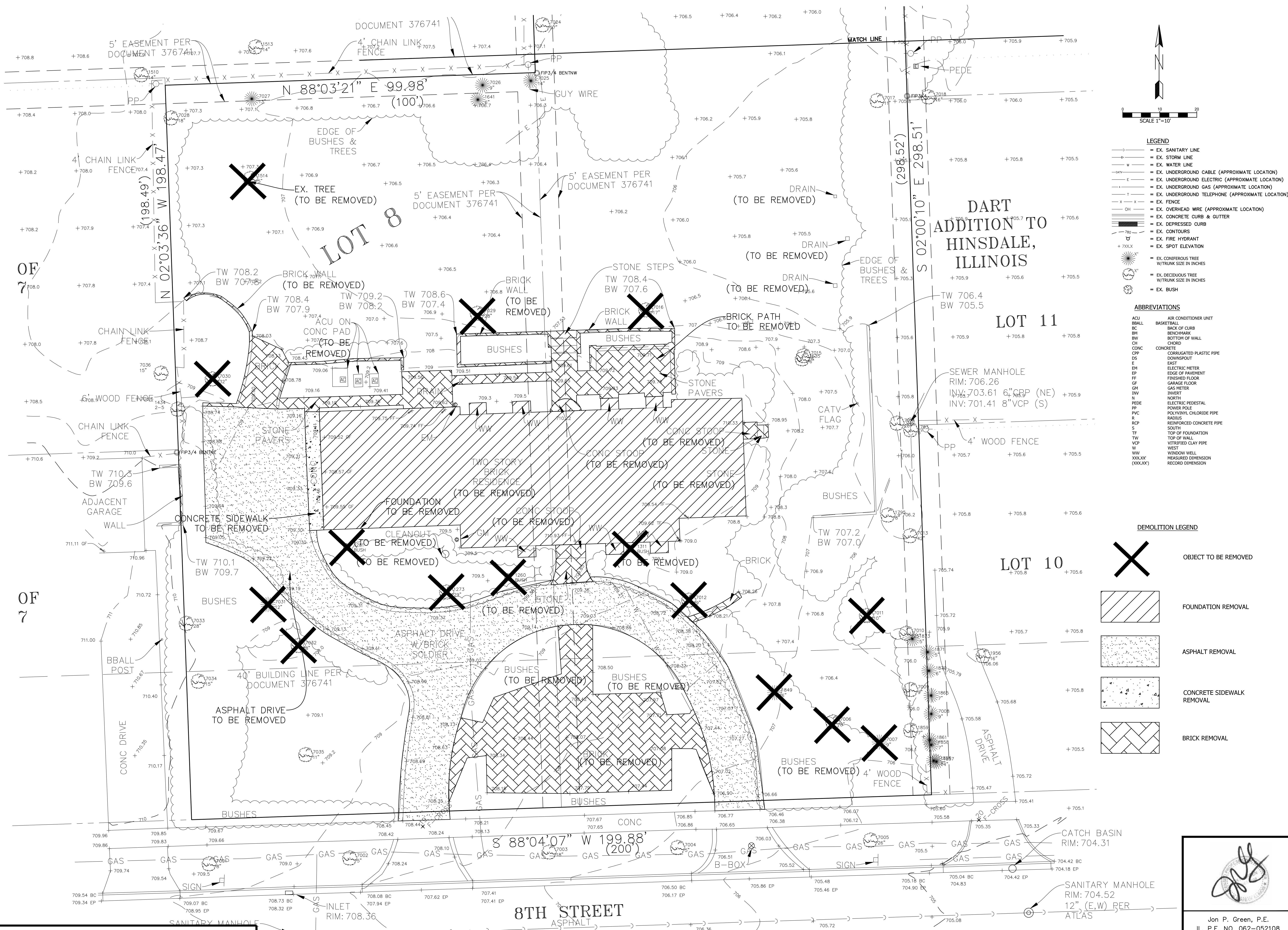
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXISTING CONDITIONS AND DEMOLITION PLAN

LOTS 8 AND 9 IN PART ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1937 AS DOCUMENT 376741, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-407-007 AND 09-12-407-008

COMMONLY KNOWN AS: 425 E. 8TH STREET, HINSDALE, ILLINOIS



- LEGEND**
- EX. SANITARY LINE
 - EX. STORM LINE
 - EX. WATER LINE
 - EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
 - EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
 - EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
 - EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
 - EX. FENCE
 - EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
 - EX. CONCRETE CURB & GUTTER
 - EX. DEPRESSED CURB
 - EX. CONTOURS
 - EX. FIRE HYDRANT
 - EX. SPOT ELEVATION
 - EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
 - EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES
 - EX. BUSH

- ABBREVIATIONS**
- | ACU | BALL | BC | BM | BW | CH | CONC | CP | DS | E | EM | EP | FF | GF | GM | IN | JW | N | PEDE | PP | PVC | R | RCP | S | TF | TW | VCP | W | WW | XXX'XX' | (XXX'XX') |
|----------------------|------------|--------------|-----------|----------------|-------|----------|-------------------------|-----------|------|----------------|------------------|----------------|-----------|--------|-------|-------------------|------------|-------------------------|--------|--------------------------|-------|-------------------|-------------|---------------------|------|-------------|--------------------|------------------|---------|-----------|
| AIR CONDITIONER UNIT | BASKETBALL | BACK OF CURB | BENCHMARK | BOTTOM OF WALL | CHORD | CONCRETE | CORRUGATED PLASTIC PIPE | DOWNSPOUT | EAST | ELECTRIC METER | EDGE OF PAVEMENT | FINISHED FLOOR | GAS METER | INVERT | NORTH | ELECTRIC PEDESTAL | POWER POLE | POLYVINYL CHLORIDE PIPE | RADIUS | REINFORCED CONCRETE PIPE | SOUTH | TOP OF FOUNDATION | TOP OF WALL | VITRIFIED CLAY PIPE | WEST | WINDOW WELL | MEASURED DIMENSION | RECORD DIMENSION | | |

- DEMOLITION LEGEND**
- OBJECT TO BE REMOVED
 - FOUNDATION REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE SIDEWALK REMOVAL
 - BRICK REMOVAL

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2023

PREPARED FOR: SHANE CRUZ

DRAWN BY: KF
CHECKED BY: JPC
APPROVED BY: JPC

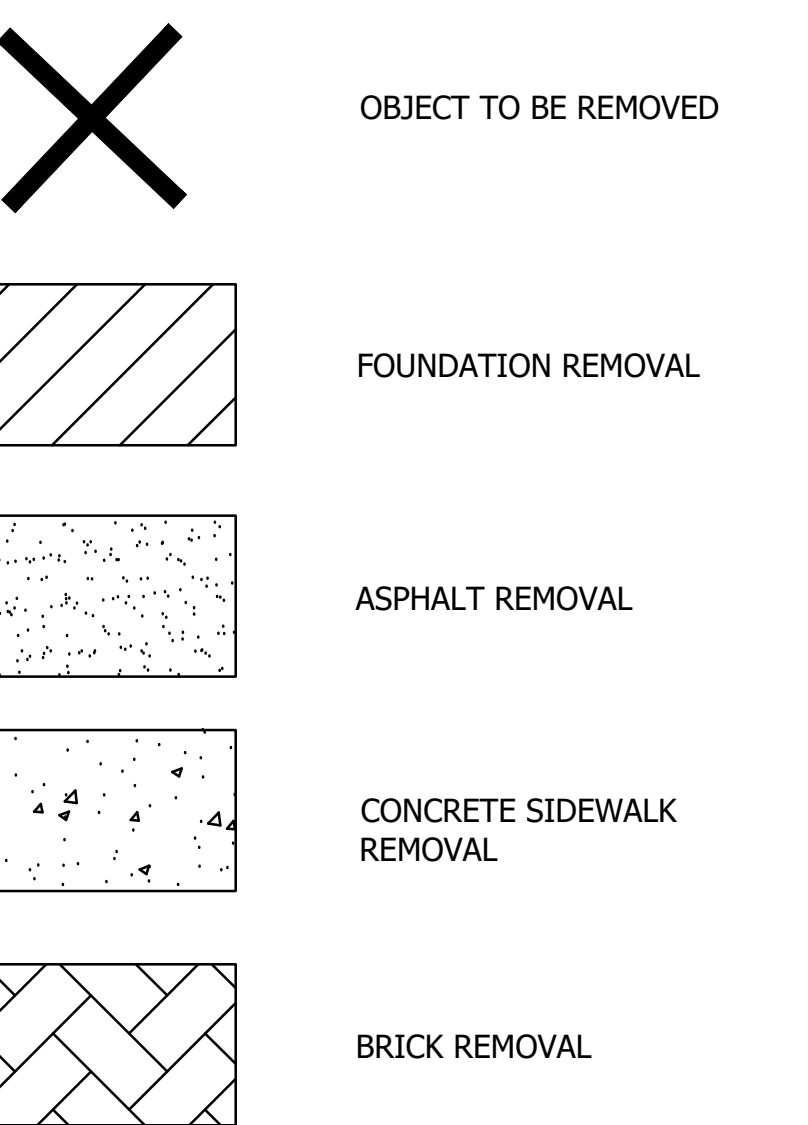
ENGINEERING RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

COMMONLY KNOWN AS: 425 E. 8TH STREET, HINSDALE, ILLINOIS



GEOMETRY AND UTILITY PLAN

EXISTING IMPERVIOUS AREA	
DRIVEWAY	4,023 S.F.
HOUSE	3,894 S.F.
PAVER PATIO	913 S.F.
WALLS	224 S.F.
FRONT PAVER AREA	1,732 S.F.
FRONT STEPS	90 S.F.
SIDE STOOP	28 S.F.
WINDOW WELLS	103 S.F.
CONCRETE WALK	126 S.F.
BRICK WALK	27 S.F.
AC PAD	36 S.F.
TOTAL	11,196 S.F.

