



MEETING AGENDA

**MEETING OF THE
HISTORIC PRESERVATION COMMISSION
Wednesday, February 8, 2017
6:00 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)**

CALL TO ORDER

1. **MINUTES** – Review and approval of the minutes from the January 11, 2017, meeting.

2. PUBLIC HEARINGS – CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-06-2016 – 120 E. 5th Street - Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District (Continuation from Jan. 11, 2017 HPC hearing)
- b) Case HPC-07-2016 – 112 E. 4th Street - Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District to construct a new house (Continuation from Jan. 11, 2017 HPC hearing)
- c) Case HPC-08-2016 – 444 E. 4th Street - Request for Certificate of Appropriateness to Relocate the Existing Zook House in the Robbins Park Historic District
- d) Case HPC-09-2016 – 444 E. 4th Street - Request for Certificate of Appropriateness to Demolish the Existing Zook House in the Robbins Park Historic District

3. DISCUSSION

- a) Preservation Month – Tribute to R. Harold Zook, “The Man and the Legend”
- b) Monthly HPC Workshop Introduction Discussion
- c) Preservation Award by APWA to the Village of Hinsdale – 2017 Public Works Project of the Year Award – Historical Restoration/Preservation Less than \$5 Million

4. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: www.villageofhinsdale.org

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

January 11, 2017

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:00 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on January 11, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner D'Arco and Commissioner Prisby,
Absent: Commissioner Gonzalez and Commissioner Willett
Also Present: Applicants for Case HPC-13-2016 , HPC-06-2016 and HPC-07-2016

Minutes

Chairman Bohnen introduced the minutes from the December 14, 2016, meeting and asked for any questions. With no comments, Chairman Bohnen asked for a motion to approve the minutes. Commissioner D'Arco made the motion and Commissioner Prisby seconded. The motion passed unanimously, 3-0 (2 absent).

Signage in the Historic Downtown District

Case A-13-2016 – 25 E. Hinsdale Ave./Train Station – Casa Margarita – 1 Blade Sign on East Wall

Chairman Bohnen introduced the blade sign request by Casa Margarita.

The applicant/restaurant owner, Chase Lotfi, reviewed the blade sign, its size and function. He suggested commuters don't realize there's a restaurant in the space and that there's a main entrance on the east wall of the building.

Chairman Bohnen asked the applicant if he appeared before the Plan Commission (PC), and asked for a third wall sign, when only two was allowed by the Code.

Village Planner Chan reviewed that the applicant requested for two wall signs, and a third wall sign modification request to the PC. (PC has the authority to approve said modification).

Chairman Bohnen reiterated that two wall signs are allowable by Code, and a third was approved by the PC; and asked if this request is for a fourth sign.

Mr. Lotfi replied correct.

Chairman Bohnen asked Chan if the requested sign is Code compliant.

Chan reviewed that the illustration in the packet is not to scale. However, the illustration at the dais is to scale. The dimensions are Code compliant.

Commissioner Prisby asked if the PC has reviewed this sign yet.

Chan replied that he reviews the HPC's recommendations to the PC (who has final authority for signage).

Chairman Bohnen asked for any comments by the Commissioners.

Commissioner D'Arco asked if it is similar to the sign at La Grange.

Mr. Lotfi replied yes, it's known as a box sign, that is internally lit.

Commissioner Prisby has two issues with it. One, the business already has 3 signs on 3 walls of the business, and two, he doesn't see the value of a small sign tucked inside the breezeway.

Mr. Lotfi defended that it's a unique situation for the restaurant to have 2 entrances, and a 4-sided standalone building.

Chairman Bohnen asked if he is serving breakfast currently.

Mr. Lotfi replied no.

Chairman Bohnen asked wasn't that part of the lease agreement.

Mr. Lotfi replied yes, and they did starting at 5 AM. However, there wasn't any traffic and thus not in their financial interest to continue serving breakfast.

Chairman Bohnen stated but that was a condition in the lease.

Mr. Lotfi explained the breakfast times were specified in the lease, but they open for breakfast later.

Commissioner D'Arco expressed that she is OK with the blade sign, but not if it's illuminated.

Mr. Lotfi explained that it needs to be lit somehow at night.

Commissioner Prisby asked if the sides of the awnings are opened.

Mr. Lotfi replied no.

Commissioner D'Arco likes the sign because it's not very large.

Mr. Lotfi explained also that the sign does not project past the awning.

Chairman Bohnen asked for a motion to approve or deny the application.

Commissioner Prisby made a motion to deny the sign. Chairman Bohnen seconded the motion.

The motion to recommend denial of the blade sign was **approved, 2-1 (2 absent)**.

Public Hearing – Certificate of Appropriateness

Case HPC-06-2016 – 120 E. 5th Street – Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-06-2016

The applicant representing the homeowner reviewed the application and reasons for the request to demolish the home in Robbins Park Historic District. In essence, the house is on the market and potential buyers feel the house is not functional. The homeowner would like to secure the Certificate of Appropriateness so that a potential buyer would not need to go through the process.

Chairman Bohnen expressed that he would like the Commissioner's not present at the meeting, an opportunity to review and give their thoughts. To that end, a motion to continue the public hearing for the next HPC meeting was **unanimously approved, 3-0 (2 absent)**.

Case HPC-07-2016 – 112 E. 4th Street – Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District to construct a new house.

The applicant representing the homeowner reviewed the application and reasons for the request to demolish the home in Robbins Park Historic District. The homeowner is selling the home to their son, and would like to demolish and construct a new home fit for their family.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-07-2016

For the same reason as the Agenda item (Case HPC-06-2016) before this one, Chairman Bohnen expressed that he would like the Commissioner's not present at the meeting, an

opportunity to review and give their thoughts. To that end, a motion to continue the public hearing for a Certificate of Appropriateness was **unanimously approved, 3-0 (2 absent)**.

Adjournment

After a recommendation to start the conversation about Historic Preservation Month (May) at next month's meeting, Commissioner Bohnen asked for a motion to adjourn. Commissioner Prisby made the motion and Commissioner D'Arco seconded. The meeting was adjourned at 6:40p.m. on January 11, 2017.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'C. Bohnen', written in a cursive style.

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 06-2016)
120 East 5th Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Meeting of the above-entitled
matter before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 11th day of January, 2017, at
the hour of 6 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member.

ALSO PRESENT:

MR. CHAN YU, Village Planner;

MR. PETER COULIS.

