

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

April 4, 2018

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:30 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on April 4, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Gonzalez,
Commissioner D'Arco, Commissioner Bill Haarlow and Commissioner
Williams
Absent: Commissioner Weinberger
Also Present: Chan Yu, Village Planner

Minutes

The HPC reviewed the February 7, 2018, HPC minutes, and Chairman Bohnen reviewed to remove paragraph 5 from the Findings and Recommendations for Case HPC-10-2017.

Chan stated that the March 7, 2018, HPC minutes reflect the same, and the change would be in the Findings and Recommendations, and not in the minutes.

With no further comments regarding the minutes, the HPC **unanimously approved, 5-0** (1 absent) the minutes from the February 7, 2018, meeting. (Mr. Bill Haarlow not sworn in yet).

After briefly reviewing the scope of the Special HPC meeting on May 2, 2018, the HPC **unanimously approved, 5-0** (1 absent) the minutes from the March 7, 2018, meeting. (Mr. Bill Haarlow not sworn in yet).

(Following the above minutes, Chairman Bohnen swears in Mr. Bill Haarlow to the HPC)

Signage in the Historic Downtown District

Case A-17-2018 – 22 W. First Street – John Greene Realtor – 2 Wall Signs application in the Historic Downtown District.

The applicant presented the request for the 2 new wall signs at 22 W. First Street. It was explained that the first sign will be installed above the front entrance door, replacing the existing sign of the former tenant. The second sign was also reviewed, proposed on the west side of the building adjacent from the fruit market parking lot. It was stated that the sign size would not change.

Chairman Bohnen asked for any questions or comments.

With no questions or comments by the HPC, a motion to recommend **approval** of the sign application, as submitted, was **unanimously approved, 6-0 (1 absent)**

Public Hearing

Case HPC-02-2018 – 120 E. Fifth St. – Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

Mr. Fortelka, architect on behalf of the applicant, and the homeowner, Mr. Peter Verros, presented the request to construct a new home at 120 E. Fifth Street to the HPC.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-02-2018

The HPC, in general, had concerns with the proposed new driveway on fifth Street and made a motion to recommend **approval** of the application with the condition that the driveway be moved to Sixth Street. This motion was **unanimously approved, 6-0 (1 absent)**.

Discussion - Landmarking

Chairman Bohnen reviewed that there will be a special HPC meeting at 5 PM, on May 2, 2018, and have invited Landmarks Illinois to present to the HPC on how other similar communities process landmarking and un-landmarking historical homes. Some of the communities referenced include Glen Ellyn, Glencoe and Wilmette.

Chairman Bohnen explained that if you own a home in the Robbins Park Historic District, you do not need to landmark the home to apply for the Property Tax Assessment Freeze program. However, the other areas of the Village would require landmarking the home to apply for the program. To that end, it is important to have a typical landmarking program in place. The issue is, the current language of the code allows for landmarking a home to access the tax freeze program, and subsequently un-landmark the home; and this is a potential litigation issue with the state. (additional program discussion ensued)

Adjournment

The HPC unanimously agreed to adjourn at 8:10 PM on April 4, 2018.

Respectfully Submitted,



, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC-02-2018)
120 East Fifth Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Certificate of Appropriateness
Public Hearing of the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 4th day of April 2018, at the
hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SANDRA WILLIAMS, Member;

MS. JANICE D'ARCO, Member;

MR. BILL HAARLOW, Member

MR. JIM PRISBY, Member; and

MR. FRANK GONZALEZ, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PETER VERROS, Petitioner;</p> <p>4 MR. PATRICK FORTELKA, Architect for</p> <p>5 Petitioners;</p> <p>6 MR. JON GREEN, Land Surveyor and Civil</p> <p>7 Engineer for Petitioners.</p> <hr/> <p>8 CHAIRMAN BOHNEN: We are going to hear</p> <p>9 Case HPC-2-2018, 120 East Fifth Street. This is</p> <p>10 a request for a Certificate of Appropriateness</p> <p>11 to construct a new home in Robbins Park Historic</p> <p>12 District.</p> <p>13 MR. FORTELKA: I'm Patrick Fortelka,</p> <p>14 I'm the architect. We designed the structure</p> <p>15 for Peter and Tina Verros, who are so kind to be</p> <p>16 here today. Would you like to say a few words?</p> <p>17 MR. VERROS: Yes. If you don't mind, I</p> <p>18 just want to make a brief introduction before I</p> <p>19 turn it over.</p> <p>20 CHAIRMAN BOHNEN: Step up to the</p> <p>21 microphone, please.</p> <p>22 MR. VERROS: I guess I can give you the</p>	<p style="text-align: right;">4</p> <p>1 by commissioners or by Mr. Coules in the past.</p> <p>2 Parts of the home were -- the front</p> <p>3 of the home was beautiful, but the fact that the</p> <p>4 rear portion was built piecemeal was not</p> <p>5 conducive to what we were ultimately trying to</p> <p>6 do with our family. And part of the process for</p> <p>7 us was the location, aesthetic, function,</p> <p>8 utility and health and safety. And this is</p> <p>9 where the last part really is important for us.</p> <p>10 So my wife and son have multiple</p> <p>11 chemical sensitivity so the option of coming</p> <p>12 into an older home and refurbishing it, even</p> <p>13 gutting it, presented a host of problems. So in</p> <p>14 consulting with some home health consultants, we</p> <p>15 really had to build from scratch. It was a rare</p> <p>16 occurrence that we would find an existing home</p> <p>17 that would suit our needs.</p> <p>18 So once we closed on the lot, we</p> <p>19 essentially did a tour of Hinsdale and we took a</p> <p>20 look at the homes that we fell in love with and</p> <p>21 I think about seven of the ten that we fell in</p> <p>22 love with it turns out that Mr. Fortelka had</p>
<p style="text-align: right;">3</p> <p>1 option if you would like me to provide some</p> <p>2 color on our selection process and kind of what</p> <p>3 our thoughts were going into it before we</p> <p>4 engaged with the team behind us.</p> <p>5 CHAIRMAN BOHNEN: Sure.</p> <p>6 MR. VERROS: So my wife Tina and I are</p> <p>7 the owners of 120 East Fifth, and we spent a</p> <p>8 significant amount of time looking at different</p> <p>9 areas and lots within the village of Hinsdale.</p> <p>10 It was our full intent to move here. We have</p> <p>11 two young children, we wanted to bring them here</p> <p>12 and attend the school system and ultimately</p> <p>13 build a home where our intent is to stay for a</p> <p>14 very long time.</p> <p>15 So when we first saw 120 East</p> <p>16 Fifth, we fell in love with the lot. The lot is</p> <p>17 beautiful. As you approach the lot, we just</p> <p>18 fell in love with it, loved the different</p> <p>19 aspects about it, and I think we're -- some of</p> <p>20 the colors it's important and we had a chance to</p> <p>21 go in the home and I'd like to mirror or mimic a</p> <p>22 lot of the comments that were made before either</p>	<p style="text-align: right;">5</p> <p>1 designed so we figured with that batting</p> <p>2 average, we would start working with Patrick.</p> <p>3 Our ultimate goal -- I wish my wife</p> <p>4 was here because she's really the chief on the</p> <p>5 design. I'm just here for support. But I think</p> <p>6 the idea was to build a home that not only fit</p> <p>7 in aesthetically but -- I mean, both from an</p> <p>8 aesthetic standpoint we felt the responsibility</p> <p>9 to -- it's a beautiful neighborhood, it's a</p> <p>10 beautiful lot, so we wanted it to fit in with</p> <p>11 the surrounding neighborhood but also from just</p> <p>12 a financial reasonableness point we didn't want</p> <p>13 to build something that stuck out like a sore</p> <p>14 thumb in the event we had to sell it.</p> <p>15 So in working with -- Patrick can</p> <p>16 detail the elements of design much better than I</p> <p>17 can, but to take that a step further, in working</p> <p>18 with or interviewing and selecting the builder,</p> <p>19 we had been told by many people to use a local</p> <p>20 builder and after a lot of vetting, we</p> <p>21 ultimately did decide to go with J Jordan Homes,</p> <p>22 Nathan's here. And part of the reason is --</p>