EXISTING IMPERVIOUS AREA (TO BE REMOVED)	
DRIVEWAY	4,023 S.F.
HOUSE	3,894 S.F.
PAVER PATIO	913 S.F.
WALLS	224 S.F.
FRONT PAVER AREA	1,732 S.F.
FRONT STEPS	90 S.F.
SIDE STOOP	28 S.F.
WINDOW WELLS	103 S.F.
CONCRETE WALK	126 S.F.
BRICK WALK	27 S.F.
AC PAD	36 S.F.
TOTAL	11,196 S.F.

PROPOSED IMPERVIOUS AREA	
DRIVE:	4,505 S.F.
HOUSE:	5,428 S.F.
COVERED PORCH:	2,032 S.F.
FRONT WALK:	314 S.F.
STOOPS:	167 S.F.
PATIOS:	3,657 S.F.
RETAINING WALLS	136 S.F.
TOTAL	16,239 S.F.

NET NEW IMPERVIOUS AREA = 16,239 S.F. - 11,196 S.F. = 5,043 S.F.
5,043 S.F. > 2,500 S.F. THEREFORE, PCBMPs WILL BE REQUIRED
16,239 S.F. * (1.25 IN / 12 IN) = 1,691 C.F.
PROPOSED DRYWELL VOLUME = 1,000 S.F. * 5.0 FT * 0.36 = 1,700 C.F.

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF 8TH STREET AND OAK STREET.
ELEV: 715.53 (NAD 83)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ON SOUTH SIDE OF 8TH STREET BETWEEN DRIVES AT RESIDENCES #420 AND #428 8TH STREET.
ELEV: 709.98 (NAD 83)

SITE BENCHMARK #3:
ARROW BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF COUNTY LINE ROAD AND 8TH STREET.
ELEV: 705.56 (NAD 83)

It's smart It's free It's the law

Call before you dig
800.892.0123

ILLINOIS ONE-CALL SYSTEM

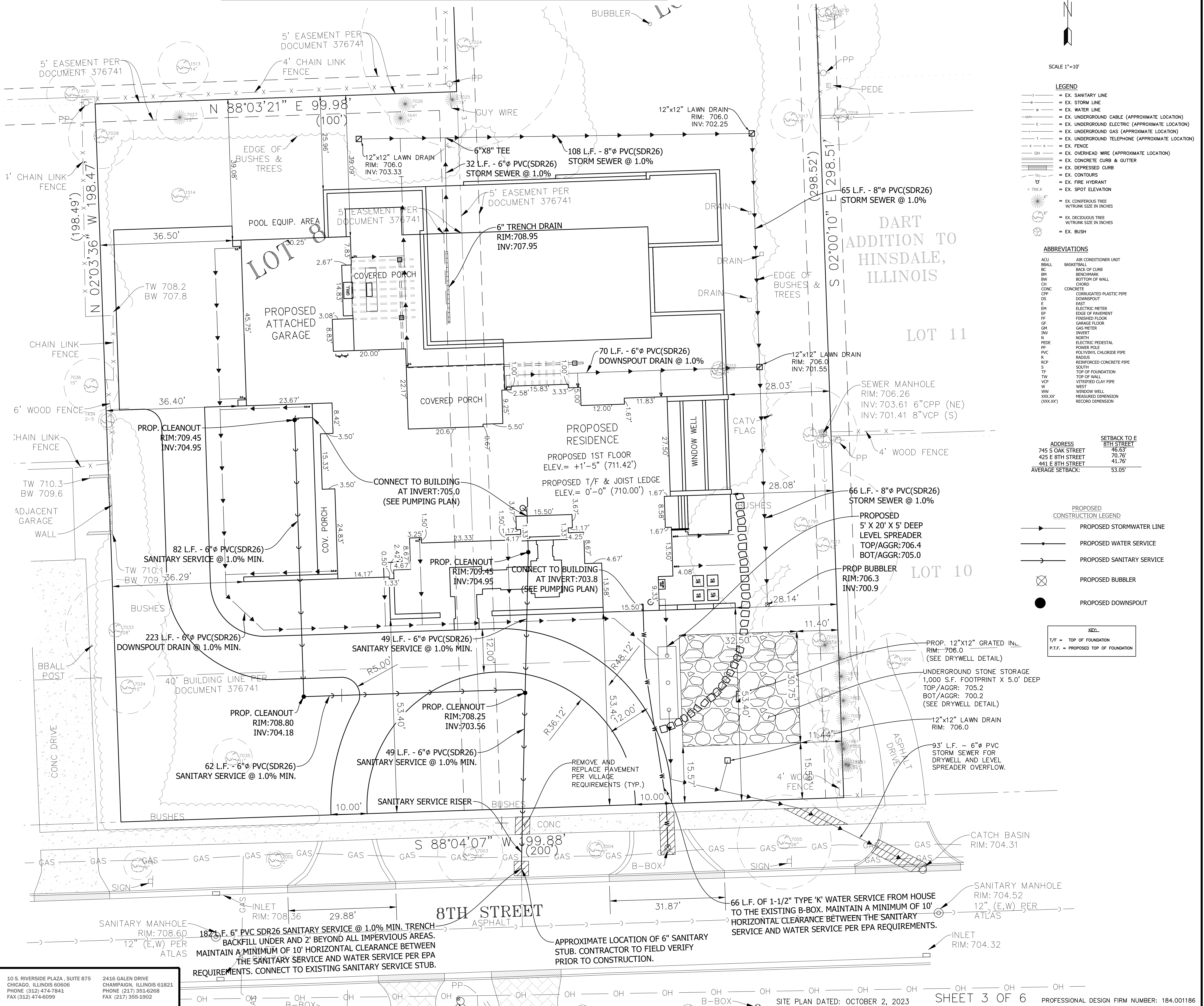
DRAWN BY: KF
CHECKED BY: JPC
APPROVED BY: JPC

ENGINEERING RESOURCE ASSOCIATES

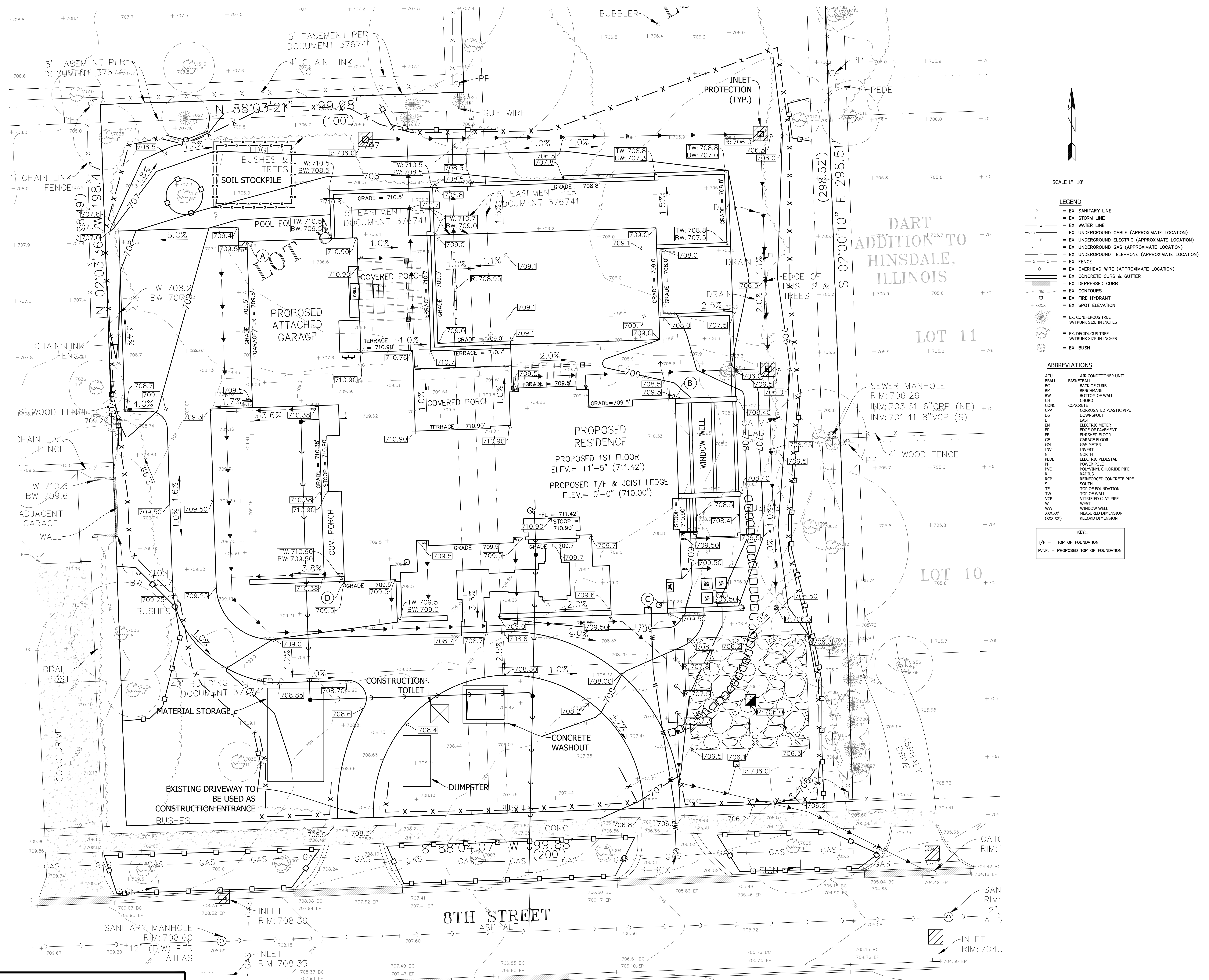
35701 WEST AVENUE, SUITE 150
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CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902