* * *

<p style="text-align: center;">2</p> <p>1 CHAIRMAN BOHNEN: Next item before us, 2 we are going to have public hearings, two of 3 them. We have two applications before us to 4 tear down existing homes in the historic 5 district, the Robbins historic district. 6 By way of background, even though a 7 home is not locally landmarked, if it does exist 8 within the historic neighborhood district, which 9 would be 8th Street to Chicago Avenue to 10 Garfield to County Line Road, it's part of the 11 historic district and, therefore, it cannot be 12 demolished until a public hearing is held before 13 this Commission. 14 The findings of this Commission 15 would be in these cases advisory only because 16 these houses are not actually locally 17 landmarked. If these houses were actually 18 locally landmarked, be they in the historic 19 neighborhood or elsewhere in the Village, then 20 the decision of this Commission is final. 21 So we will be hearing your 22 testimony tonight. And we may or may not vote</p>	<p style="text-align: center;">4</p> <p>1 facade. I wish your Commission existed when the 2 multiple additions were built on this house. 3 Because if anyone visits the multiple additions, 4 you walk through the first two rooms and you go, 5 This house is great, it looks wonderful from the 6 street. You get past the front two rooms and 7 you walk into six rooms, two of which aren't 8 even heated, all of them have low and sloping 9 ceilings. The staircases don't make any sense. 10 You have to go up through rooms to get to other 11 rooms. 12 So when the additions were done -- 13 And there is a back staircase where the risers 14 were 6 inches apart. I couldn't even walk up 15 it. I had to turn around and go back up the 16 front staircase. So when this house was 17 actually built and kept being added on and keep 18 being added on, it really wasn't done with any 19 historical preservation or any kind of rhyme or 20 reason done. In fact, the roof lines are even 21 all different on all the -- Actually when you 22 go back to the additions, some of them are</p>
<p style="text-align: center;">3</p> <p>1 on it, most probably not. But we will hear your 2 testimony tonight and for the public record, and 3 then we will take it under advisement. That's 4 probably the way it's going to go. 5 So the first one on the agenda 6 would be 120 East 5th Street, the home of -- the 7 Stucker home. Mr. Coulis. 8 MR. COULIS: Thank you, John. 9 (Audience sworn en masse.) 10 MR. COULIS: Good evening. Peter 11 Coulis on behalf of the Stucker, Barbara Stucker 12 Revocable Trust and Successor Trustee Northern 13 Trust. This is a property that's presently 14 being marketed for sale. It is not a guarantee 15 that this house would actually be filing for a 16 demo permit. But we have to go through the 17 process because anybody who has been looking at 18 the house so far, and the only people 19 interested, one person, one under contract and 20 canceled during inspection, was always to have 21 the house be torn down. 22 It's almost like a Hollywood</p>	<p style="text-align: center;">5</p> <p>1 shingled, some of them are flat roofs. Like I 2 said, two of the rooms don't even have heating 3 or air conditioning in them. One has a space 4 heater, one has nothing. 5 So people that are looking at it 6 look at the first two rooms downstairs, look at 7 first two rooms upstairs, look at the bathroom 8 upstairs, and say, Not a bad house. As soon as 9 they walk further in, the ceiling drops a foot 10 to a foot and a half, it slopes. The basement 11 where the washer and dryer is, totally 12 unfinished, 6 feet high. I had to duck and walk 13 around down there. I can't even stand where the 14 washer and dryer is. 15 And it's an additional foundation 16 that who knows what kind of condition that's in. 17 As I said, the people backed out because they 18 said there is no way they would live in that 19 house while they were doing plans to tear it 20 down and build a new house was their direct 21 quote from their lawyer, who terminated the 22 actual agreement.</p>

<p style="text-align: center;">6</p> <p>1 So the bids have been coming in</p> <p>2 basically as property value. We all know it's a</p> <p>3 beautiful piece of property. It goes from 5th</p> <p>4 all the way to 6th. It's very wide, 230 by 129.</p> <p>5 The front part of the house was built in 1863</p> <p>6 approximately. I mean that's the year people</p> <p>7 are guesstimating that. And I believe that to</p> <p>8 be the case. There is no reason not to believe</p> <p>9 that to be the case.</p> <p>06:20:20PM 10 CHAIRMAN BOHNEN: Supposedly it was a</p> <p>11 spec house built by William Robbins when he was</p> <p>12 starting to develop Hinsdale. His own house</p> <p>13 being 1864 --</p> <p>14 MR. COULIS: Down the block.</p> <p>15 CHAIRMAN BOHNEN: -- 1864, a bigger</p> <p>16 house over on 6th Street. Yes.</p> <p>17 MR. COULIS: Like I said, from the</p> <p>18 street, it looks really nice. Mr. Prisby says</p> <p>19 tonight, I don't know what he thought of it, but</p> <p>06:20:41PM 20 I understand he went into the house. I don't</p> <p>21 know if anyone else went.</p> <p>22 CHAIRMAN BOHNEN: I haven't had a</p>	<p style="text-align: center;">8</p> <p>1 through it; and I want all the Commissioners to</p> <p>2 go through it.</p> <p>3 MR. COULIS: Understandable.</p> <p>4 CHAIRMAN BOHNEN: Before we render a</p> <p>5 decision on this. As you know, I'm in the real</p> <p>6 estate business.</p> <p>7 MR. COULIS: Correct.</p> <p>8 CHAIRMAN BOHNEN: I, for better or for</p> <p>9 worse, have gotten a reputation of being able to</p> <p>06:21:55PM 10 sell vintage homes. And it's a chore. And I</p> <p>11 live in one, and I know why it's a chore. And</p> <p>12 it takes a very special buyer to want to buy a</p> <p>13 vintage home. And I understand these things.</p> <p>14 And before I would pass any</p> <p>15 judgment one way or the other, I want to get</p> <p>16 through it myself. I haven't been feeling well</p> <p>17 the last ten days and so I didn't get a chance</p> <p>18 to get over there; but I will.</p> <p>19 MR. COULIS: Just let me know, we will</p> <p>06:22:20PM 20 get you in. There is one daughter, the Stucker</p> <p>21 daughter, is still living there. The daughter</p> <p>22 is still there. She will be moving out shortly,</p>
<p style="text-align: center;">7</p> <p>1 chance yet, I apologize.</p> <p>2 MR. COULIS: That's okay. So that was</p> <p>3 the main reason is this is a house that may be</p> <p>4 torn down, it may not be torn down. A lot of</p> <p>5 people that are interested don't want to come</p> <p>6 before the Board and feel guilty if they do want</p> <p>7 to tear it down. So they've asked the owner</p> <p>8 before they even contemplate any kind of offer</p> <p>9 on the property to go through this process.</p> <p>06:21:05PM 10 And I honestly when I walked</p> <p>11 through it was very surprised by the condition</p> <p>12 of two thirds of the back half of the house.</p> <p>13 I'm really surprised they got permits and were</p> <p>14 able to build it the way they built it.</p> <p>15 Because, John, they didn't even use any new</p> <p>16 wiring. They used the old fuse boxes with the</p> <p>17 cloth in them for the new additions. So I don't</p> <p>18 know what year those were built in, but it's not</p> <p>19 under today's scrutiny and standards that the</p> <p>06:21:29PM 20 Village requires people adding additions to</p> <p>21 their house.</p> <p>22 CHAIRMAN BOHNEN: Well, I want to go</p>	<p style="text-align: center;">9</p> <p>1 but yes.</p> <p>2 CHAIRMAN BOHNEN: I would like to do</p> <p>3 that. Frank Gonzalez, I want to make sure Frank</p> <p>4 gets to do it, Tom Willett. And we have another</p> <p>5 gal just joined our Commission in February,</p> <p>6 Shannon Weinberger from the Historical Society.</p> <p>7 MR. COULIS: I have no problem with</p> <p>8 anyone going through this house. Like I said, I</p> <p>9 was surprised by the workmanship and the design</p> <p>06:22:47PM 10 of these additions.</p> <p>11 CHAIRMAN BOHNEN: I understand what</p> <p>12 you're saying.</p> <p>13 MR. COULIS: If anyone, if Janice or</p> <p>14 Jim have any comments about it or any questions</p> <p>15 for me that I can answer, because like I said, I</p> <p>16 went through it all. And I talked to the</p> <p>17 inspector of the house myself, too.</p> <p>18 CHAIRMAN BOHNEN: I had occasion to</p> <p>19 grow up with folks that owned the little Zook</p> <p>06:23:05PM 20 house over on 4th Street that we moved out to</p> <p>21 Katherine Legge park. And you literally had to</p> <p>22 be a rabbit to get through the stairways and all</p>