<div>6</div> <div>1 well, first and foremost, we love the quality of</div> <div>2 construction of the home, we love the aesthetics</div> <div>3 and they ultimately decided graciously to work</div> <div>4 with us on our healthy home issue, which was a</div> <div>5 very big deal for us, but in addition, I believe</div> <div>6 that they have a very strong understanding of</div> <div>7 the market, of our particular submarket of our</div> <div>8 block, and that we can work together so that the</div> <div>9 home fits in seamlessly in the neighborhood.</div> <div>06:50:34PM 10 So with that, I'm going to turn it</div> <div>11 over. If you have any questions for me, I'm</div> <div>12 happy to answer them. I'll turn it over to</div> <div>13 Patrick for his portion of the presentation.</div> <div>14 CHAIRMAN BOHNEN: Thank you, Peter.</div> <div>15 MR. FORTELKA: Hello. I'm assuming</div> <div>16 today we would like to talk about the front</div> <div>17 elevation, which is probably most pressing of</div> <div>18 interest to the board.</div> <div>19 The house is designed in an</div> <div>06:51:28PM 20 European context. We had talked initially with</div> <div>21 the homeowner about basic design motifs. There</div> <div>22 was a strong preference to lean towards more</div>	<div>8</div> <div>1 of freshened it up.</div> <div>2 It's a three-car garage, which is a</div> <div>3 side load component, so that the garage doors</div> <div>4 will be somewhat hidden from the street.</div> <div>5 Peter and Tina also wanted the</div> <div>6 house to be as sun filled as possible. So my</div> <div>7 directive was to open up the whole south or the</div> <div>8 back of the house to all the rooms that kind of</div> <div>9 matter. Kitchen, sun room, family room, study</div> <div>06:53:10PM 10 and the main hall of the house are all, as you</div> <div>11 can see, quite a bit of glass across the back of</div> <div>12 the house trying to open up the facets of the</div> <div>13 house to get a lot of light into the body of the</div> <div>14 house.</div> <div>15 The garage being kind of the least</div> <div>16 important element was put up in the northeast</div> <div>17 corner so it wouldn't block some of those major</div> <div>18 building elements with regards to the floor</div> <div>19 plan.</div> <div>06:53:40PM 20 Just today we have a color</div> <div>21 rendering 3-D that we did. It's not a hundred</div> <div>22 percent there. I don't know if it's admissible.</div>
<div>7</div> <div>1 sort of a French Provincial kind of a look that</div> <div>2 we thought we could update a little bit with the</div> <div>3 idea of doing something a little bit more of a</div> <div>4 northern European look and the idea of a Belgium</div> <div>5 farmhouse kind of came to mind, a little bit</div> <div>6 more of a simple cut and a little less detail</div> <div>7 and ornamentation than you would see in a</div> <div>8 standard French Provincial-type of home.</div> <div>9 That said, Tina and Peter wanted</div> <div>06:52:08PM 10 the house to have a historic character to it</div> <div>11 while still having some moments of some modern</div> <div>12 elements where we use some bigger glass panels</div> <div>13 and a little bit bigger spread on mullions,</div> <div>14 things of that nature that will help spice up</div> <div>15 the design a little bit, almost make the house</div> <div>16 feel as though it had been there and bought by</div> <div>17 the young couple and kind of refreshed and</div> <div>18 updated.</div> <div>19 So we really have the historic</div> <div>06:52:32PM 20 context in mind going into the process. The</div> <div>21 house kind of needs to look like it's always</div> <div>22 been there but maybe somebody's come in and kind</div>	<div>9</div> <div>1 I can pass my iPad around to you guys to give</div> <div>2 you a good idea of the 3-D aspect of the house.</div> <div>3 CHAIRMAN BOHNEN: Sure.</div> <div>4 MR. FORTELKA: On the plans, it's a</div> <div>5 little hard to see, there's an entry courtyard</div> <div>6 that we designed with sort of an entry portico</div> <div>7 that is a little bit more of an interesting way</div> <div>8 of sort of entering the space. You can zoom in</div> <div>9 on this.</div> <div>06:54:18PM 10 We are going to have reclaimed</div> <div>11 brick and dark aluminum clad windows but you</div> <div>12 will really get the sense of the little portal</div> <div>13 frame and the courtyard which is very indicative</div> <div>14 of European architecture, kind of a little David</div> <div>15 Adler kind of north shore kind of a feel to it.</div> <div>16 And again, I'm sorry about the raw nature of the</div> <div>17 rendering but that's architecture.</div> <div>18 CHAIRMAN BOHNEN: Reclaimed brick,</div> <div>19 Chicago tile brick?</div> <div>06:54:46PM 20 MR. FORTELKA: It is indeed, yes.</div> <div>21 There's samples on the job site right now. We</div> <div>22 are working with the mortar mixes.</div>