GRADING AND EROSION CONTROL PLAN



<u>AVG. GRADE DATA (HOUSE)</u>	
<u>POINT:</u>	<u>HOUSE:</u>
(A)	706.90
(B)	708.80
(C)	708.10
(D)	709.50
AVG.:	<u>708.33</u>

ARCHITECT 0'-0" = CIVIL 710.00'

SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF
8TH STREET AND OAK STREET.
ELEV:715.53 (NAVD 88)

SITE BENCHMARK #2:
ARROW BOLT ON FIRE HYDRANT ON SOUTH SIDE OF 8TH STREET
BETWEEN DRIVES AT RESIDENCES #420 AND #428 8TH STREET.
ELEV:709.98 (NAVD 88)

SITE BENCHMARK #3:
ARROW BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF
COUNTY LINE ROAD AND 8TH STREET.
ELEV:705.56 (NAVD 88)

PREPARED FOR: SHANE CRUZ

DRAWN BY:	KF
CHECKED BY:	JPG



ENGINEERING
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1928
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SITE PLAN DATED: OCTOBER 2, 2023 SHEET 4 OF 6 PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

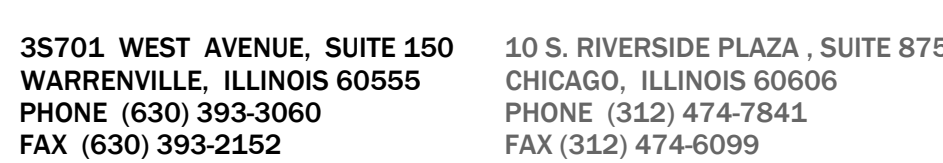
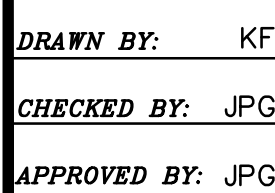
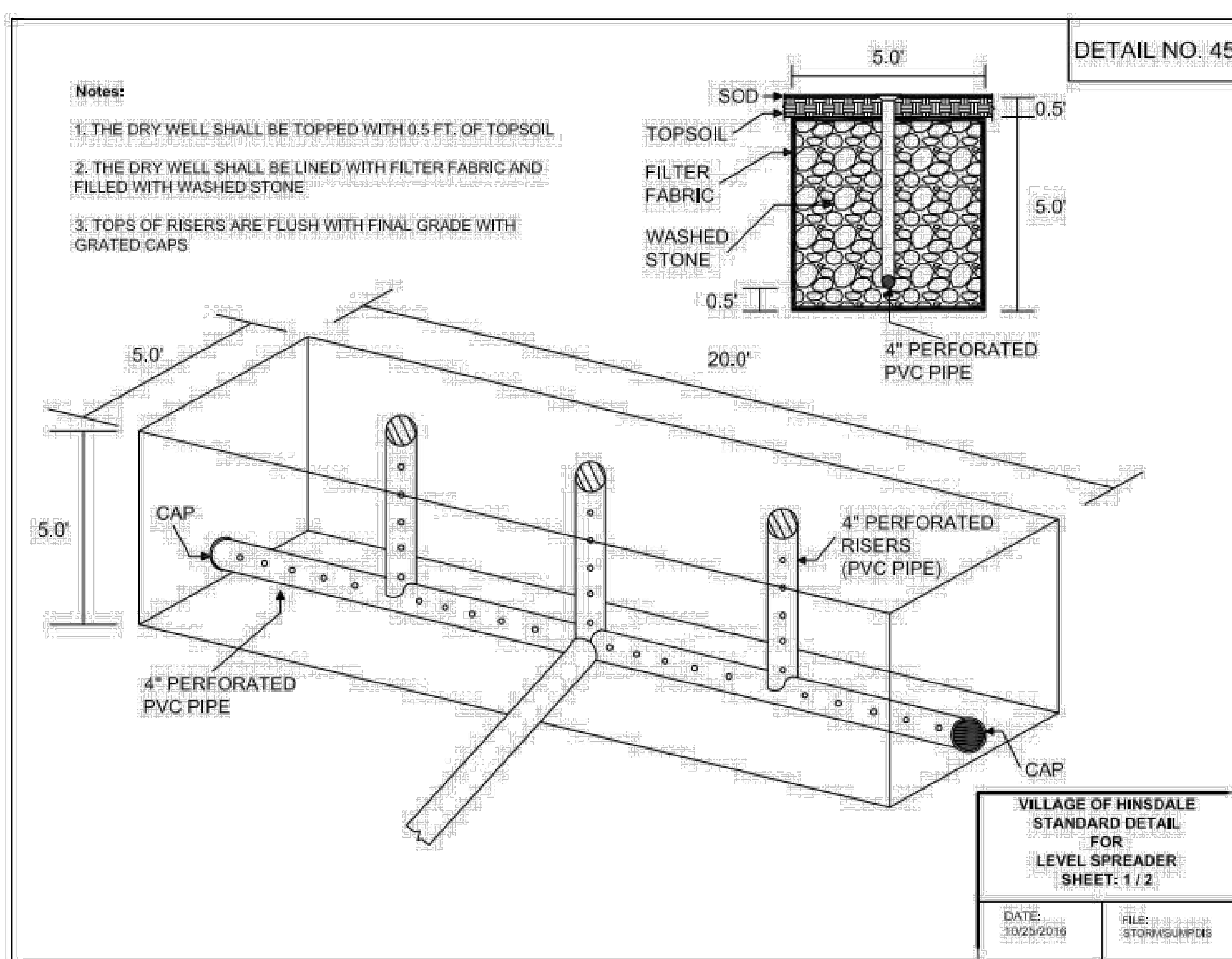
- Rating is based on tree health and structural integrity.
- Adjacent private property trees requiring protective fencing will be protected using perimeter construction fencing instead of individual tree fencing.
- Install Tree Protection Fence per Tree Protection Plan prior to any construction activity
- Fence the public portion (parkways) of the entire Tree Protection Zone with a 6' chain-link fence to prevent access to the parkway tree(s) and Tree Protection prior to any construction activity. Post the fence with a sign stating "Tree Protection Zone – Keep Out"
- At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zones.
- The entire Tree Protection Zone(s) should be mulched to improve the growing conditions for tree roots and minimize the maintenance of the parkway lawn.
- Tree Protection Zone is the designated area that encompasses and entire tree canopy.

This tree preservation plan incorporates all reasonable steps necessary to minimize damage to trees on property and adjacent to the property.

The Tree Preservation Plan was performed by Certified Arborist Bradley Earnest

 12/27/2021
Bradley Earnest Certified Arborist # IL-9808-A

- [illegible]



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

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

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

ABSENT: None

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – November 6, 2023

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

Public Hearing

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

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

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

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

No public comments were shared

NEW BUSINESS

a) Sign Code Update

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

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

OLD BUSINESS

a) Amendments to Title 14 – Status Update

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

b) Robbins Park Historic District Gateway Signs

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

c) Sixth Street Improvement Project

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

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

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

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

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

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

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

Adjournment

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

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

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

ATTEST: _____
Jennifer Spires, Community Development Office

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

HPC-19-2023,
425 E. Eighth Street,
Certificate of Appropriateness
to Demolish.

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

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. JIM PRISBY, Member;

MS. SARAH BARCLAY, Member;

MR. BILL HAARLOW, Member;

MR. FRANK GONZALEZ, Member;

MS. SHANNON WEINBERGER, Member;