<p style="text-align: right;">10</p> <p>1 of that house. And yet, people loved it and 2 lived in it. And so sometimes layouts don't 3 necessarily doom a house. 4 But some of the things you are 5 talking about, the level of construction and 6 wiring and all that sort of thing, would have a 7 definite bearing on any decision that I made. I 8 really feel I need to see that myself before I 9 could render a vote on it.</p> <p>06:23:41PM 10 MR. COULIS: Correct. Just please keep 11 in mind that only a third of the house is 12 actually an original house. It's self-made to 13 be --</p> <p>14 CHAIRMAN BOHNEN: I read your 15 application thoroughly, and it was well done. I 16 mean I appreciate where you are going on this 17 thing.</p> <p>18 MR. COULIS: And like I said, if 19 someone, the right person came along and wanted 20 to save the house, God bless them.</p> <p>06:23:58PM 21 CHAIRMAN BOHNEN: Exactly. As I said, 22 when we go to sell these vintage houses, it's</p>	<p style="text-align: right;">12</p> <p>1 CHAIRMAN BOHNEN: And it always gives 2 me concern when we are tearing down these older 3 houses as to what might go up there because part 4 of what we are also trying to do is to maintain 5 the nature of neighborhoods in our historic 6 district specifically. And some of the things 7 that are being built in place of these older 8 homes really don't blend in very well in my 9 opinion so -- But that's another story.</p> <p>06:25:34PM 10 MR. COULIS: Correct. But yes, if 11 anyone wants to reach out to me or reach out 12 directly to Kim Lotka, one of us can get ahold 13 of the trustee to get you in. Because like I 14 said, I believe the daughter is moving out. If 15 she hasn't moved out already this week, John, 16 she will be out shortly.</p> <p>17 CHAIRMAN BOHNEN: We will have a 18 meeting in February. It will be the second 19 Wednesday of February, and we will have been 20 through it and be ready to give you the 21 decision.</p> <p>06:25:53PM 22 MR. COULIS: Can we at least close the</p>
<p style="text-align: right;">11</p> <p>1 not unusual for us to take two years to get the 2 right buyer. And so it isn't that they are easy 3 to sell even when they are in maybe better shape 4 than this.</p> <p>5 However, we have to, as 6 preservationists, we have to look at the value 7 of the house and the potential. And that's why 8 Frank Gonzalez, our architect, and Jim Prisby, 9 our architect, and Janice and I being old house 10 aficionados, we all come with different points 11 of view. And I'm sure Shannon will have a 12 different point of view and Tom will, too. But 13 I don't want you to think we are leaning one way 14 or the other.</p> <p>06:24:37PM 15 MR. COULIS: Oh, I understand.</p> <p>16 CHAIRMAN BOHNEN: We are not. I just 17 would like to be correct on this. Because it's 18 a pretty iconic home in town. And those of us 19 who have gone by it for 70 years marvel at the 20 setting and the through block and this kind of 21 thing.</p> <p>06:24:58PM 22 MR. COULIS: Yes.</p>	<p style="text-align: right;">13</p> <p>1 public hearing tonight because I sent the 2 notices out for today.</p> <p>3 MR. YU: We need a vote and a motion to 4 continue the public hearing to next month.</p> <p>5 CHAIRMAN BOHNEN: Do you need the 6 decision rendered during a public hearing?</p> <p>7 MR. YU: No. But you need a formal 8 continuation of it, otherwise you have to 9 restart the notification process.</p> <p>06:26:18PM 10 MR. COULIS: What if I'm not going to 11 give any testimony?</p> <p>12 CHAIRMAN BOHNEN: If he's giving no 13 testimony, can't he close the hearing? If we 14 are done --</p> <p>15 Well, there will be more discussion 16 however, Peter.</p> <p>17 MR. COULIS: I can answer questions. 18 That's just not a public hearing.</p> <p>19 CHAIRMAN BOHNEN: We won't have people 20 here that might have germane questions.</p> <p>06:26:31PM 21 MR. COULIS: That's fine. I'll try and 22 keep --</p>

<div>14</div> <div> <div>1</div> <div>CHAIRMAN BOHNEN: I think we'll have to</div> <div>2</div> <div>keep it open.</div> <div>3</div> <div>MR. YU: The Code says, The Commission</div> <div>4</div> <div>shall notify the applicants with its decision</div> <div>5</div> <div>within 30 days of closing the public hearing.</div> <div>6</div> <div>CHAIRMAN BOHNEN: I'm not trying to</div> <div>7</div> <div>string you along.</div> <div>8</div> <div>Could I have a motion to extend the</div> <div>9</div> <div>public hearing, please, over to the next</div> <div>10</div> <div>meeting.</div> <div>11</div> <div>MS. D'ARCO: I motion to extend.</div> <div>12</div> <div>CHAIRMAN BOHNEN: Second, please.</div> <div>13</div> <div>MR. PRISBY: Second.</div> <div>14</div> <div>CHAIRMAN BOHNEN: All in favor, aye?</div> <div>15</div> <div>MS. D'ARCO: Aye.</div> <div>16</div> <div>MR. PRISBY: Aye.</div> <div>17</div> <div>MR. COULIS: Thank you. I truly</div> <div>18</div> <div>appreciate the fact that your Commission is out</div> <div>19</div> <div>there trying to educate as part of your purpose</div> <div>20</div> <div>everybody what's happening with these houses and</div> <div>21</div> <div>what's going.</div> <div>22</div> <div>CHAIRMAN BOHNEN: Thank you. We</div> </div>	<div>16</div> <div> <div>1</div> <div>STATE OF ILLINOIS)</div> <div></div> <div>) ss.</div> <div>2</div> <div>COUNTY OF DU PAGE)</div> <div></div> <div>3</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>4</div> <div>do hereby certify that I am a court reporter</div> <div>5</div> <div>doing business in the State of Illinois, that I</div> <div>6</div> <div>reported in shorthand the testimony given at the</div> <div>7</div> <div>hearing of said cause, and that the foregoing is</div> <div>8</div> <div>a true and correct transcript of my shorthand</div> <div>9</div> <div>notes so taken as aforesaid.</div> <div>10</div> <div></div> <div>11</div> <div></div> <div>12</div> <div></div> <div>13</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div></div> <div>License No 084-001391</div> <div>14</div> <div></div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div>
<div>15</div> <div> <div>1</div> <div>appreciate you appreciating us.</div> <div>2</div> <div>* * *</div> <div>3</div> <div>(Whereupon said public hearing</div> <div>4</div> <div>was continued to February 8,</div> <div>5</div> <div>2017, at 6 o'clock p.m.)</div> <div>6</div> <div></div> <div>7</div> <div></div> <div>8</div> <div></div> <div>9</div> <div></div> <div>10</div> <div></div> <div>11</div> <div></div> <div>12</div> <div></div> <div>13</div> <div></div> <div>14</div> <div></div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div>	

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC 07-2016)
112 East 4th Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Meeting of the above-entitled
matter before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 11th day of January, 2017, at
the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member.

ALSO PRESENT:

MR. CHAN YU, Village Planner;

MR. MICHAEL BUHR;

MR. JOEL ANDERSEN;

MR. DAN HILLEGASS.