<p style="text-align: center;">10</p> <p>1 MR. GONZALEZ: What's the roof material?</p> <p>2 MR. FORTELKA: That's a great question.</p> <p>3 Currently, we have specified in the drawings</p> <p>4 asphalt shingle which is not our preference.</p> <p>5 There is a hope by the homeowners to do a Tesla</p> <p>6 slate solar roof. I don't know if you have seen</p> <p>7 this on the market yet. The house is fully</p> <p>8 structured to support slate however, so that's</p> <p>9 kind of the fallback is a slate roof ultimately.</p> <p>06:55:32PM 10 We are kind of working on that.</p> <p>11 MR. GONZALEZ: What's the color of the</p> <p>12 Tesla roof?</p> <p>13 MR. FORTELKA: It's a slate. We</p> <p>14 haven't seen any samples of it yet. If it's</p> <p>15 terrible, I will resist.</p> <p>16 MR. VERROS: They have a secondary</p> <p>17 texture. So the slate appears to be our first</p> <p>18 selection but again, we are looking at a website</p> <p>19 so we haven't seen any actual samples. They</p> <p>06:56:08PM 20 also offer it's kind of like a textured black</p> <p>21 roof, it's like a gray-black, which has just</p> <p>22 been installed on a home in California and I</p>	<p style="text-align: center;">12</p> <p>1 we have gone a long way to make sure the house</p> <p>2 doesn't feel like it's looming on the street.</p> <p>3 That's why it's kind of set back from the garage</p> <p>4 element. You notice I have hipped the edges of</p> <p>5 the roofline so the roofline starts low on the</p> <p>6 property line and work themselves up to a</p> <p>7 centerline, again, trying to be respectful of</p> <p>8 our prominence on that hill.</p> <p>9 CHAIRMAN BOHNEN: Any comments?</p> <p>06:58:14PM 10 MR. PRISBY: Pat, I don't have any</p> <p>11 questions.</p> <p>12 MS. WILLIAMS: I have a comment.</p> <p>13 Pat, were you aware of the</p> <p>14 significance of this site when you drew up the</p> <p>15 plans?</p> <p>16 MR. FORTELKA: Not fully. I would say</p> <p>17 once we got rolling on it a little bit, it</p> <p>18 became a little bit more evident through this</p> <p>19 process and I understand there's some passion</p> <p>06:59:08PM 20 for the existing house there.</p> <p>21 MS. WILLIAMS: There certainly is. But</p> <p>22 that's water under the bridge.</p>
<p style="text-align: center;">11</p> <p>1 just read an article today that they are</p> <p>2 starting installation on the home.</p> <p>3 So ideally depending on timing if</p> <p>4 it's available to us in Illinois by the time our</p> <p>5 roof goes up, then we will 95 percent go with</p> <p>6 that type of a roof. If we know with 100</p> <p>7 percent certainty it will not be available to us</p> <p>8 throughout this process, we will likely go with</p> <p>9 a slate roof.</p> <p>06:56:40PM 10 I believe the shingles were in</p> <p>11 there because at the time we figured let's just</p> <p>12 get the shingles in, it's a less expensive</p> <p>13 option, so we can swap out the Tesla roof if it</p> <p>14 becomes available.</p> <p>15 CHAIRMAN BOHNEN: Tesla?</p> <p>16 MR. FORTELKA: Tesla.</p> <p>17 CHAIRMAN BOHNEN: Tesla like the cars?</p> <p>18 MR. FORTELKA: Yes. He's making solar</p> <p>19 panels.</p> <p>06:57:22PM 20 I would open up to questions if you</p> <p>21 have any on the design of the house. I'm</p> <p>22 biased, of course, but I think again, the house,</p>	<p style="text-align: center;">13</p> <p>1 MR. FORTELKA: Understood.</p> <p>2 MS. WILLIAMS: Historic character of</p> <p>3 the area is not just dependent on the building</p> <p>4 but also in the site. And of course this was a</p> <p>5 very emotional historic site for Hinsdale, but</p> <p>6 the landscape is also important. And I would</p> <p>7 say that this might be the most significant site</p> <p>8 in all of Hinsdale because -- I'm going to tell</p> <p>9 you because I don't think you know why.</p> <p>06:59:56PM 10 William Robbins was the man who</p> <p>11 bought all the property here to build the town</p> <p>12 way 1862. 800 acres. And when he came, he</p> <p>13 probably walked around and rode his horse</p> <p>14 around. This site was where he chose to build</p> <p>15 his first house. Temporary structure until the</p> <p>16 family came, you know, the town was setup or</p> <p>17 whatever.</p> <p>18 But out of 800 acres, this was it.</p> <p>19 This is a big deal. I mean, it's huge for a</p> <p>07:00:30PM 20 landscape and the way that house sits on the</p> <p>21 property, and the new house will as well, is</p> <p>22 stellar. It's exemplary. I think your house is</p>

<p style="text-align: right;">14</p> <p>1 also very beautiful.</p> <p>2 MR. FORTELKA: Thank you.</p> <p>3 MS. WILLIAMS: But, to me, it's about</p> <p>4 the landscape and I have a problem with the</p> <p>5 driveway, the access coming from Fifth Street.</p> <p>6 It is so special and sets that whole lot off.</p> <p>7 It is nice to have something historic to recall,</p> <p>8 perhaps, what it used to be with a little house</p> <p>9 on the open prairie 800 acres and this was it.</p> <p>07:01:18PM 10 So for me my only issue is the</p> <p>11 access from Fifth Street. Right now it's on</p> <p>12 Sixth. It used to be three houses in a row, now</p> <p>13 I think we are down to two, that have access</p> <p>14 from Sixth which is the original. So that's my</p> <p>15 only issue. And I would love to see that</p> <p>16 retained with access to continue from Sixth.</p> <p>17 And I know the plans are all done but now you</p> <p>18 are here so that's my input.</p> <p>19 MR. FORTELKA: We went to great ends in</p> <p>07:01:58PM 20 schematic design with the clients to kind of</p> <p>21 understand the land usage and to your point, the</p> <p>22 driveway access was kind of the thing that was</p>	<p style="text-align: right;">16</p> <p>1 front of the house with the driveway. We are</p> <p>2 kind of geared to listen to the beefs and try to</p> <p>3 figure out how to try and minimize those issues.</p> <p>4 MR. GONZALEZ: So I have a question.</p> <p>5 From the street level from the bottom of the</p> <p>6 curb to the highest point on the lot where the</p> <p>7 driveway is going to sit, what are the</p> <p>8 dimensions, the vertical dimensions?</p> <p>9 MR. GREEN: Good evening. My name is</p> <p>07:03:44PM 10 Jon Green, president of Engineering Resource</p> <p>11 Associates located in Warrenville, Illinois. I</p> <p>12 did fill in the sign-in sheet in the back of the</p> <p>13 room.</p> <p>14 I'm the land surveyor and civil</p> <p>15 engineer for this project. I prepared the tree</p> <p>16 preservation and tree inventory analysis.</p> <p>17 And to your question, the elevation</p> <p>18 from the curb on Fifth Street to the proposed</p> <p>19 garage floor elevation is about nine feet in</p> <p>07:04:08PM 20 elevation.</p> <p>21 MR. GONZALEZ: So you are going to cut</p> <p>22 nine foot of soil to reach the driveway in</p>
<p style="text-align: right;">15</p> <p>1 pushed to the corner because there's so many</p> <p>2 other program requirements that were taking</p> <p>3 precedent over that.</p> <p>4 That said, over the last two months</p> <p>5 I'd say we have gone to great ends to try to</p> <p>6 minimize the impact of that driveway in both the</p> <p>7 landscape and most importantly, the existing</p> <p>8 trees that are on the front of the lot, which I</p> <p>9 know there's other people that are interested in</p> <p>07:02:32PM 10 talking about that driveway as well, and we have</p> <p>11 Jon Green today, our civil engineer, to talk</p> <p>12 about some of those components as well.</p> <p>13 So we are hoping to some way of</p> <p>14 figuring out some way of softening the idea of</p> <p>15 that driveway. There is a proposed retaining</p> <p>16 wall that is necessary for the driveway to</p> <p>17 function as well, that there's an existing</p> <p>18 retaining wall on the property that's made out</p> <p>19 of I think just some Lannon stone or something</p> <p>07:03:04PM 20 that's indigenous that maybe we pick some of</p> <p>21 those elements up and try to work with some of</p> <p>22 those existing retaining wall elements in the</p>	<p style="text-align: right;">17</p> <p>1 height; correct? <- 9' in vertical elevation</p> <p>2 MR. GREEN: No, not at all. Nine feet</p> <p>3 is the elevation difference.</p> <p>4 MR. GONZALEZ: But I wanted to know</p> <p>5 bottom curb to top of vertical how many feet,</p> <p>6 four feet, five feet?</p> <p>7 MR. GREEN: Okay. The maximum amount</p> <p>8 of soil cut will be just under 24 inches the</p> <p>9 maximum amount and that will happen at our front</p> <p>07:04:42PM 10 lot line.</p> <p>11 MR. GONZALEZ: The reason why I ask</p> <p>12 because I was there a little while ago and I</p> <p>13 could see that my car, which is a SUV, literally</p> <p>14 almost is close to the same height and what I</p> <p>15 was figuring out it was somewhere in the</p> <p>16 vicinity of four and a half feet vertical</p> <p>17 height. So that means however it slopes, you</p> <p>18 are going to be digging a fairly large trench to</p> <p>19 make this driveway. So I look at it from the</p> <p>07:05:20PM 20 streetscape to see how it's affecting. You can</p> <p>21 certainly use, for the retaining wall, some of</p> <p>22 the same bricks or pavers or stone but you are</p>