MR. CHRIS ELDER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. MICHAEL ABRAHAM, Architect;</p> <p>4 MS. JULIE LAUX, Builder;</p> <p>5 MR. KEVIN GEIST, Architect;</p> <p>6 MR. DAVE HELLYER, Construction Manager.</p> <p>7</p> <hr/> <p>8 CHAIRMAN BOHNEN: First item tonight is</p> <p>9 a Public Hearing, Case HPC-19-2023 for 425 East</p> <p>06:40PM 10 Eighth Street seeking a certificate of</p> <p>11 appropriateness to demolish a single-family home</p> <p>12 and construct a new single-family home in the</p> <p>13 Robbins Park Historic District.</p> <p>14 Would all of you people that intend</p> <p>15 to speak on this subject, please stand and be</p> <p>16 sworn in by our court reporter.</p> <p>17 (Oath administered en masse.)</p> <p>18 You can see the rendering that was</p> <p>19 in our packets that's up on the screens. We</p> <p>06:41PM 20 have our architect Michael Abraham here tonight</p> <p>21 with us and who else?</p> <p>22 MR. GEIST: Kevin Geist.</p>	<p style="text-align: center;">4</p> <p>1 Hearing.</p> <p>2 MS. WEINBERGER: Second.</p> <p>3 MS. SALMON: Commissioner Barclay?</p> <p>4 MS. BARCLAY: Aye.</p> <p>5 MS. SALMON: Commissioner Weinberger?</p> <p>6 MS. WEINBERGER: Aye.</p> <p>7 MS. SALMON: Commissioner Gonzalez?</p> <p>8 MR. GONZALEZ: Aye.</p> <p>9 MS. SALMON: Commissioner Haarlow?</p> <p>10 MR. HAARLOW: Aye.</p> <p>11 MS. SALMON: Commissioner Prisby?</p> <p>12 MR. PRISBY: Aye.</p> <p>13 MS. SALMON: Commissioner Elder?</p> <p>14 MR. ELDER: Aye.</p> <p>15 MS. SALMON: Chairman Bohnen?</p> <p>16 CHAIRMAN BOHNEN: Aye.</p> <p>17 Okay. Now, those that would like</p> <p>18 to speak, tell us who you are, please.</p> <p>19 MS. HAASS: Sure. So my name is</p> <p>06:42PM 20 Rebecca Haass, and I actually live at 441 East</p> <p>21 8th Street. So I'm right next door to 425 East</p> <p>22 8th Street.</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN BOHNEN: Maybe before we get</p> <p>2 started on this, those of you that took the time</p> <p>3 to come here to the meeting and want to be</p> <p>4 heard, I think I'm going to open this up with</p> <p>5 you first if I may so we can hear some comments</p> <p>6 from you. And then we will talk to our</p> <p>7 gentlemen here about the house and we will get</p> <p>8 into our deliberations.</p> <p>9 So whomever would like to start</p> <p>06:42PM 10 out, please approach the podium and give us your</p> <p>11 name and let us know what exactly is on your</p> <p>12 mind.</p> <p>13 MS. SALMON: Chairman Bohnen, can you</p> <p>14 make a motion to open the Public Hearing.</p> <p>15 CHAIRMAN BOHNEN: I'm sorry. Please, I</p> <p>16 need a motion to open the Public Hearing.</p> <p>17 Do you need a roll call vote on</p> <p>18 that?</p> <p>19 MS. SALMON: Please.</p> <p>06:42PM 20 CHAIRMAN BOHNEN: Okay, roll call vote,</p> <p>21 please.</p> <p>22 MR. ELDER: I move to open the Public</p>	<p style="text-align: center;">5</p> <p>1 I have some serious concerns about</p> <p>2 the house coming down just for the safety of our</p> <p>3 neighborhood. I have made numerous calls to the</p> <p>4 construction manager at J. Jordan, Dave, and had</p> <p>5 no phone calls returned.</p> <p>6 I know some of my neighbors also</p> <p>7 have some concerns about the drainage and the</p> <p>8 asbestos in the house. We have all called and</p> <p>9 no one has returned our phone calls, so we are</p> <p>06:43PM 10 all very concerned about that.</p> <p>11 All of us have small children, some</p> <p>12 of us are recovering from cancer, so we are very</p> <p>13 concerned. Some of us have also put in major</p> <p>14 drainage systems in our yard and we are just</p> <p>15 really worried about that and we are concerned</p> <p>16 this house looks even bigger than the house that</p> <p>17 is up there now and we just want to be</p> <p>18 communicated with and we feel like this is sort</p> <p>19 of a bad way to start off with neighbors and no</p> <p>06:43PM 20 one is telling us or addressing any of our</p> <p>21 concerns.</p> <p>22 CHAIRMAN BOHNEN: So you say you made</p>

<p style="text-align: center;">6</p> <p>1 contact with the --</p> <p>2 MS. HAASS: I've left voicemails.</p> <p>3 CHAIRMAN BOHNEN: Voicemails with the</p> <p>4 construction manager?</p> <p>5 MS. HAASS: Yes. His name is Dave.</p> <p>6 CHAIRMAN BOHNEN: Is there a</p> <p>7 representative from the contractor here tonight?</p> <p>8 MS. LAUX: Yes, I'm here, Julie and</p> <p>9 David is here as well.</p> <p>06:44PM 10 MR. HELLYER: Yes, I'm Dave. I didn't</p> <p>11 raise my hand to speak so I'm not sure if I</p> <p>12 could or not.</p> <p>13 CHAIRMAN BOHNEN: Would you like to</p> <p>14 speak?</p> <p>15 MR. HELLYER: Well, yes, I'd be happy</p> <p>16 to.</p> <p>17 CHAIRMAN BOHNEN: Why don't you come</p> <p>18 and we will swear you in.</p> <p>19 (WHEREUPON, Mr. David Hellyer</p> <p>06:44PM 20 was administered the oath.)</p> <p>21 MR. HELLYER: So I'm sorry, Rebecca, I</p> <p>22 am not aware of any calls that were made to me.</p>	<p style="text-align: center;">8</p> <p>1 speak?</p> <p>2 MS. LAUX: No. I don't really have</p> <p>3 anything to say.</p> <p>4 CHAIRMAN BOHNEN: Okay. Thank you very</p> <p>5 much. I appreciate that.</p> <p>6 Who else would like to approach the</p> <p>7 podium?</p> <p>8 MS. MORAN: I'm Cathy Moran, M-o-r-a-n.</p> <p>9 You know, it would take a week to uncover all of</p> <p>06:46PM 10 this baggage with what's happened to our lovely</p> <p>11 town.</p> <p>12 I grew up here. I was fortunate</p> <p>13 enough to grow up. The Haarlows, the Bohnens,</p> <p>14 the Sextons, I mean, the Napletons, the Elmores</p> <p>15 and so on. And what we clearly have seen is the</p> <p>16 decimation of property here in town.</p> <p>17 I know there's codes and so on and</p> <p>18 so forth, but one of you should have been</p> <p>19 responsible for what happened over on Woodside</p> <p>06:46PM 20 and 6th. That is truly a disgrace that somehow</p> <p>21 a garage was being able to be built in</p> <p>22 somebody's front lawn. Now I realize it wasn't</p>
<p style="text-align: center;">7</p> <p>1 I have no track of voicemail on it so I'm not</p> <p>2 sure what number you were calling.</p> <p>3 MS. HAASS: The one on your card.</p> <p>4 MR. HELLYER: Okay. Again, I don't</p> <p>5 have that. I'm not saying you are a liar, I'm</p> <p>6 just saying that I don't have any recollection</p> <p>7 of it and I don't have any voicemails that would</p> <p>8 back that up.</p> <p>9 I'm always happy to meet and</p> <p>06:45PM 10 discuss it with you, but please, try to reach</p> <p>11 out to me, shoot me a text, something like that.</p> <p>12 I make myself very available for things like</p> <p>13 that for sure. That's all I have to say about</p> <p>14 that.</p> <p>15 MS. HAASS: Can you address actually</p> <p>16 the asbestos and what's going to be done with</p> <p>17 it?</p> <p>18 MR. HELLYER: Yes, I can. We tear down</p> <p>19 houses and we follow the guides and codes that</p> <p>06:45PM 20 are given to us by the municipality and that's</p> <p>21 exactly what we adhere to.</p> <p>22 CHAIRMAN BOHNEN: Julie, do you want to</p>	<p style="text-align: center;">9</p> <p>1 their property but where are the rules?</p> <p>2 We are the poster children for what</p> <p>3 not to do in a village and, you know, it's</p> <p>4 interesting, too, is I have been around long</p> <p>5 enough and you see these young people come in,</p> <p>6 they build their Taj Mahals to themselves and</p> <p>7 then all of a sudden three years later, didn't</p> <p>8 realize there was property tax, didn't realize</p> <p>9 that it was going to cost me \$80,000 just to</p> <p>06:47PM 10 exist here every year and then they move out and</p> <p>11 then the house sits and it sits and then it goes</p> <p>12 on the market for \$3 million less than what it</p> <p>13 was built and it's just a disgrace what we have</p> <p>14 allowed to happen to our lovely town.</p> <p>15 You can still go to Lake Forest and</p> <p>16 you can find a lovely, lovely frame for</p> <p>17 600 within walking distance of town. You can go</p> <p>18 to Winnetka where Shari lives right now, it's</p> <p>19 still sort of -- those of us that grew up here,</p> <p>06:47PM 20 our parents started either in Clarendon Hills or</p> <p>21 in Hinsdale in a smaller home and once they were</p> <p>22 able to, they moved up and they graduated,</p>