* * *

<p style="text-align: center;">2</p> <p>1 CHAIRMAN BOHNEN: Okay. Second</p> <p>2 home to be considered, we have a home at</p> <p>3 112 East 4th Street that is in for a demolition.</p> <p>4 And we have a plan for a home to go on that</p> <p>5 site.</p> <p>6 MR. BUHR: It's Mike Buhr, B-u-h-r.</p> <p>7 Yes. Like I said, my name is Mike</p> <p>8 Buhr. We are in for --</p> <p>9 CHAIRMAN BOHNEN: You are the</p> <p>06:27:53PM 10 architect?</p> <p>11 MR. BUHR: I'm the architect of the</p> <p>12 project, yes. We are requesting to have the</p> <p>13 house at 112 demo'd. And the homeowner is here</p> <p>14 with us, Dan Hillegass. We also have the</p> <p>15 builder, Joel Andersen. So we can answer a lot</p> <p>16 of questions for you.</p> <p>17 CHAIRMAN BOHNEN: So the applicant in</p> <p>18 this is --</p> <p>19 MR. BUHR: Joel Andersen.</p> <p>06:28:14PM 20 CHAIRMAN BOHNEN: The builder?</p> <p>21 MR. BUHR: I'm just here I guess to</p> <p>22 explain some of the decisions that were made.</p>	<p style="text-align: center;">4</p> <p>1 accomplish on the home.</p> <p>2 The basement is not as deep as you</p> <p>3 want. I mean, obviously, there is anywhere from</p> <p>4 7 something to just about 6 foot in some of the</p> <p>5 shorter basements. The old foundation, the</p> <p>6 original house is the old stone foundation. Any</p> <p>7 time you touch one of those, as architects know,</p> <p>8 if you start cutting through those or adding</p> <p>9 some other additions that we would like to do to</p> <p>06:29:32PM 10 expand the house, if we use the bottom part, you</p> <p>11 can disturb that and cause more problems than</p> <p>12 you want.</p> <p>13 The structure in the basement that</p> <p>14 I could see, the floor joists, it's old growth</p> <p>15 lumber, obviously, so it can span a little bit</p> <p>16 further. But a lot of the joists or most of the</p> <p>17 joists in the basement have been notched</p> <p>18 3 inches. So technically they are, in today's</p> <p>19 standards they are overspanned is what they are.</p> <p>06:29:58PM 20 Obviously, there are ways you can do to correct</p> <p>21 that problem; but it's one of those troublesome</p> <p>22 things that we are worried about what we might</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN BOHNEN: And is this going to</p> <p>2 be a new home for you, Mr. Hillegass? Is that</p> <p>3 what you're --</p> <p>4 MR. HILLEGASS: Yes.</p> <p>5 CHAIRMAN BOHNEN: This is for your own</p> <p>6 purpose?</p> <p>7 MR. HILLEGASS: Myself and my wife and</p> <p>8 children.</p> <p>9 CHAIRMAN BOHNEN: You are building it</p> <p>06:29:29PM 10 for yourself?</p> <p>11 MR. HILLEGASS: Yes. We plan to live</p> <p>12 there.</p> <p>13 CHAIRMAN BOHNEN: Okay. Fine. And Mr.</p> <p>14 Andersen is going to be the builder of record</p> <p>15 here.</p> <p>16 Okay. Your thoughts?</p> <p>17 MR. BUHR: Yes. The house when we</p> <p>18 looked at it is, you know, the house, it's</p> <p>19 obviously old, has a bunch of additions on it.</p> <p>06:29:52PM 20 The original house is kind of buried in amongst</p> <p>21 all the additions. The layout doesn't really</p> <p>22 work with what the homeowner wanted to</p>	<p style="text-align: center;">5</p> <p>1 find as we open it up.</p> <p>2 All the windows would have to be</p> <p>3 replaced. They are all single pane. The</p> <p>4 siding, the intent is to do, update the house.</p> <p>5 We want to put new siding on there to bring the</p> <p>6 house up to current energy codes. We have</p> <p>7 2-by-4 walls. While you can do it with the</p> <p>8 2-by-4 walls with high-efficiency insulation,</p> <p>9 it's a little more cost prohibitive doing it</p> <p>06:30:36PM 10 that way as opposed to what we are proposing on</p> <p>11 the current house or on the newly designed</p> <p>12 house.</p> <p>13 I think like the previous applicant</p> <p>14 here, the house is kind of hodgepodge with</p> <p>15 additions, rooms going through rooms, up and</p> <p>16 down, different level changes. The 2nd floor</p> <p>17 hall in one part is -- How many?</p> <p>18 MR. ANDERSEN: 27 or 28.</p> <p>19 MR. BUHR: 27 or 28 inches.</p> <p>06:31:01PM 20 The back stair, that's way below</p> <p>21 the 3 foot. The front stair does meet the</p> <p>22 width. I'm not sure if it means the height, but</p>

<p style="text-align: center;">6</p> <p>1 we can check that. Basement stairs is</p> <p>2 undersized, too. And then as, especially in</p> <p>3 older homes, if you start ripping out drywall</p> <p>4 and trying to update things, we don't know what</p> <p>5 we are going to find with rot or other</p> <p>6 structural things on the 2nd floor in the attic.</p> <p>7 The basement beams are wood. And</p> <p>8 we are carrying three floors. I anticipate we</p> <p>9 are a little bit overloaded in the basement.</p> <p>06:31:40PM 10 But it's been there for -- Part of it's been</p> <p>11 there for, what, 100 and some odd years so it's</p> <p>12 probably done settling. But anything you add</p> <p>13 new to it is -- or potentially going to cause</p> <p>14 problems or concerns.</p> <p>15 So the intent is, like I said, to</p> <p>16 tear it down, build a new home. I think you</p> <p>17 have got the drawings that were done there that</p> <p>18 we are proposing. We are in for permit right</p> <p>19 now. That's one of the things we are trying to</p> <p>06:32:05PM 20 get through this Commission so we can get our</p> <p>21 permits secured. So if there is a hope that we</p> <p>22 can make a decision tonight, we would appreciate</p>	<p style="text-align: center;">8</p> <p>1 are there now?</p> <p>2 MR. BUHR: Well, it's, I mean -- It's</p> <p>3 an opinion. I mean it doesn't bug me. I mean I</p> <p>4 like character where you don't have all the same</p> <p>5 looking houses down the -- same material</p> <p>6 everywhere. I'm the type that likes to see</p> <p>7 multiple materials even on a house.</p> <p>8 So I mean it's -- I think it would</p> <p>9 fit in fine. The intent was to have a house</p> <p>06:33:17PM 10 that looked old and had been here for a while.</p> <p>11 So that was kind of the decision of why we</p> <p>12 picked the style that we did, so it would kind</p> <p>13 of fit in. Because there are houses in that</p> <p>14 area that are similar style. So I think it fits</p> <p>15 for the historic district. It's not something</p> <p>16 that -- We are not proposing a modern-style</p> <p>17 house.</p> <p>18 CHAIRMAN BOHNEN: Are there any houses</p> <p>19 on that block that you think look like this?</p> <p>06:33:46PM 20 I'm trying to think.</p> <p>21 MR. ANDERSEN: Hopefully not right in</p> <p>22 the initial stretch, there is nothing.</p>
<p style="text-align: center;">7</p> <p>1 it.</p> <p>2 CHAIRMAN BOHNEN: Again, we probably</p> <p>3 will not be making any decision tonight. This</p> <p>4 will be carried over to February because of the</p> <p>5 other Commissioners that weren't able to be</p> <p>6 here.</p> <p>7 But I'm looking at, how would you</p> <p>8 characterize the home that you are proposing to</p> <p>9 build there, Mike?</p> <p>06:32:30PM 10 MR. BUHR: It's I would call it -- The</p> <p>11 idea was kind of like an English manor home.</p> <p>12 CHAIRMAN BOHNEN: English manor?</p> <p>13 MR. BUHR: Yes.</p> <p>14 CHAIRMAN BOHNEN: I'm looking at stone</p> <p>15 and brick, is that right?</p> <p>16 MR. BUHR: It's going to be -- Like</p> <p>17 the current home is just a sided home. We are</p> <p>18 proposing a brick veneer, brick-and-stone veneer</p> <p>19 all the way around the house, the whole house</p> <p>06:32:50PM 20 so --</p> <p>21 CHAIRMAN BOHNEN: How do you think</p> <p>22 that's going to look between the two houses that</p>	<p style="text-align: center;">9</p> <p>1 MR. BUHR: There is one, I think it's</p> <p>2 across the street and kitty-corner, it's kind of</p> <p>3 a Tudor flare, it's white stucco. So it's got</p> <p>4 some of the character. But like Joel said, we</p> <p>5 don't want to have a house that matches.</p> <p>6 MS. D'ARCO: What color, what color is</p> <p>7 it going to be?</p> <p>8 MR. ANDERSEN: Yes. I was going to</p> <p>9 say that's, that was something on the popup</p> <p>06:34:12PM 10 here. We are really kind of a monochromatic</p> <p>11 look. So we don't want a big red brick home</p> <p>12 with white stone. We want the two treatments</p> <p>13 and elements to be pretty much blending right</p> <p>14 together so they don't stand out like.</p> <p>15 We have all seen some really large</p> <p>16 castles, right, stone? That's not what this is</p> <p>17 supposed to be about.</p> <p>18 CHAIRMAN BOHNEN: Again, I kind of go</p> <p>19 back to my thought about it fitting into the</p> <p>06:34:36PM 20 neighborhood. I know the house to the east of</p> <p>21 this was renovated completely, but it was done</p> <p>22 eventually the same style as it was originally</p>