<p style="text-align: center;">18</p> <p>1 still changing the character.</p> <p>2 The slopes that you are referring</p> <p>3 to have been there for quite a long time and so</p> <p>4 we are worried about how it's going to change</p> <p>5 the streetscape throughout. That's not -- you</p> <p>6 really have to stand there and then go up and</p> <p>7 walk up to the walk and you see this is a very</p> <p>8 obscure photograph. I'm not saying it was</p> <p>9 intentional. I'm just saying you can see how</p> <p>07:06:04PM 10 it's odd looking. Look at the -- those are not</p> <p>11 true dimensional photographs.</p> <p>12 MR. GREEN: If I can give you some</p> <p>13 point of reference. The elevation of the</p> <p>14 sidewalk along the front of this house, what</p> <p>15 more or less represents the front property line</p> <p>16 on Fifth Street, does vary.</p> <p>17 The relationship between the top of</p> <p>18 the existing sidewalk and the street at a few</p> <p>19 points is about four and a half feet or five</p> <p>07:06:30PM 20 feet of difference. And the location of that is</p> <p>21 in about the center of the lot.</p> <p>22 Our lot is about 130 feet wide.</p>	<p style="text-align: center;">20</p> <p>1 survey that's in your packet, my survey crews</p> <p>2 physically measured the sidewalk elevation and</p> <p>3 the existing sidewalk elevation is about three</p> <p>4 or three and a half feet above the curb at our</p> <p>5 easterly property line. And I have those</p> <p>6 numbers. They have been submitted. They have</p> <p>7 been reviewed by the village engineering staff,</p> <p>8 the village public works and the village</p> <p>9 forester and I have designed a proposed sidewalk</p> <p>07:06:08PM 10 reconfiguration retaining wall and that maximum</p> <p>11 wall height is two feet tall. So the maximum</p> <p>12 cut is in fact two feet at our easterly property</p> <p>13 line and we have worked extensive with village</p> <p>14 staff.</p> <p>15 Just a few weeks ago we had a</p> <p>16 meeting with many of the staff, including the</p> <p>17 village forester, and we are proud to say that</p> <p>18 we have achieved all of the village standard</p> <p>19 tree preservation requirements for the 2 40-inch</p> <p>07:06:36PM 20 parkway trees. We are showing no impact at all</p> <p>21 within the critical root zone.</p> <p>22 We are doing specific cautions to</p>
<p style="text-align: center;">19</p> <p>1 Right about the center point is where the two</p> <p>2 mature stately parkway trees exist and the</p> <p>3 existing stairway down within the public way.</p> <p>4 So if you are sitting at that point</p> <p>5 in the lot, I would agree the parkway berms up</p> <p>6 to about eye level when sitting in a vehicle.</p> <p>7 But that's in the center of the lot.</p> <p>8 MR. GONZALEZ: No, I wasn't in the</p> <p>9 center. I was trying to -- I moved 12 feet from</p> <p>07:07:02PM 10 the property line from the east side of the</p> <p>11 property line going west. No. I'd have to</p> <p>12 disagree with you to some extent.</p> <p>13 I actually stood, more or less, I</p> <p>14 had the plans in my hand, I was trying to get a</p> <p>15 sense of the distance but I wouldn't believe</p> <p>16 that -- I would think -- it's a very high --</p> <p>17 where the home is going to sit, it's one of the</p> <p>18 highest point in the block pretty much. Do you</p> <p>19 agree?</p> <p>07:07:34PM 20 MR. GREEN: In the center of the lot,</p> <p>21 yes.</p> <p>22 If I can refer to my topographical</p>	<p style="text-align: center;">21</p> <p>1 preserve the trees, crown reduction, root</p> <p>2 pruning, whatnot, and any utilities will be</p> <p>3 directional board as to not disturb any of the</p> <p>4 roots.</p> <p>5 With that said, our proposed</p> <p>6 driveway is at the far easterly edge of that</p> <p>7 retaining wall that was described earlier by</p> <p>8 Patrick. You may recall that limestone-type</p> <p>9 wall is taller in the middle of our lot but then</p> <p>07:09:12PM 10 gradually tapers out to only be about six inches</p> <p>11 tall by the time you get down to where our</p> <p>12 proposed driveway curb cut is going to be.</p> <p>13 So the good news is from a</p> <p>14 streetscape, an intent standpoint, the first</p> <p>15 12 feet of our property is more or less going to</p> <p>16 match the same type of streetscape of the</p> <p>17 property right next door to us to the east.</p> <p>18 And it's important to note that we</p> <p>19 won't be cutting out the land and then coming</p> <p>07:09:40PM 20 back up. I'm familiar with many properties in</p> <p>21 town where both sides of the new driveway have</p> <p>22 tall retaining walls on it. That will not be</p>