<p style="text-align: center;">10</p> <p>1 right, John? Anyway.</p> <p>2 And we all lived in our forever</p> <p>3 homes and that's what we are all about, having a</p> <p>4 forever home where a family is in there for 30,</p> <p>5 40 years. I was raised with nine siblings and</p> <p>6 you know what, it's still our home and it's like</p> <p>7 the Sextons, it's still their home because they</p> <p>8 raised eight kids in that house.</p> <p>9 And also, I mean, let's not even</p> <p>06:48PM 10 talk about the architecture. My God, it's one</p> <p>11 big fishbowl after another.</p> <p>12 You know, when I was a kid growing</p> <p>13 up, the west side of town was just completely</p> <p>14 the post World War II Sears prefab homes and I</p> <p>15 go over there now and every street has been</p> <p>16 knocked down and built on, but what it doesn't</p> <p>17 allow is for people to come in as an entry</p> <p>18 level.</p> <p>19 Our parents were able to come to</p> <p>06:48PM 20 Hinsdale because there were entry level pricing</p> <p>21 and entry level homes. That is no more. We</p> <p>22 have created an elitest society and that's not</p>	<p style="text-align: center;">12</p> <p>1 my flowers -- of my mom's flower garden and I</p> <p>2 cried and I cried because that was home to me.</p> <p>3 That was my home that I loved with every fiber</p> <p>4 of my being and so did all of my brothers and</p> <p>5 sisters and my mom and dad. They raised a</p> <p>6 beautiful family.</p> <p>7 Like Cathy was saying, they started</p> <p>8 out in the Elmore house around the corner on</p> <p>9 County Line Road and my dad walked by the</p> <p>06:50PM 10 Allbrights' house and said, You know,</p> <p>11 Mr. Allbright, if you are ever going to sell</p> <p>12 that house, we need to have the first</p> <p>13 opportunity because they were starting out and I</p> <p>14 was on the way, which was a big oopsie in their</p> <p>15 mind, and they needed more space and</p> <p>16 Mr. Allbright said, of course, Bill, let's make</p> <p>17 a deal. And they did.</p> <p>18 So my family became the second</p> <p>19 family to own that house since 1934. It's</p> <p>06:51PM 20 exquisite inside. It's so beautiful.</p> <p>21 Mr. Allbright was a builder. I don't know if</p> <p>22 you guys know that, and a big part of Chicago.</p>
<p style="text-align: center;">11</p> <p>1 right.</p> <p>2 So that's all I had to say. I</p> <p>3 don't know what rights we have but by golly,</p> <p>4 this house is -- this is the last house standing</p> <p>5 and if this goes, shame on all of you.</p> <p>6 CHAIRMAN BOHNEN: Thank you.</p> <p>7 Anybody else like to approach us?</p> <p>8 MS. MCNERNEY: Evening, everybody.</p> <p>9 Including all of you. I'm Shari Sexton</p> <p>06:49PM 10 Mcnerney, S-e-x-t-o-n, M-c-n-e-r-n-e-y.</p> <p>11 I might start off with an emotional</p> <p>12 story instead of just firing right now. I have</p> <p>13 a piece of bark that I have had in my jewelry</p> <p>14 box since May 5, 1989, the day I got a call that</p> <p>15 my mom died in a plane crash in the Yucatan</p> <p>16 Peninsula.</p> <p>17 And the first thing that I did</p> <p>18 after getting that call was I got into my car</p> <p>19 and I drove to 425 East 8th Street and I sat</p> <p>06:50PM 20 in -- I did not ring the doorbell, I did not ask</p> <p>21 to -- if I had permission to go in the backyard.</p> <p>22 But I went and sat in the middle of</p>	<p style="text-align: center;">13</p> <p>1 So all the materials that he used were stellar.</p> <p>2 I was told at one point, I don't</p> <p>3 know, my brothers kind of made up stories, but</p> <p>4 this is one thing, that you could put a six-</p> <p>5 story building on the foundation because it was</p> <p>6 built so well. There's also a bomb shelter</p> <p>7 because unfortunately when it was built, they</p> <p>8 needed that, and he wanted to protect his family</p> <p>9 as a gift to them for their generation.</p> <p>06:52PM 10 And I was the benefit of having</p> <p>11 that gift from my family for my generation and</p> <p>12 Dr. Janda gave his family the gift. Three</p> <p>13 owners. That's it.</p> <p>14 Like Cathy was saying, you build a</p> <p>15 home now and it's turnover, turnover. Is your</p> <p>16 family really going to love a modern, big</p> <p>17 showcase? I know you guys do a great job but</p> <p>18 really, do you need to top everything? Do you?</p> <p>19 To tear down generations of things that happened</p> <p>06:53PM 20 before and then passed on to another generation.</p> <p>21 You know that day sitting in the</p> <p>22 middle of my mom's flower garden, all of a</p>

<p style="text-align: center;">14</p> <p>1 sudden the back door opened. Talk about 2 construction, those doors, and the brass 3 hardware and everything. The door opened and I 4 heard this hello. It was Mrs. Janda. She came 5 out and sat with me on the lawn, asked me how I 6 was, and said, you know, we are eating right 7 now. Do you want to come in and have a meal 8 with us? No, that's okay. Not a very good 9 person to talk to right now.</p> <p>06:53PM 10 She said, How about this? How 11 about you come in and you walk around the house 12 and you go into every room and you take your 13 time. Go into the master bedroom with two 14 walk-in closets and a bathroom bigger than my 15 bedroom in my hundred year-old home in Winnetka 16 right now, that a linen room, a quarter for help 17 that can go down the back stairs, a laundry room 18 on the second floor. We know that took time to 19 figure out in homes. So I did that.</p> <p>06:54PM 20 I went room to room and I 21 remembered all of the shenanigans, you guys, 22 that we had in that house. And we had a lot.</p>	<p style="text-align: center;">16</p> <p>1 a 60-day period whereby if there is a potential 2 buyer, you know, that they can actually overrule 3 a potential teardown?</p> <p>4 CHAIRMAN BOHNEN: We have tried for 5 better part of 18 years to come up with a 6 procedure to slow down teardowns.</p> <p>7 MS. MORAN: I mean, oftentimes people 8 don't even know about these until they are done.</p> <p>9 I saw Dave Elmore out in Palm 06:56PM 10 Springs last year, since he's since passed away, 11 one of the all-time greatest guys in the world. 12 He hasn't lived here for a long time. He said, 13 Had I known what they would have done to that 14 house on 4th and Oak, you know, pillars on the 15 hill was the name it was given back in the early 16 1900s, he said, Cathy, I would have bought it.</p> <p>17 CHAIRMAN BOHNEN: I've heard that.</p> <p>18 MS. MORAN: So that's my point. I 19 think that that should be evaluated, you know.</p> <p>06:56PM 20 I mean. So -- anyway. 21 And these were happy homes. We had 22 wonderful, happy homes. We had -- our families</p>
<p style="text-align: center;">15</p> <p>1 There was even a laundry shoot, 1934, that went 2 down to the basement. There were a few animals 3 and myself that kind of tried to be put down 4 there but, I don't know. I'm sick about this. 5 Not only because it was my house but a flat, 6 stucco glass building.</p> <p>7 MS. MORAN: Can I ask a quick question? 8 MS. MCNERNEY: I was going to end with 9 that.</p> <p>06:55PM 10 MS. MORAN: Can somebody who wants to 11 buy that house, trump a builder? That's my 12 question. I mean, if somebody wants to come in 13 and buy the house and maintain the house and do 14 with the house whatever they want to do with the 15 inside but keep the house, why can't they trump 16 a builder that wants to come and tear it down?</p> <p>17 CHAIRMAN BOHNEN: I think the simple 18 answer is the house is sold to the present 19 owners, Cantalupos, and any decision, or any 06:56PM 20 consideration of such an idea would have to be 21 presented to them. 22 MS. MORAN: John, why wouldn't you have</p>	<p style="text-align: center;">17</p> <p>1 had values and we were there for 30, 40 years 2 and so on and there's just the turnover is 3 ridiculous. Anyway. That's all I have to say.</p> <p>4 MS. MCNERNEY: I have to piggyback on 5 that.</p> <p>6 Could you find another lot in 7 southeast Hinsdale that you don't have to tear 8 that down? Could you find another lot? 9 Honestly. I know there's lots you could build 06:57PM 10 that on. Southeast Hinsdale is what you want, 11 that's what you want. We all know what we want. 12 I went through all those schools. I know what 13 it is. I loved it. And I put five kids of my 14 own through Winnetka school system. Same line, 15 Crow Island, Washburne, New Trier. I know what 16 it is to do that.</p> <p>17 So just another lot. They're out 18 there. They're out there. So thanks to 19 Hinsdale I had a great life with all these 06:58PM 20 people and John, you know, is one of my oldest 21 brother's best friend. He probably babysat me 22 at one time.</p>