<p style="text-align: center;">10</p> <p>1 built.</p> <p>2 Is it possible for you to bring us</p> <p>3 any kind of a color rendering or something for</p> <p>4 our next meeting that we could look and see what</p> <p>5 you --</p> <p>6 MR. ANDERSEN: Yes. We can do -- We</p> <p>7 have a home that we are emulating our colors</p> <p>8 exactly from --</p> <p>9 CHAIRMAN BOHNEN: Something like that?</p> <p>06:35:08PM 10 MR. ANDERSEN: -- that we traveled over</p> <p>11 and had a look. And so, again, I think it would</p> <p>12 maybe ease everyone's mind, too, that this is</p> <p>13 going into these blocks but not going to stand</p> <p>14 out too much.</p> <p>15 CHAIRMAN BOHNEN: Our concern is, and</p> <p>16 I'm sure you can appreciate this, if in a block</p> <p>17 something is built that is a beautiful, new</p> <p>18 English-manor home --</p> <p>19 MR. ANDERSEN: Yep.</p> <p>06:35:35PM 20 CHAIRMAN BOHNEN: -- but it dwarfs</p> <p>21 everything in the neighborhood, it's only a</p> <p>22 matter of time before the people on either side</p>	<p style="text-align: center;">12</p> <p>1 Hinsdale that came in the Joyce Skoog era, we</p> <p>2 are trying to slow this down. Obviously, there</p> <p>3 have been a lot of teardowns. I think we have</p> <p>4 lost about 40 percent of our housing stock. But</p> <p>5 those of us who have lived here all our lives do</p> <p>6 cherish a lot of our older homes. And our</p> <p>7 historic neighborhood is about the last bastion</p> <p>8 where we have an opportunity to talk about this.</p> <p>9 MR. ANDERSEN: Right. Right. I think</p> <p>06:36:54PM 10 there are elements that are being added to this</p> <p>11 home that we could -- I don't know every block</p> <p>12 around here. But I have certainly seen the same</p> <p>13 elements from, you know, the cast balusters out</p> <p>14 front to the turrets and things like that. You</p> <p>15 know, I can see those in north locations as</p> <p>16 well. And I think the architect has done a good</p> <p>17 job of putting in those elements.</p> <p>18 CHAIRMAN BOHNEN: I'm not suggesting</p> <p>19 you haven't, Mike.</p> <p>06:37:16PM 20 MR. ANDERSEN: No. I just want to say,</p> <p>21 I know I could drive around and capture elements</p> <p>22 that we are putting on this home that are</p>
<p style="text-align: center;">11</p> <p>1 come and say, We liked our frame farmhouse until</p> <p>2 this went up; now we don't feel like we fit in</p> <p>3 the neighborhood so we want to knock ours down</p> <p>4 and build something also.</p> <p>5 And we had this argument come</p> <p>6 before us last year --</p> <p>7 MR. ANDERSEN: Yes.</p> <p>8 CHAIRMAN BOHNEN: -- where the original</p> <p>9 landmarked house in Hinsdale, they came in and</p> <p>06:36:09PM 10 asked to be unlandmarked. I voted no, I was</p> <p>11 overvoted on that.</p> <p>12 MR. ANDERSEN: Yes.</p> <p>13 CHAIRMAN BOHNEN: But their argument</p> <p>14 was that they didn't feel that their landmarked</p> <p>15 house fit in their neighborhood anymore because</p> <p>16 under past administrations everything else had</p> <p>17 been knocked down all around them.</p> <p>18 MR. ANDERSEN: Right.</p> <p>19 CHAIRMAN BOHNEN: And I get it.</p> <p>06:36:21PM 20 MR. ANDERSEN: Right.</p> <p>21 CHAIRMAN BOHNEN: And so what we are</p> <p>22 trying to do, this teardown phenomenon in</p>	<p style="text-align: center;">13</p> <p>1 certainly elements that were part of the early</p> <p>2 history of the town is what I'm saying.</p> <p>3 CHAIRMAN BOHNEN: Yes.</p> <p>4 MR. ANDERSEN: And I think helping the</p> <p>5 element of the monochromatic look, too, so it</p> <p>6 isn't just one big stone structure between the</p> <p>7 couple of farmhouse looks. We are very</p> <p>8 respectful of that. We are very respectful of</p> <p>9 the neighbors. But we are also looking to get,</p> <p>06:37:46PM 10 you know, longer, a longevity to this home</p> <p>11 that's structured for this new family, who has</p> <p>12 also been there the last 30 years, which I had</p> <p>13 said to Mr. Prisby this morning.</p> <p>14 So with Dan, he's also where he was</p> <p>15 raised with his parents in this location.</p> <p>16 MS. D'ARCO: And so it's your --</p> <p>17 CHAIRMAN BOHNEN: Yes.</p> <p>18 MR. ANDERSEN: We think that's really</p> <p>19 important that everyone knows those family</p> <p>06:38:08PM 20 members are really going to continue there in</p> <p>21 that beautiful spot.</p> <p>22 CHAIRMAN BOHNEN: I spent a lot of</p>