<p style="text-align: center;">22</p> <p>1 our situation. We will have a short limestone-</p> <p>2 type block wall that will be consistent with the</p> <p>3 existing wall that's in the area. It will be</p> <p>4 complimentary to the house materials and the</p> <p>5 surrounding landscape.</p> <p>6 And more or less, we are taking the</p> <p>7 hill right now that climbs up the two existing</p> <p>8 trees. Right now it slopes down gradually to</p> <p>9 meet our neighbor to the east. We are clearing</p> <p>07:10:16PM 10 the tree root zones. We are doing full tree</p> <p>11 preservation mitigation for the critical root</p> <p>12 zone of the trees. The village arborist has</p> <p>13 seen it, we have met with him; he's happy with</p> <p>14 the plan.</p> <p>15 We are bringing that grade down as</p> <p>16 you describe so eloquently, we are bringing it</p> <p>17 down just a little bit quicker just like our</p> <p>18 neighbor has next to us. Just like our neighbors'</p> <p>19 driveway right next door. Our neighbor has a</p> <p>07:10:44PM 20 driveway apron about 50 feet east of us. It's</p> <p>21 pretty much dead flat from the sidewalk right</p> <p>22 into the street. We are looking just to ask to</p>	<p style="text-align: center;">24</p> <p>1 So 715 and a half.</p> <p>2 In the area where the driveway is</p> <p>3 going to be coming in, the sidewalk elevation at</p> <p>4 that location, center of the driveway, based on</p> <p>5 the existing is about 719 and a quarter. So you</p> <p>6 are looking at 3 feet 9 inches from center, the</p> <p>7 crown of the street.</p> <p>8 MR. GONZALEZ: Oh, from the crown, the</p> <p>9 highest point on the street.</p> <p>07:12:28PM 10 MR. PRISBY: Exactly. Because they</p> <p>11 have a top of wall, bottom wall here. It looks</p> <p>12 like -- and Jon, you can tell me if this is</p> <p>13 right, but the bottom of the curb at that point</p> <p>14 looks like it's 715.16 up to at the sidewalk 719</p> <p>15 and a quarter. So if you are at the curb, it's</p> <p>16 about a 4-foot rise just through the parkway</p> <p>17 aspect up to the sidewalk. And then it looks</p> <p>18 like on the proposed, up where the house is it</p> <p>19 looks like it's about 723.5.</p> <p>07:13:08PM 20 So it is about nine feet that Jon</p> <p>21 had mentioned total from the new proposed garage</p> <p>22 down to the curb. So you do have to go that</p>
<p style="text-align: center;">23</p> <p>1 be consistent with that parkway slope just to a</p> <p>2 point about 10 or 15 feet into our land and then</p> <p>3 continue the gradual slope that we all know</p> <p>4 about that's been here for years.</p> <p>5 So like I said, it's not a double</p> <p>6 cut out with double walls. We are able to lower</p> <p>7 the sidewalk, keep the tree preservation folks</p> <p>8 happy, maintain a critical root zone, maintain</p> <p>9 the same parkway slope that our neighbor has</p> <p>07:11:20PM 10 right next door with a -- they have a red brick</p> <p>11 driveway, I believe. We will be pretty close to</p> <p>12 it.</p> <p>13 There's a small five-inch parkway</p> <p>14 tree just into their property. We will be safe</p> <p>15 with those roots. And in the end, we feel that</p> <p>16 we have satisfied all of the village engineering</p> <p>17 and public works standards with respect to that</p> <p>18 curb cut.</p> <p>19 MR. PRISBY: Frank, if you are along</p> <p>07:11:48PM 20 the east property line, directly north of that</p> <p>21 to the center of the street, there's an</p> <p>22 elevation marker existing which is 715.5 grade.</p>	<p style="text-align: center;">25</p> <p>1 first four feet and then it's another five from</p> <p>2 there.</p> <p>3 MR. GONZALEZ: Okay. I see what you</p> <p>4 mean.</p> <p>5 MR. GREEN: Just to circle back on your</p> <p>6 numbers, Jim, I'm reading the existing sidewalk</p> <p>7 grade at our front east lot corner 718.83 if I'm</p> <p>8 reading the screen here correct, and that's the</p> <p>9 existing sidewalk 718.8.</p> <p>07:13:48PM 10 MR. PRISBY: I'm just looking at the</p> <p>11 grade lines that cut through that and the 719 is</p> <p>12 cutting right through that corner and then</p> <p>13 climbs up there for what looks like maybe a</p> <p>14 distance of 15 feet to 720 which is why I</p> <p>15 figured kind of where the center of the new</p> <p>16 driveway would be proposed would be about 719</p> <p>17 and a quarter on the existing sidewalk right now.</p> <p>18 MR. GREEN: Yes. We are close.</p> <p>19 MR. PRISBY: My turn, I guess.</p> <p>07:14:34PM 20 First, I know what Sandy is saying</p> <p>21 historically and she's got great points on the</p> <p>22 history of this lot, alright.</p>

<p style="text-align: right;">26</p> <p>1 The house that's proposed, I</p> <p>2 personally don't have an issue with the house.</p> <p>3 I don't know who lives to the east right now, if</p> <p>4 that's the Guidos used to live there, and I know</p> <p>5 that had kind of an arched entry Mediterranean</p> <p>6 style for years that you would have to walk into</p> <p>7 a courtyard to get to the front door to get</p> <p>8 inside.</p> <p>9 So the fact that this plan also has</p> <p>07:15:08PM 10 something you have to walk through to a courtyard</p> <p>11 from an architectural perspective, I don't have</p> <p>12 an issue with that. So for me, the new house,</p> <p>13 no issue.</p> <p>14 I do have an issue with the grading</p> <p>15 in front and those changes. And it's really for</p> <p>16 me it has to do with the streetscape. I know it</p> <p>17 works from a zoning standpoint. I know that it</p> <p>18 works from an engineering standpoint, from a</p> <p>19 forester.</p> <p>07:15:42PM 20 I'm on this side of the table. I'm</p> <p>21 looking at it from a streetscape standpoint, and</p> <p>22 if someone had come to me and said, well,</p>	<p style="text-align: right;">28</p> <p>1 our neighbor has but your points are well-noted.</p> <p>2 MR. FORTELKA: Going back to the lot</p> <p>3 orientation, we were -- once the house has to be</p> <p>4 fronted off of Fifth Street, we are kind of</p> <p>5 relegated to the fact that the homeowner wouldn't</p> <p>6 want guests to have to park on the street, walk</p> <p>7 up a very large front yard, very steep grade up</p> <p>8 to the front door. It's just a practicality</p> <p>9 kind of thing.</p> <p>07:17:22PM 10 We actually did investigate coming</p> <p>11 off -- you know because it's a through lot,</p> <p>12 coming off of Sixth and just couldn't get there</p> <p>13 with the floor plan and Tina, Peter's wife, just</p> <p>14 couldn't figure out how guests would come to the</p> <p>15 back of their house to come to visit and the</p> <p>16 whole kind of scheme fell apart. So we did look</p> <p>17 at that and we thought this side of the house</p> <p>18 far over to the east was the kind of least</p> <p>19 tactful to the site.</p> <p>07:17:56PM 20 MR. VERROS: I'd like to add a few</p> <p>21 comments as well. So we also strongly considered</p> <p>22 leaving the driveway where it was. We -- again,</p>
<p style="text-align: right;">27</p> <p>1 there's no way to make it work from Sixth</p> <p>2 Street, there's no other option, I'd say okay,</p> <p>3 well now let's work to see what we can do to get</p> <p>4 it to work from Fifth Street. But that view,</p> <p>5 that look from Fifth Street, I think is so</p> <p>6 important to maintain that I have a problem with</p> <p>7 this grade change to create the retaining walls</p> <p>8 and the driveway.</p> <p>9 MR. GREEN: Okay. Maybe Patrick can</p> <p>07:16:18PM 10 talk about the history of the final layout, but</p> <p>11 I do want to point out, my one last comment is</p> <p>12 that our lot frontage is 130 feet wide and we</p> <p>13 are really only talking about altering the grade</p> <p>14 in the first 30 or 40 feet of the property.</p> <p>15 So more or less by the time you get</p> <p>16 to the middle two-thirds of the property, and</p> <p>17 for that matter the entire westerly half of the</p> <p>18 site, and then that streetscape continues on to</p> <p>19 the property west of us.</p> <p>07:16:46PM 20 We are more or less maintaining</p> <p>21 that. So we are looking to sneak our driveway</p> <p>22 in almost in with a consistent orientation that</p>	<p style="text-align: right;">29</p> <p>1 we have two young kids and I think that there's</p> <p>2 a couple other concerns that we had that trumps.</p> <p>3 In addition what Patrick mentioned</p> <p>4 that was very important, but part of our plan for</p> <p>5 our backyard is to have a certain area, we plan</p> <p>6 on having a pool, God willing, and then an area</p> <p>7 for grounding or earthing and then potentially</p> <p>8 an organic garden. So we would like that</p> <p>9 backyard to eventually be protected from the</p> <p>07:18:34PM 10 elements.</p> <p>11 We are likely going to have some</p> <p>12 sort of extensive -- I don't want to say cleanup</p> <p>13 of the ground, but we are going to make sure all</p> <p>14 of the soil is very clean. We are going to make</p> <p>15 sure that any contaminants that have been there,</p> <p>16 either pesticides used or whatever has been on</p> <p>17 the property will be cleaned up. So that area</p> <p>18 is going to be essentially protected for our</p> <p>19 outdoor use. So having a driveway on the back</p> <p>07:19:04PM 20 portion on Sixth Street would essentially make</p> <p>21 all of that nearly impossible. So I just wanted</p> <p>22 to add that.</p>