<p style="text-align: center;">18</p> <p>1 Thank you for all of your guys' 2 effort to keep our town -- still consider it our 3 town -- a historical town because it's 4 important. Our history is important. Now that 5 the youngest of the Sexton clan is getting up 6 there, I even believe it more. History matters. 7 MS. ELMORE: Julie Driscoll Elmore. So 8 I am married to Doug Elmore, whose house was 9 torn down at 4th and Oak. 06:59PM 10 When I was dating Doug, we got 11 married later in life, it was considered one of 12 the 25 most beautiful homes in Chicagoland, 13 including Lake Forest and so on and so forth. I 14 understand it was so large that today's families 15 couldn't understand how to use that living room, 16 how to reinvent what it is. 17 But the reason I'm here tonight is 18 to support Shari and Cathy and Mimi, but also to 19 let you know I grew up in Ohio and I like your 07:00PM 20 architecture but the reason people move to 21 Hinsdale is they want to have a lot of old homes 22 mixed in with the new homes. If you keep on</p>	<p style="text-align: center;">20</p> <p>1 something that probably I would have liked but I 2 was really hoping when I was walking through, I 3 had no idea who was going to buy it or what the 4 plans were but I knew it was just such a 5 structurally sound and gorgeous home and so I 6 just want to give you a short history. 7 I have been in town for 40 some 8 years and the Bohnens know me. I have torn down 9 several houses myself and I generally, other 07:02PM 10 than Jim Tharp, who I first became acquainted 11 with, I always used Michael Abraham. 12 I think Michael's work is 13 phenomenal. And I know enough about Michael, I 14 built the house at 6th and Park, the corner 15 there, and I love, love, love that home and all 16 I came to Mike with was a vision of I want it to 17 look like it blended into the neighborhood and I 18 wanted it to look old like it had been there a 19 long time. 07:02PM 20 And I'm also a big fan of David 21 Adler and a lot of his homes are up on the north 22 shore and Mike gave me all of that and then</p>
<p style="text-align: center;">19</p> <p>1 tearing down the precious gems, then you devalue 2 the entire town. So please, consider that. 3 Thank you. 4 CHAIRMAN BOHNEN: Please, come forward. 5 Please state your name for our record. 6 MS. BOSSY: Debbie Bossy, B-o-s-s-y. I 7 really didn't know about this meeting until 8 yesterday and so I'm not well prepared to speak, 9 but I had been in the house at the 800-block of 07:01PM 10 East 8th and actually I was there because I 11 stopped in for a garage sale so I got to see -- 12 walk through the house and see it it truly is a 13 very -- no one could deny how beautiful the home 14 is. I walked through and I was probably 15 there -- I wasn't really interested in anything 16 to buy, but I certainly was interested in 17 looking at room to room to room and it was 18 glorious. And then looking out at that backyard 19 from the second floor was phenomenal. 07:01PM 20 And I wish that I had known that 21 the house was available, you know, 30 years ago 22 when I had 5 young kids, it would have been</p>	<p style="text-align: center;">21</p> <p>1 some. 2 And I also had a house on Radcliff 3 Way that I doubled the size of and we won a 4 historic preservation award, thank you, so I'm 5 very conscious of what's going in town. 6 I love some of the new houses that 7 have been built, they are beautiful. I see 8 Julie here and she's done a gorgeous job on many 9 of the homes. 07:03PM 10 Mimi, she's outstanding. I applaud 11 her for taking the beauties of homes and just 12 going and giving them what they need. The Tudor 13 she did on County Line. This house most 14 recently on Park and now I know she's going to 15 be doing another one that's an old home. 16 These are fantastic homes and they 17 are very, very hard, you can hardly duplicate 18 age like that, especially when they have been 19 well-preserved and they have a good foundation. 07:03PM 20 And I do know that Mike loves old 21 homes. I mean, I have taken him with me to look 22 at many houses to say what do you think? You</p>

<p style="text-align: center;">22</p> <p>1 know, stuff like that. He always wants to save 2 a home.</p> <p>3 I can't speak to whoever the buyer 4 is of the land, I don't know anything about who 5 it is. I don't know anything about where the 6 project is at. I can speak to the fact that 7 that house is extremely special and it's one of 8 the few darlings that are left in our town.</p> <p>9 I also just wanted to let you know 10 that maybe it's something you can think about, 11 but Mike has been designing a house for me in 12 Orinda, California, and it's a spec house and I 13 have spent four plus years trying to get it 14 passed. I'm not even taking a house down. It 15 is a piece of vacant property and they don't 16 like much change in the town and the people 17 definitely if you have a house, you are not -- 18 very rarely will you be able to take it down, 19 but it's an old established town like Hinsdale 20 but they have such strict regulations about what 21 can be taken down and I think that before -- we 22 don't have a whole lot left here that are so</p>	<p style="text-align: center;">24</p> <p>1 want a house next to them. They don't want 2 building. And they have every right. It's just 3 the weirdest thing. It's frustrated me. I have 4 spent a whole lot more in architectural fees and 5 my time and aggravation.</p> <p>6 So I guess with that, I have to 7 pass but just a thought. Just wanted to share 8 those thoughts I had and best of luck with 9 making this decision, whatever it be.</p> <p>10 CHAIRMAN BOHNEN: Anybody else? 11 Please state your name for the 12 record.</p> <p>13 MS. FRICILONE: Hi. My name is Marina 14 Fricilone. I live at 740 County Line Road, 15 which our backyard backs up to this property. 16 I came here originally just to make 17 a public comment known that we have really bad 18 drainage issues that leave from this property 19 which I have shared with some of the people 20 coming around to do their surveys and I just 21 want to make sure that regardless of what is 22 done with the property that those issues are</p>
<p style="text-align: center;">23</p> <p>1 magnificent as this particular home or the home 2 that was on the hill or the Dean house. You can 3 name -- there's so many beauties, I know I'm 4 forgetting them right now. But I really do hope 5 now that I have been here 40 some years, I hope 6 something can be done where we can change the 7 law.</p> <p>8 I know people should be able to buy 9 what they want; I get that, but this was a 10 spectacular home. It really is spectacular. 11 And I wished that somebody could have gotten 12 ahold of it who was willing to put in a couple 13 million dollars or whatever it took to make it 14 magnificent again or to bring it up to their 15 taste.</p> <p>16 So I guess I want to finish by 17 saying that I hope somehow, and I don't know 18 what way other than finding out what Orinda does 19 in California because it's impossible to take 20 down nice homes there and they have all the 21 rules. It doesn't matter, a neighbor can come 22 out, which they have done, and said they don't</p>	<p style="text-align: center;">25</p> <p>1 addressed.</p> <p>2 I know that affects all of our 3 neighbors on the entire property line, but 4 hearing all of these statements just does lead 5 to some questions because we are neighbors with 6 the property. We have really stayed abreast 7 with what's going on with this situation and we 8 actually did know the previous -- we know the 9 Cantalupos. They are a very nice family. Their 10 kids go to school with our children.</p> <p>11 We also knew the people who were 12 the previous owners of the property before the 13 ones who owned it. So I'm a little confused by 14 some of the statements because during all this 15 talk about we wish there was someone who would 16 buy the home who would preserve it.</p> <p>17 From my understanding there was a 18 family who bought it and tried to preserve it 19 and they couldn't get through the hurdles with 20 historical society. They were not trying to 21 tear it down. They were trying to maintain it, 22 do some addition, do some changes, but not tear</p>

<p style="text-align: center;">26</p> <p>1 it down, not change the front of it and just do</p> <p>2 some add-ons and they couldn't get through the</p> <p>3 hurdles and that's why they finally sold it to</p> <p>4 the Cantalupos. So I'd love just to get some</p> <p>5 more context to that. But I know that the plan</p> <p>6 was not to tear it down, it was just to</p> <p>7 renovate.</p> <p>8 MS. BARCLAY: They moved to the north</p> <p>9 shore.</p> <p>07:08PM 10 MS. FRICILONE: I do know that they</p> <p>11 moved to the north shore. I just was confused</p> <p>12 because I know that plans for that was not a</p> <p>13 teardown.</p> <p>14 MS. BARCLAY: Correct.</p> <p>15 MS. FRICILONE: And we were, like,</p> <p>16 curious why that didn't go through because I</p> <p>17 think it's a beautiful home and would love for</p> <p>18 it to stay where it is but we moved to Hinsdale</p> <p>19 because we love the community and what it</p> <p>07:08PM 20 entails as a whole. So we were sad to see that</p> <p>21 process die out, but whatever it is, we were</p> <p>22 surprised that this passed so quickly when that</p>	<p style="text-align: center;">28</p> <p>1 CHAIRMAN BOHNEN: There were other</p> <p>2 people that occupied the house after those</p> <p>3 people though. Actually, offered more money</p> <p>4 than the people that bought the house.</p> <p>5 MS. FRICILONE: Why didn't that happen?</p> <p>6 CHAIRMAN BOHNEN: You have to talk to</p> <p>7 the sellers and you have to talk to the buyers</p> <p>8 because I don't know.</p> <p>9 MS. COLLINS: Hi. My name is Mimi</p> <p>07:10PM 10 Napleton Collins, C-o-l-l-i-n-s. I have done --</p> <p>11 I'm ready to embark on my fourth historic</p> <p>12 property along with a lot of other renovations.</p> <p>13 I am a broker as well and I've been through the</p> <p>14 house recently and it is spectacular.</p> <p>15 I tried to bring in a buyer who</p> <p>16 wanted to buy it and it was already gone this</p> <p>17 last time. I don't think it's a knockdown. I</p> <p>18 think it's a wonderful house. Like every house</p> <p>19 it has issues but I think it's fixable. The</p> <p>07:11PM 20 property is incredible.</p> <p>21 I don't know what else to say other</p> <p>22 than I wish somebody would save it. I think</p>
<p style="text-align: center;">27</p> <p>1 process seemed to be a very extended process,</p> <p>2 you know, to go through. I'm grateful to what</p> <p>3 everyone said who has more knowledge about this</p> <p>4 than I do.</p> <p>5 MS. MCNERNEY: Do you live directly</p> <p>6 behind like on --</p> <p>7 CHAIRMAN BOHNEN: Cornells' house,</p> <p>8 Shari.</p> <p>9 MS. FRICILONE: On the side.</p> <p>07:09PM 10 (Side conversation occurring.)</p> <p>11 CHAIRMAN BOHNEN: For the record, the</p> <p>12 family Cruz never appeared before this</p> <p>13 commission with any plans or ideas to expand</p> <p>14 that house so it was nothing that we were aware</p> <p>15 of. I don't know who they spoke with.</p> <p>16 Perhaps they were down at the</p> <p>17 village talking to the folks down there as to</p> <p>18 square footage and things but before anything</p> <p>19 would have been done to that house, they would</p> <p>07:10PM 20 have had to had a hearing here; we are not aware</p> <p>21 of that.</p> <p>22 MS. FRICILONE: Thank you.</p>	<p style="text-align: center;">29</p> <p>1 there are people who still want to save it and I</p> <p>2 respect Mike Abraham a lot and Julie Laux and I</p> <p>3 don't know the new owners but it's really a</p> <p>4 special home and I hope that somebody can change</p> <p>5 their mind. That's all I have to say.</p> <p>6 CHAIRMAN BOHNEN: Thank you, Mimi.</p> <p>7 Carl.</p> <p>8 MR. CURRY: I'm Carl Curry. We live at</p> <p>9 740 South Elm Street, and I'm listening to this</p> <p>07:12PM 10 discussion and it's reminiscent of a discussion</p> <p>11 I was part of maybe six or eight months ago when</p> <p>12 another house was torn down a couple of doors</p> <p>13 from where our house is.</p> <p>14 We have the same thing going. We</p> <p>15 live half the year up in Door County, Wisconsin,</p> <p>16 and we are on a small street in Fish Creek,</p> <p>17 Wisconsin, and we had a street that was a</p> <p>18 historic street and Wisconsin wanted to</p> <p>19 designate it a state and then a federal historic</p> <p>07:12PM 20 street. It only has about 40 houses on and that</p> <p>21 was in 1996 or '97 I think that was, Cynthia,</p> <p>22 and literally what's happened in that time frame</p>