<p style="text-align: center;">14</p> <p>1 hours in that house with the Jordans and the</p> <p>2 Finnegans.</p> <p>3 MR. ANDERSEN: Yes. We think that just</p> <p>4 shows for, you know, what a great location this</p> <p>5 stuff is I think is what I'm trying to state.</p> <p>6 CHAIRMAN BOHNEN: You understand my</p> <p>7 concerns.</p> <p>8 MR. BUHR: Yes.</p> <p>9 CHAIRMAN BOHNEN: I'd appreciate</p> <p>06:38:28PM 10 between now and next meeting, it will be the</p> <p>11 second Wednesday in February, if you could bring</p> <p>12 us something that would bring us some comfort in</p> <p>13 how the facade is going to look so we can have a</p> <p>14 better sense how we fit in the neighborhood.</p> <p>15 MR. BUHR: We have a 3D rendering of</p> <p>16 the house that just hasn't been updated with the</p> <p>17 color.</p> <p>18 CHAIRMAN BOHNEN: That would be great.</p> <p>19 I don't need anything elaborate. But if you</p> <p>06:38:48PM 20 could just --</p> <p>21 MS. D'ARCO: Yes. No, I agree.</p> <p>22 MR. PRISBY: I agree.</p>	<p style="text-align: center;">16</p> <p>1 by the way.</p> <p>2 MR. BUHR: The massing is going to be,</p> <p>3 it's not going to be 30 foot above anything</p> <p>4 around it.</p> <p>5 CHAIRMAN BOHNEN: Yes.</p> <p>6 MR. BUHR: It's going to be a similar</p> <p>7 size and similar massing to what's there. Plus</p> <p>8 the new house will be pushed back further on the</p> <p>9 lot so it's not so close to the property line as</p> <p>06:39:50PM 10 it currently is.</p> <p>11 MR. ANDERSEN: Well, you know what's</p> <p>12 nice, too, you don't end up with this big tower</p> <p>13 because you have driveways on the east and the</p> <p>14 west from those farmhouses. So that will help</p> <p>15 buffer this so we are not just having a big wall</p> <p>16 next to someone's farmhouse or their porch or</p> <p>17 something as well.</p> <p>18 CHAIRMAN BOHNEN: Okay. Well, I</p> <p>19 appreciate you coming before us. If you do</p> <p>06:40:11PM 20 that, we will render our decision and give</p> <p>21 you -- In the meantime, anybody that needs to</p> <p>22 get over there, I will make sure they do prior</p>
<p style="text-align: center;">15</p> <p>1 MS. D'ARCO: Maybe if you are able to</p> <p>2 get the picture of the -- I know we have</p> <p>3 pictures of the houses in and around. But</p> <p>4 somehow --</p> <p>5 MR. BUHR: I have got it on my phone.</p> <p>6 Do you want that?</p> <p>7 MS. D'ARCO: No. I walk past there</p> <p>8 quite a bit. So I know the house, I just --</p> <p>9 MR. BUHR: Do you want it in, I mean</p> <p>06:39:09PM 10 tied with the rendering or just --</p> <p>11 MS. D'ARCO: If it's possible.</p> <p>12 MR. BUHR: I think I might be able to</p> <p>13 do it. I will try.</p> <p>14 MS. D'ARCO: If you can, just to see</p> <p>15 how it's going.</p> <p>16 MR. BUHR: Because I think the massing,</p> <p>17 I mean the house I know to the east is a pretty</p> <p>18 good-size house. And I'm trying to remember the</p> <p>19 one to the west, I can't quite see it.</p> <p>06:39:29PM 20 CHAIRMAN BOHNEN: The one to the west</p> <p>21 on the corner, it's a frame house, wood</p> <p>22 balusters all around the house. For sale also</p>	<p style="text-align: center;">17</p> <p>1 to the next meeting.</p> <p>2 MR. BUHR: Do you want that in advance,</p> <p>3 the rendering, as soon as possible?</p> <p>4 CHAIRMAN BOHNEN: If you could, that</p> <p>5 would be great.</p> <p>6 MR. BUHR: I will try and get it.</p> <p>7 MR. PRISBY: That would be terrific.</p> <p>8 MR. ANDERSEN: In the next few days.</p> <p>9 MR. BUHR: We will try to get it out.</p> <p>06:40:32PM 10 CHAIRMAN BOHNEN: Thank you very much.</p> <p>11 MR. BUHR: Thank you.</p> <p>12 MR. PRISBY: We continue with this one</p> <p>13 as well?</p> <p>14 MR. YU: That's correct. You have a</p> <p>15 vote and a motion to continue this public</p> <p>16 hearing.</p> <p>17 CHAIRMAN BOHNEN: Okay. We have a</p> <p>18 motion to continue this public hearing over to</p> <p>19 February, please.</p> <p>06:40:49PM 20 MS. D'ARCO: Motion to continue.</p> <p>21 CHAIRMAN BOHNEN: Second, please.</p> <p>22 MR. PRISBY: Second.</p>

1 CHAIRMAN BOHNEN: All in favor?

2 MS. D'ARCO: Aye.

3 MR. PRISBY: Aye.

4 CHAIRMAN BOHNEN: Carried.

5 * * *

6 (Whereupon said public hearing

7 was continued to February 8,

8 2017, at 6 o'clock p.m.)

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1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4 do hereby certify that I am a court reporter
5 doing business in the State of Illinois, that I
6 reported in shorthand the testimony given at the
7 hearing of said cause, and that the foregoing is
8 a true and correct transcript of my shorthand
9 notes so taken as aforesaid.

10

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13 Janice H. Heinemann CSR, RDR, CRR
License No 084-001391

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0	added ^[1] - 12:10 adding ^[1] - 4:8 additions ^[4] - 3:19, 3:21, 4:9, 5:15 administrations ^[1] - 11:16 advance ^[1] - 17:2 aforesaid ^[1] - 19:9 agree ^[2] - 14:21, 14:22 ALSO ^[1] - 1:17 ANDERSEN ^[18] - 1:20, 5:18, 8:21, 9:8, 10:6, 10:10, 10:19, 11:7, 11:12, 11:18, 11:20, 12:9, 12:20, 13:4, 13:18, 14:3, 16:11, 17:8 Andersen ^[3] - 2:15, 2:19, 3:14 answer ^[1] - 2:15 anticipate ^[1] - 6:8 applicant ^[2] - 2:17, 5:13 appreciate ^[4] - 6:22, 10:16, 14:9, 16:19 architect ^[3] - 2:10, 2:11, 12:16 architects ^[1] - 4:7 area ^[1] - 8:14 argument ^[2] - 11:5, 11:13 attic ^[1] - 6:6 Avenue ^[1] - 1:10 Aye ^[1] - 18:2 aye ^[1] - 18:3	blending ^[1] - 9:13 block ^[3] - 8:19, 10:16, 12:11 blocks ^[1] - 10:13 BOARD ^[1] - 1:13 BOHNEN ^[38] - 1:14, 2:1, 2:9, 2:17, 2:20, 3:1, 3:5, 3:9, 3:13, 7:2, 7:12, 7:14, 7:21, 8:18, 9:18, 10:9, 10:15, 10:20, 11:8, 11:13, 11:19, 11:21, 12:18, 13:3, 13:17, 13:22, 14:6, 14:9, 14:18, 15:20, 16:5, 16:18, 17:4, 17:10, 17:17, 17:21, 18:1, 18:4 bottom ^[1] - 4:10 brick ^[4] - 7:15, 7:18, 9:11 brick-and-stone ^[1] - 7:18 bring ^[4] - 5:5, 10:2, 14:11, 14:12 buffer ^[1] - 16:15 bug ^[1] - 8:3 Buhr ^[2] - 2:6, 2:8 BUHR ^[24] - 1:19, 2:6, 2:11, 2:19, 2:21, 3:17, 5:19, 7:10, 7:13, 7:16, 8:2, 9:1, 14:8, 14:15, 15:5, 15:9, 15:12, 15:16, 16:2, 16:6, 17:2, 17:6, 17:9, 17:11 build ^[3] - 6:16, 7:9, 11:4 builder ^[3] - 2:15, 2:20, 3:14 building ^[1] - 3:9 built ^[2] - 10:1, 10:17 bunch ^[1] - 3:19 buried ^[1] - 3:20 business ^[1] - 19:5	3:1, 3:5, 3:9, 3:13, 7:2, 7:12, 7:14, 7:21, 8:18, 9:18, 10:9, 10:15, 10:20, 11:8, 11:13, 11:19, 11:21, 12:18, 13:3, 13:17, 13:22, 14:6, 14:9, 14:18, 15:20, 16:5, 16:18, 17:4, 17:10, 17:17, 17:21, 18:1, 18:4 Chairman ^[1] - 1:14 CHAN ^[1] - 1:18 changes ^[1] - 5:16 character ^[2] - 8:4, 9:4 characterize ^[1] - 7:8 check ^[1] - 6:1 cherish ^[1] - 12:6 Chicago ^[1] - 1:10 children ^[1] - 3:8 close ^[1] - 16:9 codes ^[1] - 5:6 color ^[4] - 9:6, 10:3, 14:17 colors ^[1] - 10:7 comfort ^[1] - 14:12 coming ^[1] - 16:19 COMMISSION ^[1] - 1:3 Commission ^[2] - 1:10, 6:20 Commissioners ^[1] - 7:5 completely ^[1] - 9:21 concern ^[1] - 10:15 concerns ^[2] - 6:14, 14:7 considered ^[1] - 2:2 continue ^[5] - 13:20, 17:12, 17:15, 17:18, 17:20 continued ^[1] - 18:7 corner ^[2] - 9:2, 15:21 correct ^[3] - 4:20, 17:14, 19:8 cost ^[1] - 5:9 COUNTY ^[2] - 1:2, 19:2 couple ^[1] - 13:7 court ^[1] - 19:4 CRR ^[2] - 19:3, 19:13 CSR ^[2] - 19:3, 19:13 current ^[3] - 5:6, 5:11, 7:17 cutting ^[1] - 4:8	D D'ARCO ^[10] - 1:15, 9:6, 13:16, 14:21, 15:1, 15:7, 15:11, 15:14, 17:20, 18:2 DAN ^[1] - 1:21 Dan ^[2] - 2:14, 13:14 days ^[1] - 17:8 decision ^[4] - 6:22, 7:3, 8:11, 16:20 decisions ^[1] - 2:22 deep ^[1] - 4:2 demo'd ^[1] - 2:13 demolition ^[1] - 2:3 designed ^[1] - 5:11 different ^[1] - 5:16 district ^[1] - 8:15 disturb ^[1] - 4:11 done ^[4] - 6:12, 6:17, 9:21, 12:16 down ^[6] - 5:16, 6:16, 8:5, 11:3, 11:17, 12:2 drawings ^[1] - 6:17 drive ^[1] - 12:21 driveways ^[1] - 16:13 drywall ^[1] - 6:3 DU ^[2] - 1:2, 19:2 dwarfs ^[1] - 10:20
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MEMORANDUM