<p style="text-align: right;">30</p> <p>1 MR. PRISBY: How wide is the current</p> <p>2 driveway coming up at its narrowest at like</p> <p>3 where it crosses the front property line?</p> <p>4 MR. FORTELKA: The existing driveway?</p> <p>5 MR. PRISBY: No, the new driveway.</p> <p>6 MR. FORTELKA: I believe it's 12 feet</p> <p>7 wide.</p> <p>8 MR. PRISBY: I understand the -- if I'm</p> <p>9 in your position and I'm designing this thing,</p> <p>10 the thought of where are my guests going to come</p> <p>11 in, they have to climb up this hill to get to</p> <p>12 the house, the driveway there, the parking on</p> <p>13 the street, I understand that thought process</p> <p>14 and that philosophy.</p> <p>15 I also go back to what John was</p> <p>16 talking about which was the lot is 130 feet wide</p> <p>17 and if I'm coming in with a 12-foot driveway</p> <p>18 with a 1-foot easement, 13 feet I personally</p> <p>19 don't see what the issue would have been coming</p> <p>20 in along the east side of the property along the</p> <p>21 back for a distance of 13 feet with a fence or a</p> <p>22 garden wall, whatever you would like to put</p>	<p style="text-align: right;">32</p> <p>1 But it does fit.</p> <p>2 MR. PRISBY: If you put a pool house</p> <p>3 in, where are you planning on putting that?</p> <p>4 MR. FORTELKA: It would be behind that</p> <p>5 front yard setback, the second front yard</p> <p>6 setback.</p> <p>7 MR. PRISBY: All the way at the west</p> <p>8 side?</p> <p>9 MR. FORTELKA: It's kind of centered on</p> <p>10 the house. This is a bit of an illusion with</p> <p>11 the proposed terrace. That's not a building</p> <p>12 wall, that's just paved area.</p> <p>13 MR. PRISBY: Okay. It's hard to see on</p> <p>14 this small copy.</p> <p>15 MR. FORTELKA: And that said, funny you</p> <p>16 bring up the -- I have these other parkway trees</p> <p>17 that I would have to snake around to get a</p> <p>18 driveway to come in on this side as well. So to</p> <p>19 your point, being an architect, it's like a no</p> <p>20 win for us sometimes.</p> <p>21 MR. PRISBY: I just know what a jewel</p> <p>22 that aspect of Fifth Street is having grown up</p>
<p style="text-align: right;">31</p> <p>1 along that side, since the garage is also a side</p> <p>2 loading. That setback with the garage doors is</p> <p>3 essentially the same. So to be able to come off</p> <p>4 of Sixth Street along the east property line, I</p> <p>5 understand where you are giving up 13 feet of</p> <p>6 the width of the backyard and 130 feet I have</p> <p>7 less of an issue with that. If it was a 50-foot</p> <p>8 wide lot, I'd be screaming yes, we can't do this.</p> <p>9 You said you wanted to put a pool</p> <p>10 as a possibility. Where would that go? Do you</p> <p>11 know what the plans are for that?</p> <p>12 MR. FORTELKA: I just pulled up the</p> <p>13 backyard here.</p> <p>14 MR. PRISBY: Looks like a garden wall</p> <p>15 and then with the setbacks for pool, I'm just</p> <p>16 wondering where that's going to go.</p> <p>17 MR. FORTELKA: You can see the front</p> <p>18 yard setback the 34'6" line that's right there.</p> <p>19 I don't have the site plan with me. We actually</p> <p>20 have a plan for a pool house and a pool. We</p> <p>21 saved FAR and are kind of grading with that in</p> <p>22 mind. That would be our down the road phase.</p>	<p style="text-align: right;">33</p> <p>1 in that area, having seen over the years, been</p> <p>2 in those houses over time, know how stately and</p> <p>3 beautiful that part of the block is, especially</p> <p>4 with that stone retaining wall, and unfortunate</p> <p>5 it goes the width of the lot, I get that.</p> <p>6 To me that's the biggest stickler I</p> <p>7 have on this is coming off of Fifth Street</p> <p>8 because of what that does to the block. I</p> <p>9 understand it can be graded. I question whether</p> <p>10 it should be graded. But I do like everything</p> <p>11 else. Anyone else?</p> <p>12 CHAIRMAN BOHNEN: Janice?</p> <p>13 MS. D'ARCO: I'm not going landscape</p> <p>14 comments here. I'm not going the same sentiment</p> <p>15 as far as preserving the landscape.</p> <p>16 CHAIRMAN BOHNEN: Anything else we want</p> <p>17 to talk about?</p> <p>18 MR. GONZALEZ: No.</p> <p>19 CHAIRMAN BOHNEN: Well, I think you</p> <p>20 have gone to a great extent to address a lot of</p> <p>21 the concerns that we have as a board and the</p> <p>22 citizens and the town have because this is kind</p>