<div>30</div> <div> <p>1 since that period, primarily over the last 10 to</p> <p>2 15 years, we have had a lot of these homes</p> <p>3 built. Old homes knocked down and they have</p> <p>4 been replaced by this kind of similar style</p> <p>5 homes as these and everybody is up in arms and</p> <p>6 everybody wants to do something about it and</p> <p>7 people are really disappointed because one of</p> <p>8 the reasons a lot of people come to Fish Creek</p> <p>9 is to drive on our street and see these old</p> <p>07:13PM 10 homes and get a feel for what water houses were</p> <p>11 back in those days and the fact that it was kind</p> <p>12 of uniform aesthetically pleasing.</p> <p>13 And the other thing about the</p> <p>14 houses they all sit on large lots, so the lots</p> <p>15 were the right size for the size of the homes</p> <p>16 and you had this gracious feeling that there was</p> <p>17 tremendous amount of greenery that was</p> <p>18 associated with it and that was important to</p> <p>19 people and we have gotten away from that as</p> <p>07:13PM 20 well. Besides the type of architecture we have</p> <p>21 forgotten how important our landscaping is, the</p> <p>22 size and how it fits the property.</p> </div>	<div>32</div> <div> <p>1 So I just feel like having listened</p> <p>2 to this now a couple of times it sends a message</p> <p>3 to me that there's something in the process that</p> <p>4 has to materially change here if we are going to</p> <p>5 save our great home. So I just offer that.</p> <p>6 Thank you.</p> <p>7 CHAIRMAN BOHNEN: Having been a part of</p> <p>8 this for the better part of 27 years and feeling</p> <p>9 exactly the way Carl does, I can only say that</p> <p>07:15PM 10 it has to do with our scheme of government and</p> <p>11 we have recently rewritten a section of our</p> <p>12 preservation code to give incentives to people</p> <p>13 to work on their older houses. We give zoning</p> <p>14 relief so you can put the family room on the</p> <p>15 back now on the older homes. We give back a</p> <p>16 portion of the village's real estate taxes back</p> <p>17 to the owners. We give permit relief.</p> <p>18 There are all kinds of carrots, if</p> <p>19 you will, that we have finally written into our</p> <p>07:15PM 20 preservation code. So from that standpoint, we</p> <p>21 have finally made some progress. It's taken us</p> <p>22 the better part of four years to get this</p> </div>
<div>31</div> <div> <p>1 The only thing that came away for</p> <p>2 me tonight as I looked at this again is that</p> <p>3 there's something about the process here that</p> <p>4 suggests by the time we get here, we have lost</p> <p>5 the opportunity to bring change.</p> <p>6 Everybody is sitting in here saying</p> <p>7 well, can't we still do something at this point;</p> <p>8 can't someone come forward, can't we do</p> <p>9 something and orchestrate something here as an</p> <p>07:14PM 10 opportunity or an option. And I think if you</p> <p>11 were going to do that you'd almost have to get</p> <p>12 much further out in front of this train than we</p> <p>13 are today. And I don't know what all that means</p> <p>14 but before a house is closed and before we have</p> <p>15 plans for construction, before we are going to</p> <p>16 have the bulldozers ready to teardown,</p> <p>17 something's got to happen particularly as it</p> <p>18 relates to these valuable historical homes to</p> <p>19 get way out in front of that so that we aren't</p> <p>07:14PM 20 sitting here -- tonight is a fait accompli,</p> <p>21 isn't it? For all practical purposes, it's</p> <p>22 going to happen.</p> </div>	<div>33</div> <div> <p>1 codified and it's just the way government works,</p> <p>2 I guess.</p> <p>3 The other part is we are not home</p> <p>4 rule, we are under the Illinois statutes. Home</p> <p>5 rule is a double-edge sword. Because we are not</p> <p>6 home rule, our preservation commission here is</p> <p>7 advisory only. Our plan commission in Hinsdale</p> <p>8 is advisory only. We cannot deny someone a</p> <p>9 permit to tear down a house and have it stick.</p> <p>07:16PM 10 We are in the process of rewriting</p> <p>11 that portion of our zoning code. I have the</p> <p>12 draft on my desk now. I suspect it will take</p> <p>13 another year or so to get codified.</p> <p>14 But don't think for a moment that</p> <p>15 those of us who love Hinsdale and think very</p> <p>16 strongly about all of our traditions and our</p> <p>17 architecture, don't think we haven't tried to</p> <p>18 slow this teardown phenomenon down because we</p> <p>19 have and it goes back over 20 years back to</p> <p>07:17PM 20 Joyce Skoog. We've just been thwarted along the</p> <p>21 way some very valid reasons but certainly not</p> <p>22 for want of an effort.</p> </div>

<p style="text-align: center;">34</p> <p>1 We sit here every month and have</p> <p>2 hearings and listen to these stories and time</p> <p>3 after time we will vote unanimously against</p> <p>4 tearing down a house and everybody nods their</p> <p>5 head and says thank you, and then they go</p> <p>6 downstairs and get the permit to knock it down.</p> <p>7 So it gets down to the governmental</p> <p>8 scheme. It also gets down to the will of the</p> <p>9 people. It gets down to the fact that I have</p> <p>07:17PM 10 lived here since 1946. We are generational.</p> <p>11 Now you see a lot more transiency, people coming</p> <p>12 and going, they move in, they use the schools</p> <p>13 for their children and then they move on so some</p> <p>14 continuity is lost in that type of situation.</p> <p>15 So there are a number of factors</p> <p>16 that contribute to what I feel is the</p> <p>17 emasculation of our zoning code as it pertains</p> <p>18 to development. There are quite a few people</p> <p>19 who agree with me and side with me on many</p> <p>07:18PM 20 aspects of this argument and of course there are</p> <p>21 a number of people that make their living</p> <p>22 tearing down houses and building new ones and we</p>	<p style="text-align: center;">36</p> <p>1 can't be built as they are designed in the</p> <p>2 historic district because the home is -- well,</p> <p>3 to quote the zoning code 14-5-2, the house is</p> <p>4 not compatible with the architecture styles, the</p> <p>5 design standards and the streetscapes within our</p> <p>6 historic district.</p> <p>7 I was surprised when I opened the</p> <p>8 packet. I think anybody that's familiar with</p> <p>9 our procedures and everything realizes that this</p> <p>07:20PM 10 was sort of a fast-track for whatever reason.</p> <p>11 When I looked at the rendering Friday, I believe</p> <p>12 it was, the one you can see up there, the angle</p> <p>13 of the rendering was such that it diminished the</p> <p>14 importance of the center section that appears to</p> <p>15 be a glass bridge or something.</p> <p>16 Upon a closer look at this, I</p> <p>17 realize that this house, there's just no way</p> <p>18 that this plan can be built in the historic</p> <p>19 district per the code.</p> <p>07:21PM 20 I realize that there has been a lot</p> <p>21 of time spent on this project on Michael's part</p> <p>22 and certainly with input from his owners. But</p>
<p style="text-align: center;">35</p> <p>1 understand that. There's certainly some</p> <p>2 compromise to be had along the way.</p> <p>3 I'm going to segue this over to the</p> <p>4 fact that in the past Michael Abraham, who I</p> <p>5 have worked with a lot, and feel is an excellent</p> <p>6 architect and guy, by the way.</p> <p>7 In the past, Michael has always</p> <p>8 come before us, this commission, with projects</p> <p>9 early on so that we could discuss these</p> <p>07:19PM 10 projects, maybe have a little input, maybe try</p> <p>11 and understand something a little better.</p> <p>12 Usually was one or two or three sessions before</p> <p>13 we finally were asked to look at final plans and</p> <p>14 cast a vote as to whether or not we were ready</p> <p>15 to approve then for a certificate.</p> <p>16 In this case, that was not the</p> <p>17 case. A few days ago we were given this packet</p> <p>18 that we get prior to every meeting. In the</p> <p>19 packet were a complete set of drawings. We had</p> <p>07:19PM 20 a rendering, which you can see up here, and</p> <p>21 after studying all this, it became very apparent</p> <p>22 to me that the plans as they are submitted, they</p>	<p style="text-align: center;">37</p> <p>1 be that as it may, I'm not inclined to review</p> <p>2 the house or the plans tonight because I don't</p> <p>3 think they fit with our zoning code. It's about</p> <p>4 that simple.</p> <p>5 So if you will indulge me, the fact</p> <p>6 that we are not going to review this house means</p> <p>7 that we don't know what's going to get built if</p> <p>8 the present house is going to get torn down.</p> <p>9 And our code and our procedures dictate that we</p> <p>07:22PM 10 can't talk about tearing a house down until we</p> <p>11 know what's going to get built on the lot once</p> <p>12 we tear it down.</p> <p>13 So in the absence of being able to</p> <p>14 review the house and know what's going to be</p> <p>15 built there, we also will not be discussing</p> <p>16 tonight the demolition permit of the house.</p> <p>17 I should say that this does not</p> <p>18 preclude the owners and the architects from</p> <p>19 reviewing their plans and coming back before</p> <p>07:22PM 20 this commission to try and solve a design that</p> <p>21 would be code compliant and we would encourage</p> <p>22 them to do so because typically we would have</p>