DATE: February 8, 2017

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 120 E. 5th Street – Application for Certificate of Appropriateness to Demolish Home and Garage in the Robbins Park Historic District *Continuation from Jan. 11, 2017, HPC*

Summary

The Village of Hinsdale has received an application from Peter Coules, representing the owner of 120 E. 5th Street, requesting approval for a Certificate of Appropriateness to demolish an existing home and garage in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness. This item was formally continued from the January 11, 2017, HPC. The transcript from the public hearing is available in the January 11, 2017, HPC minutes.

Request and Analysis

The existing property is a two-story frame residence constructed in 1863 in the Gothic Revival style. The applicant would like to seek the right to obtain a demolition permit so that a potential buyer may proceed with demolition if they choose. Per the applicant, the current home is not functional and the house listing amount is essentially for the value of the land. The homeowner has referenced the lack of interest with potential buyers, but would have no issues if a buyer bought the home to live in. However, the owner also understands the desire to demolish the house and therefore is applying for the Certificate of Appropriateness.

The home is located in the R-1 Single Family Residential District and borders the same to the north, east, west and south. Per the submitted plat of survey, it is a Code compliant R-1 lot that is 30,011 SF in area. Both the home and frame garage, per the National Register of Historic Places, are contributing structures to the Robbins Park Historic District.

Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify



MEMORANDUM

the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

Per Section 14-5-1(B), the final decision of the HPC shall be advisory only since the subject property is not a local landmark, but is located in a designated historic district.

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)

The following related materials were provided for the January 11, 2017, HPC meeting and can be found on the Village website at:

villageofhinsdale.org/document_center/HistoricPreservation/2017/JAN/Jan_11_2017_HPC_Packet.pdf

- Zoning Map and Project Location
- Robbins Park Historic District Map
- Title 14, Section 14-5-2: Criteria (A) and (B)
- National Register of Historic Places Sheet (Section Number 7 Page 10)

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
(630) 789-7030

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding.

INSTRUCTIONS

All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.

The Commission meets the second Tuesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The thirty (30) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

♦ Completed application with notarized certification.

♦ Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

- 1) All existing exterior elevations of the building under review.
- 2) Adjacent structures – include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

♦ Accurate/current Plat of Survey. All portions must be legible.

♦ Architectural drawings clearly depicting the proposed alterations or work. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

Contact staff to determine if the proposed improvements require a public hearing or public review by the Historic Preservation Commission. Notice of Hearing - The applicant is required to notify all property owners within 250 feet of the subject property. This mailer must be completed no less than fifteen and not more than thirty days prior to the public hearing. The notification must be completed by certified mail, return receipt. The Village of Hinsdale will supply the legal notice and tax parcel numbers (not addresses). To obtain property owner information, contact the applicable township assessor's office.

Please do not make copies of this page.

**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: 120 East 5th Street, Hinsdale, IL 60521

Property Identification Number: 09-12-223-004

I. GENERAL INFORMATION

1. Applicants Name: Peter Coules, Jr., as attorney for owner (trustee)
Address: 15 Salt Creek Lane, Suite 312
Hinsdale, IL 60521
Telephone Number: (630) 920-0406
2. Owner of Record (if different from applicant): Barbara S. Stucker Revocable Trust dated 9/26/91
Address: Cipriano Alamillo of Northern Trust, successor trustee, 50 South La Salle Street, M-10
Chicago, Illinois 60603
Telephone Number: (312) 444-3224
3. Others involved in project (include, name, address and telephone number):
~~Architect:~~ Realtor: Kim Lotka, Coldwell Banker
8 E. Hinsdale Avenue, Hinsdale, IL 60521
Attorney: _____
Builder: _____
Engineer: _____

II. SITE INFORMATION

1. Describe the existing conditions of the property: Single family house with numerous additions all totaling approximately 2,900 s.f. with a detached garage.
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? _____ YES X NO

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

Right for Demolition of existing home and detached garage.

Please see attached Exhibit "A".

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

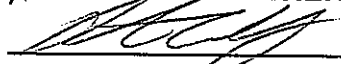
If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. _____

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

Attorney for Successor Trustee Cipriano Alamillo of the Northern Trust Company

Signature of Applicant

☐ CORPORATION

Signature of Applicant's President

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 1st day of

December, 2016



Notary Public



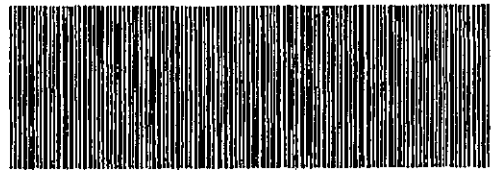
Exhibit "A"

The home located at 120 East 5th Street, Hinsdale, IL is listed for sale and as stated, the owner is seeking the right to obtain a demolition permit without the necessity of any further Village Board or Commission Hearings or approval so that a Buyer may proceed with demolition if they so choose. The property is in the Village's Historic District and therefore, the reasoning of a demolition permit is as follows:

1. As stated the house is for sale. While the house looks nice from the street, the only original portion of the house is the two rooms opposite the front foyer and two (2) bedrooms and bathroom above same.
2. The rest of the house (the home totals approximately 2,900 square feet) is either an addition or additions, which have low ceilings and there's no flow to the rooms. The ceiling height in the addition(s) does not match the original home and are very low. Also because of the placement of the stairs, one has to go through one room to enter another in the upstairs of the house.
3. With the way the addition(s) were constructed, it is not practical to add onto the home. Further, the house is not functional and the laundry room is in a basement which is unfinished, damp and small with under six (6) foot head clearance in many spots.
4. Also, when the addition(s) were built the roof was finished with asphalt tile (does not match the style of the original portion of the home) and a second staircase was built that is very steep with about six (6) inch wide risers (very dangerous and hard to walk on). In fact, one room on the first floor is heated with space heaters and has not been modernized (except for part of the kitchen that was done over 20 years ago). The foundation in the front for the house seems to be original and in need of repair.
5. The house's listing amount is basically for the value of the land. Also as soon as people come in to see the house, they walk past the front of the house and have no interest in living in the home based on the addition(s).
6. The owner would have no problem if someone bought the home to live there but understands they may desire to a demolition of the house and that is why this step is being taken.
7. Please feel free to visit the home. Just let me know.