<p style="text-align: right;">34</p> <p>1 of sacred ground over there to be perfectly</p> <p>2 honest with you.</p> <p>3 MR. FORTELKA: Understood.</p> <p>4 CHAIRMAN BOHNEN: As nice a house as</p> <p>5 this appears to be, and it's a nice looking</p> <p>6 house, we are not in Belgium, we are in Hinsdale</p> <p>7 and we used to have a very nice Robbins</p> <p>8 farmhouse sitting up in a very prominent position.</p> <p>9 so there's a lot of sentiment involved and it</p> <p>10 can't help but influence a lot of us when it comes</p> <p>11 time to pass judgment on these things. But we</p> <p>12 appreciate the efforts that you have made to</p> <p>13 work with the village engineers and the forester</p> <p>14 and his considerations. You are certainly</p> <p>15 putting your best foot forward and the effort is</p> <p>16 appreciated.</p> <p>17 You come before us for a</p> <p>18 Certificate of Appropriateness and as such, it</p> <p>19 can either be granted, denied or granted with</p> <p>20 conditions. I will leave it up to our</p> <p>21 commissioners here to comment if there's any</p> <p>22 conditions that you might want to include in any</p>	<p style="text-align: right;">36</p> <p>1 CHAIRMAN BOHNEN: Yes.</p> <p>2 MS. WILLIAMS: And we can have a</p> <p>3 condition too.</p> <p>4 CHAIRMAN BOHNEN: You can have a</p> <p>5 condition. You can have a condition. But I</p> <p>6 don't think your condition can be -- I don't</p> <p>7 think your condition can be an approval of the</p> <p>8 Certificate of Appropriateness and changing the</p> <p>9 driveway to Sixth Street. I think if you are</p> <p>10 stuck on that, then you vote against the</p> <p>11 certificate.</p> <p>12 MR. PRISBY: That's what I was</p> <p>13 wondering.</p> <p>14 MR. GONZALEZ: That was my question</p> <p>15 too.</p> <p>16 MS. D'ARCO: We can vote on it as is or</p> <p>17 not?</p> <p>18 CHAIRMAN BOHNEN: I think that's where</p> <p>19 we are at. I think for us it goes to plan</p> <p>20 commission.</p> <p>21 MR. YU: No, actually, it doesn't go to</p> <p>22 plan commission.</p>
<p style="text-align: right;">35</p> <p>1 certificate before we take a vote.</p> <p>2 MR. PRISBY: Is everyone else okay with</p> <p>3 the grading issue and the driveway location?</p> <p>4 CHAIRMAN BOHNEN: I think that's been</p> <p>5 the sticky point for everyone.</p> <p>6 MR. PRISBY: There's nothing else we</p> <p>7 can add to that?</p> <p>8 CHAIRMAN BOHNEN: I think you're at a</p> <p>9 point where you have offered an alternative</p> <p>10 solution, Jim, a driveway solution off Fifth</p> <p>11 Street. Prior to that -- off Sixth Street.</p> <p>12 That's something that these folks have discussed</p> <p>13 and dismissed, right?</p> <p>14 MR. FORTELKA: Right.</p> <p>15 MR. PRISBY: I don't know how I could</p> <p>16 approve it with that condition.</p> <p>17 CHAIRMAN BOHNEN: It appears that the</p> <p>18 votes will be centered around the plan as drawn</p> <p>19 with access on Fifth Street.</p> <p>20 So may I have a motion?</p> <p>21 MR. HAARLOW: John, how do you run</p> <p>22 that? Do you have a motion and then discussion?</p>	<p style="text-align: right;">37</p> <p>1 CHAIRMAN BOHNEN: It will not go to</p> <p>2 plan commission?</p> <p>3 MR. YU: No.</p> <p>4 CHAIRMAN BOHNEN: So if we were to vote</p> <p>5 it down, it will go to the board?</p> <p>6 MR. YU: No. This is not a landmarked</p> <p>7 home; it's just in the historic district, so</p> <p>8 it's advisory and they would just proceed with</p> <p>9 their --</p> <p>10 CHAIRMAN BOHNEN: So they can do</p> <p>11 whatever they want. And as we have seen</p> <p>12 sometimes even with our conditions, they are</p> <p>13 treated very lightly when we have certificates</p> <p>14 that are conditioned. We are going to work on</p> <p>15 that.</p> <p>16 So I guess to answer your question,</p> <p>17 Bill, it will be an up and down motion and I'm</p> <p>18 not sure there's any further discussion. We can</p> <p>19 certainly have discussion. Probably best to</p> <p>20 have it now and then have a vote.</p> <p>21 If there are any more comments that</p> <p>22 you want to have, let's bring them forward,</p>