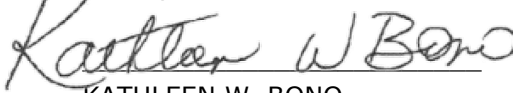
<p style="text-align: center;">38</p> <p>1 done all that prior to having this meeting. So</p> <p>2 I apologize for having the cart out in front of</p> <p>3 the horse but I would suggest to you that it was</p> <p>4 not of our making.</p> <p>5 MR. ABRAHAM: May I speak?</p> <p>6 CHAIRMAN BOHNEN: When I'm done.</p> <p>7 On that note, I'm going to close</p> <p>8 the Public Hearing and then we can have further</p> <p>9 discussions if you choose, but I'd --</p> <p>07:23PM 10 MR. ABRAHAM: I wanted to speak on the</p> <p>11 record.</p> <p>12 CHAIRMAN BOHNEN: I'm not done</p> <p>13 speaking, please.</p> <p>14 As a final point, as long as we are</p> <p>15 dotting our i's and crossing our t's, and</p> <p>16 putting the cart behind the horse, I want to</p> <p>17 take this opportunity to admonish the owners of</p> <p>18 that house and the contractors and anybody who's</p> <p>19 involved with that house, that winter is soon</p> <p>07:23PM 20 going to be upon us. And with winter come a lot</p> <p>21 problems.</p> <p>22 I understand the house is vacant</p>	<p style="text-align: center;">40</p> <p>1 demolition. So please, do not doubt the</p> <p>2 sincerity of my remarks. We are very, very</p> <p>3 concerned about this.</p> <p>4 Now I'd like to make a motion to</p> <p>5 close the meeting if I may, please.</p> <p>6 MS. SALMON: Are they going to be</p> <p>7 speaking?</p> <p>8 CHAIRMAN BOHNEN: They may speak after</p> <p>9 the hearing. I can't think of anything --</p> <p>07:25PM 10 MS. SALMON: They should speak before</p> <p>11 we close the Public Hearing.</p> <p>12 CHAIRMAN BOHNEN: I'm sorry?</p> <p>13 MS. SALMON: They should speak before</p> <p>14 we close the Public Hearing.</p> <p>15 CHAIRMAN BOHNEN: All right. The</p> <p>16 remarks evidently will be germane to the</p> <p>17 hearing.</p> <p>18 MS. SALMON: They should still speak</p> <p>19 before the Public Hearing is closed.</p> <p>07:26PM 20 CHAIRMAN BOHNEN: Okay. Michael.</p> <p>21 MR. ABRAHAM: I'd just like to address</p> <p>22 a couple of facts.</p>
<p style="text-align: center;">39</p> <p>1 and so I have concerns about heat, light, power,</p> <p>2 regular visits to that house. I have had too</p> <p>3 many occasions in the recent past where whether</p> <p>4 on purpose or by chance owners and contractors</p> <p>5 have gotten over their skis and begun to</p> <p>6 demolish houses, take heating units out of</p> <p>7 houses, allow deterioration to occur. We call</p> <p>8 that demolition by neglect in our world and that</p> <p>9 is something that this board will not tolerate</p> <p>07:24PM 10 and this village will not tolerate. We've</p> <p>11 discussed this at length with our board of</p> <p>12 trustees and our president and we are going to</p> <p>13 follow everything to the letter of the law.</p> <p>14 So the present owners, the</p> <p>15 contractors, whoever has purview to be watching</p> <p>16 over this house, I want to give you this stern</p> <p>17 message. We will not tolerate this home being</p> <p>18 neglected. It's got to be preserved until such</p> <p>19 time as it's either sold and refurbished or a</p> <p>07:25PM 20 new design comes forth for somebody and we go</p> <p>21 through the process of not only approving the</p> <p>22 design but giving a certificate for the</p>	<p style="text-align: center;">41</p> <p>1 One, there are rules to get to this</p> <p>2 meeting. We followed every rule there is.</p> <p>3 I just want to state, for the</p> <p>4 record, every rule needed to get to this point</p> <p>5 standing before this board where you would make</p> <p>6 a ruling. I don't know, I'd have to get a</p> <p>7 lawyer involved to know whether you have the</p> <p>8 right to make a subjective decision like this.</p> <p>9 This I do not know.</p> <p>07:26PM 10 Secondly, we applied for and</p> <p>11 received building permit zoning review and</p> <p>12 compliance with the zoning code. So to say that</p> <p>13 it does not meet zoning code and cannot be built</p> <p>14 according to current codes, we cannot even get</p> <p>15 to this meeting until we submit full permit</p> <p>16 formally like everybody else does, we have been</p> <p>17 through the process with the village; we've</p> <p>18 received approval. We could not get to this</p> <p>19 meeting without approval for zoning. So the</p> <p>07:27PM 20 statement that it does not meet zoning code is</p> <p>21 unfactual.</p> <p>22 Thirdly, in the number of times</p>

<p style="text-align: center;">42</p> <p>1 that I have been before this board I have only 2 done one preliminary meeting. One. I have not 3 been in front of this board for any other 4 meetings except for the meeting we are here 5 today for any of the other projects that I have 6 done. So again, I want to correct the record on 7 that.</p> <p>8 We have not done this any 9 differently than any house we have ever 10 submitted to this board. So to suggest that we 11 are doing something quick or any way we have 12 done it differently in the past is untrue.</p> <p>13 Now, if anybody else can speak to 14 whether you have the authority to close this 15 meeting without taking a vote on this, that I 16 can't answer, I'm not an attorney, but I don't 17 know if that's --</p> <p>18 CHAIRMAN BOHNEN: Well, as chairman of 19 this commission, I'm going to move to close the 20 meeting and I would quote to you from the 21 village.</p> <p>22 Per the village code, no permit</p>	<p style="text-align: center;">44</p> <p>1 on a regular schedule and we are taking care of 2 it.</p> <p>3 CHAIRMAN BOHNEN: Thank you, Julie. 4 Appreciate that. Thank you.</p> <p>5 MS. LAUX: You're welcome.</p> <p>6 CHAIRMAN BOHNEN: May I have a motion 7 to close the Public Hearing?</p> <p>8 MR. ELDER: I move to close the Public 9 Hearing.</p> <p>10 CHAIRMAN BOHNEN: Second, please. 11 MS. WEINBERGER: Second.</p> <p>12 CHAIRMAN BOHNEN: Roll call vote, 13 please.</p> <p>14 MS. SALMON: Commissioner Barclay? 15 MS. BARCLAY: Aye.</p> <p>16 MS. SALMON: Commissioner Weinberger? 17 MS. WEINBERGER: Aye.</p> <p>18 MS. SALMON: Commissioner Gonzalez? 19 MR. GONZALEZ: Aye.</p> <p>20 MS. SALMON: Commissioner Haarlow? 21 MR. HAARLOW: Aye.</p> <p>22 MS. SALMON: Commissioner Prisby?</p>
<p style="text-align: center;">43</p> <p>1 shall be issued for demolition or new 2 construction of any structure located in the 3 designated historic district without the 4 rendering of a final decision by the historic 5 preservation commission on an application for a 6 certificate of appropriateness.</p> <p>7 So whatever you have in your hand 8 is nul and void because you have not gotten past 9 this commission yet and you can engage an 10 attorney or whoever you wish. Okay.</p> <p>11 Anything else? Anybody else want 12 to speak?</p> <p>13 MS. LAUX: Hi. I'm Julie from J. 14 Jordan as you know.</p> <p>15 I just wanted to assure you that 16 the homeowner since taking ownership of the 17 house has engaged my firm to make sure that the 18 house is cared for.</p> <p>19 CHAIRMAN BOHNEN: Great.</p> <p>20 MS. LAUX: Someone visits the house on 21 a regular basis. I can't guarantee that there's 22 not a leak, we are not there every day, but it's</p>	<p style="text-align: center;">45</p> <p>1 MR. PRISBY: Aye. 2 MS. SALMON: Commissioner Elder? 3 MR. ELDER: Aye.</p> <p>4 MS. SALMON: Chairman Bohnen? 5 CHAIRMAN BOHNEN: Aye.</p> <p>6 Thank you. Okay. 7 Thank you all for attending. 8 Appreciate your concerns.</p> <p>9 (WHICH, were all of the 10 proceedings had, evidence 11 offered or received in the 12 above entitled cause.)</p> <p>13 14 15 16 17 18 19 20 21 22</p>

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

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

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

A handwritten signature in cursive script, reading "Kathleen W Bono", written in dark ink over a horizontal line.

KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

\$	20:13	Allbrights ' [1] - 12:9	aye [14] - 4:4, 4:6,	6:13, 6:17, 7:22, 8:4,
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