<p style="text-align: center;">38</p> <p>1 otherwise we will ask for a motion.</p> <p>2 MR. HAARLOW: Well, I would only add</p> <p>3 that I'm in agreement with everyone else that I</p> <p>4 think the home is attractive as drawn. It's</p> <p>5 clearly given a great deal of thought and it did</p> <p>6 appear from the plans, although I wasn't</p> <p>7 positive about this, that you did save some FAR.</p> <p>8 MR. FORTELKA: Yes, we did.</p> <p>9 MR. HAARLOW: You did not build out and</p> <p>07:28:46PM 10 I think it's both appreciated and appropriate.</p> <p>11 It is difficult to see how from the</p> <p>12 perspective of the Historic Preservation</p> <p>13 Commission that we can endorse moving the</p> <p>14 driveway to Fifth Street with this lot in</p> <p>15 particular. And I would agree with Jim that</p> <p>16 when you have 130 feet of frontage, if the</p> <p>17 driveway were on the east property line, coming</p> <p>18 off of Sixth, you would still have a great deal</p> <p>19 of backyard on the south side, on the Sixth</p> <p>07:29:32PM 20 Street side. You can approach that garage from</p> <p>21 either direction.</p> <p>22 But it also appears that you all</p>	<p style="text-align: center;">40</p> <p>1 best view to that side, and you have done a nice</p> <p>2 job of building this out so that you have a sun</p> <p>3 room that faces south, right, and overlooks this</p> <p>4 whole west side really nice area over there.</p> <p>5 But I don't really have an issue</p> <p>6 just from my personal design perspective of</p> <p>7 coming in on that east side from Sixth Street</p> <p>8 just because I don't think you really -- if you</p> <p>9 had all your rooms looking that direction, I'd</p> <p>07:31:20PM 10 be like, yes, I wouldn't want to come there</p> <p>11 either but due to the nature that those rooms</p> <p>12 are on that side, I have less of an issue with</p> <p>13 it.</p> <p>14 MR. FORTELKA: And we truly did</p> <p>15 investigate that and went through a couple of</p> <p>16 different schematic iterations with the Verros's</p> <p>17 and it really came down to the idea of guests</p> <p>18 coming to the front of the house and parking out</p> <p>19 on the street and walking up a good distance up</p> <p>07:31:44PM 20 that hill to get up to the front door and we all</p> <p>21 have elderly relatives and kids, it's just hard</p> <p>22 to picture Christmastime trying to snake your</p>
<p style="text-align: center;">39</p> <p>1 have given that the consideration that you want</p> <p>2 to and then you decided that's not what you want</p> <p>3 to do. So here we are.</p> <p>4 MS. WILLIAMS: I would like to make a</p> <p>5 motion. We will throw it out there.</p> <p>6 I move that we grant the</p> <p>7 Certificate of Appropriateness for the new home</p> <p>8 at 120 East Fifth Street under the condition</p> <p>9 that the driveway access is moved to Sixth Street.</p> <p>07:30:24PM 10 CHAIRMAN BOHNEN: Is there any</p> <p>11 discussion?</p> <p>12 MR. PRISBY: I'm just looking at the</p> <p>13 first floor plan again. And again, it's your</p> <p>14 stuff.</p> <p>15 MR. FORTELKA: Flip the house and</p> <p>16 mirror it?</p> <p>17 MR. PRISBY: No. I'm just looking at</p> <p>18 the things that are on that side of the house as</p> <p>19 well. So you have a mud room, a closet, a big</p> <p>07:30:44PM 20 fireplace, windows that go to what looks like</p> <p>21 the kitchen back there. There's a lot of stuff</p> <p>22 over there that's kind of utility, isn't your</p>	<p style="text-align: center;">41</p> <p>1 way up from the front and that's where the</p> <p>2 driveway on that northeast side kind of came</p> <p>3 from, it's just the practicality of it.</p> <p>4 CHAIRMAN BOHNEN: You know how many</p> <p>5 years people walked up that hill.</p> <p>6 MR. FORTELKA: It's hard for a new</p> <p>7 homeowner and somebody spending this kind of</p> <p>8 money on new construction to make those</p> <p>9 sacrifices so I can see it from all points of</p> <p>07:32:28PM 10 view in this regard.</p> <p>11 And going forward with knowing how</p> <p>12 important this lot was when we do our preplan</p> <p>13 reviews, it would be great if the village would</p> <p>14 just give us a little heads up on that initial</p> <p>15 go around that maybe we can have a little more --</p> <p>16 I don't know, just a little bit of a warning.</p> <p>17 John, you have done it in the past</p> <p>18 just on your own. 719 Park I looked at working</p> <p>19 on with a client and you just put a phone call</p> <p>07:32:56PM 20 out to them to say, just let us know what you</p> <p>21 are up to. That's helpful to know that when you</p> <p>22 are that passionate about something, we would</p>

<p style="text-align: right;">42</p> <p>1 like to know.</p> <p>2 CHAIRMAN BOHNEN: To your point, we</p> <p>3 have addressed that with the village so that we</p> <p>4 can get involved in an earlier point. That's</p> <p>5 one of the things that we are trying to</p> <p>6 institute so that we can react quicker so that</p> <p>7 you can plan for the discussions that we are</p> <p>8 having like these now. So it's a point</p> <p>9 well-taken.</p> <p>10 MR. PRISBY: I have been fighting for</p> <p>11 that for well over a half a year, Pat. I'm</p> <p>12 happy to do it. I would love to sit down with</p> <p>13 you guys for an hour at the start of a project</p> <p>14 as a board, here's what I think they might be</p> <p>15 looking at. Keep these things in mind as you go</p> <p>16 and then I'm out. I think that would be helpful</p> <p>17 for everybody. We are going to have that</p> <p>18 conversation later tonight.</p> <p>19 MR. FORTELKA: And ultimately the</p> <p>20 client can take it or leave it but it gives us a</p> <p>21 little bit of ammunition.</p> <p>22 CHAIRMAN BOHNEN: Any other discussion?</p>	<p style="text-align: right;">44</p> <p>1 neighborhood and not landmarked, it doesn't go</p> <p>2 any farther.</p> <p>3 MS. D'ARCO: Aye.</p> <p>4 MR. PRISBY: Aye.</p> <p>5 MR. HAARLOW: Aye.</p> <p>6 CHAIRMAN BOHNEN: Aye.</p> <p>7 The vote is unanimous. It's</p> <p>8 approved with the conditions that the driveway</p> <p>9 be moved to Sixth Street. Thanks.</p> <p>10 (WHICH, were all of the</p> <p>11 proceedings had, evidence</p> <p>12 offered or received in the</p> <p>13 above entitled cause.)</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">43</p> <p>1 (No response.)</p> <p>2 We have a motion before us to</p> <p>3 approve with a condition that the driveway be</p> <p>4 moved to Sixth Street.</p> <p>5 Do I have a second?</p> <p>6 MR. PRISBY: I will second that.</p> <p>7 CHAIRMAN BOHNEN: We have a second.</p> <p>8 Can we have a roll call vote,</p> <p>9 please?</p> <p>10 MS. WILLIAMS: Aye.</p> <p>11 MR. GONZALEZ: Aye.</p> <p>12 CHAIRMAN BOHNEN: Janice?</p> <p>13 MS. D'ARCO: I just don't know how</p> <p>14 realistic it's going to be. They considered it</p> <p>15 and whether we vote yes or no -- I mean, they</p> <p>16 have already decided.</p> <p>17 CHAIRMAN BOHNEN: We are advisory.</p> <p>18 MS. D'ARCO: Right. It's not going to</p> <p>19 change anything on their end. It's just going</p> <p>20 to go on the record that we didn't approve it.</p> <p>21 CHAIRMAN BOHNEN: We are advisory. In</p> <p>22 this case here, because it's in the historic</p>	<p style="text-align: right;">45</p> <p>1 STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss:</p> <p>2 COUNTY OF DU PAGE)</p> <p>3 I, KATHLEEN W. BONO, Certified</p> <p>4 Shorthand Reporter, Notary Public in and for the</p> <p>5 County DuPage, State of Illinois, do hereby</p> <p>6 certify that previous to the commencement of the</p> <p>7 examination and testimony of the various</p> <p>8 witnesses herein, they were duly sworn by me to</p> <p>9 testify the truth in relation to the matters</p> <p>10 pertaining hereto; that the testimony given by</p> <p>11 said witnesses was reduced to writing by means</p> <p>12 of shorthand and thereafter transcribed into</p> <p>13 typewritten form; and that the foregoing is a</p> <p>14 true, correct and complete transcript of my</p> <p>15 shorthand notes so taken aforesaid.</p> <p>16 IN TESTIMONY WHEREOF I have</p> <p>17 hereunto set my hand and affixed my notarial</p> <p>18 seal this 25th day of April, A.D. 2018.</p> <p>19</p> <p>20</p> <p>21 KATHLEEN W. BONO</p> <p>22 C.S.R. No. 84-1423</p>

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