**PREPARED BY & AFTER RECORDING
RETURN TO:**

Robert A. Romanoff, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JUL 11, 2011 RHSP 2:48 PM
DEED 09-12-223-004
002 PAGES R2011-081159

SEND FUTURE TAX BILLS TO:
Max I. Stucker and Barbara S. Stucker
120 East 5th Street
Hinsdale, Illinois 60521

(Above Space for Recorder's use only)

WARRANTY DEED

THE GRANTORS, Max I. Stucker and Barbara S. Stucker, husband and wife, whose address is 120 East 5th Street, Hinsdale, Illinois 60521, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Barbara S. Stucker, not individually but as Trustee of Barbara S. Stucker Revocable Trust dated September 26, 1991, whose address is 120 East 5th Street, Hinsdale, Illinois 60521, all interest in the real estate legally described as follows, to wit:

LOT 1 AND LOT 2 (EXCEPT THE WEST 10 FEET THEREOF) IN PEARSALL'S SUBDIVISION OF LOT 3 IN BLOCK 13 IN ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID PEARSALL'S SUBDIVISION RECORDED DECEMBER 12, 1883 AS DOCUMENT 32704, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 120 East 5th Street, Hinsdale, Illinois 60521
P.I.N.: 09-12-223-004

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all real estate taxes and assessments not yet due and payable and all easements, covenants, conditions, restrictions and other matters of record.

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Date: June 24 2011

Max I. Stucker
Grantor or Representative

[Signatures begin on next page]

LP 2792695.1 \ 26531-23054

IN WITNESS WHEREOF, Grantors have has executed this Warranty Deed as of the 24th day of June, 2011.

GRANTORS:

Max I. Stucker

Max I. Stucker

Barbara S. Stucker

Barbara S. Stucker

STATE OF ILLINOIS

COUNTY OF DUPAGE

)
) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Max I. Stucker and Barbara S. Stucker, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of June, 2011.

Patricia Roethle
Notary Public

My Commission Expires: April 14 2013



(Seal)

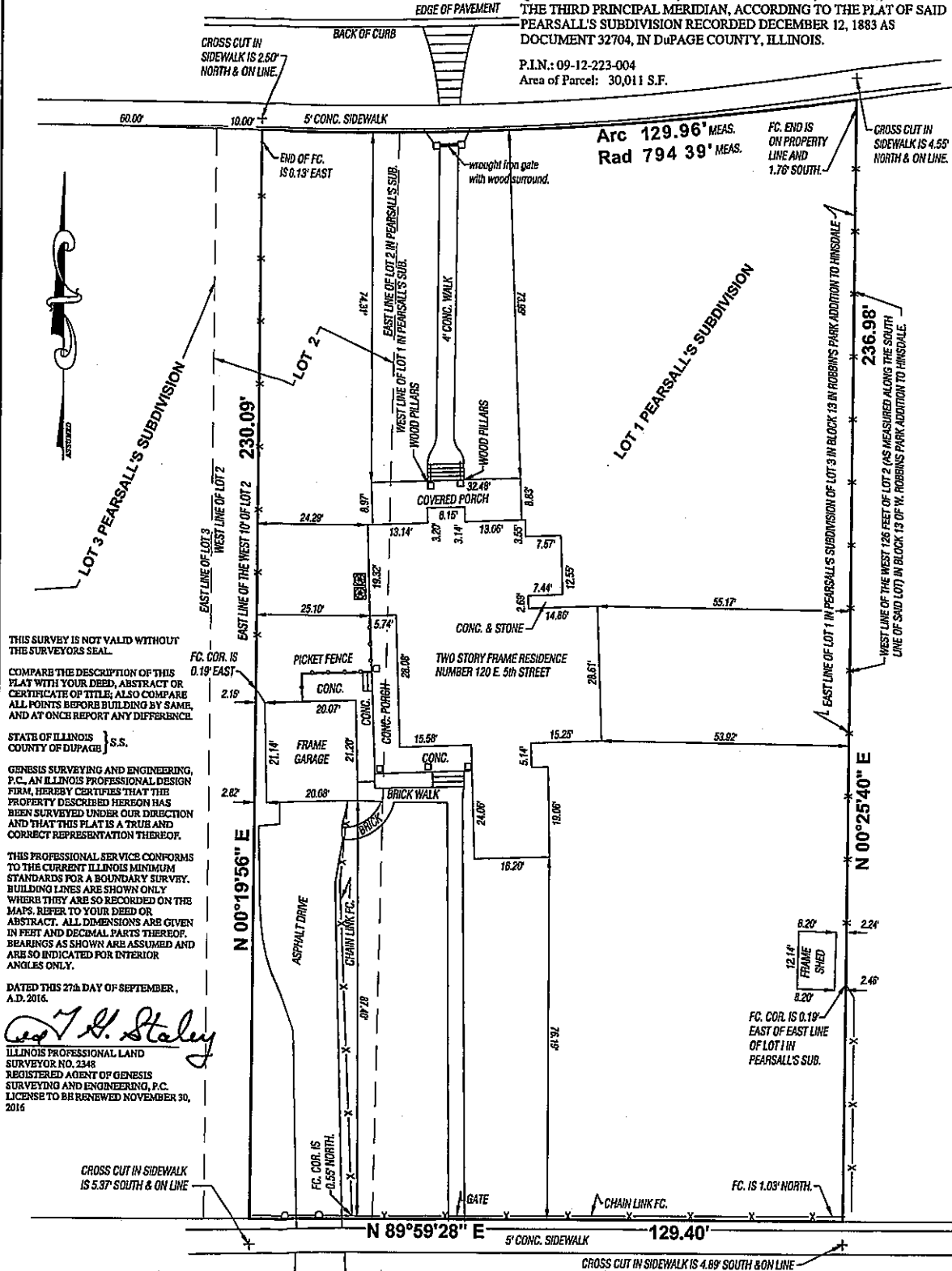
PLAT OF SURVEY

FIFTH STREET
66' RIGHT OF WAY
ASPHALT PAVEMENT

LOT 1 AND LOT 2 (EXCEPT THE WEST 10 FEET THEREOF) IN PEARSALL'S SUBDIVISION IN BLOCK 13 IN ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PEARSALL'S SUBDIVISION RECORDED DECEMBER 12, 1883 AS DOCUMENT 32704, IN DuPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-223-004

Area of Parcel: 30,011 S.F.



THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

COMPARE THE DESCRIPTION OF THIS PLAT WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

GENESIS SURVEYING AND ENGINEERING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED UNDER OUR DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 27th DAY OF SEPTEMBER, A.D. 2016.

Ted G. Staley
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2348
REGISTERED AGENT OF GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2016

CROSS CUT IN SIDEWALK IS 5.37' SOUTH & ON LINE



SIXTH STREET
82.5' RIGHT OF WAY
BRICK PAVEMENT

Genesis Surveying and Engineering, PC

PROFESSIONAL DESIGN FIRM No. 184-002922
71 W. 6th STREET
WESTMONT, ILLINOIS 60090
PH (630) 271-0930 FAX (630) 271-0933

COMMON ADDRESS: 120 EAST 5th STREET, HINSDALE, IL

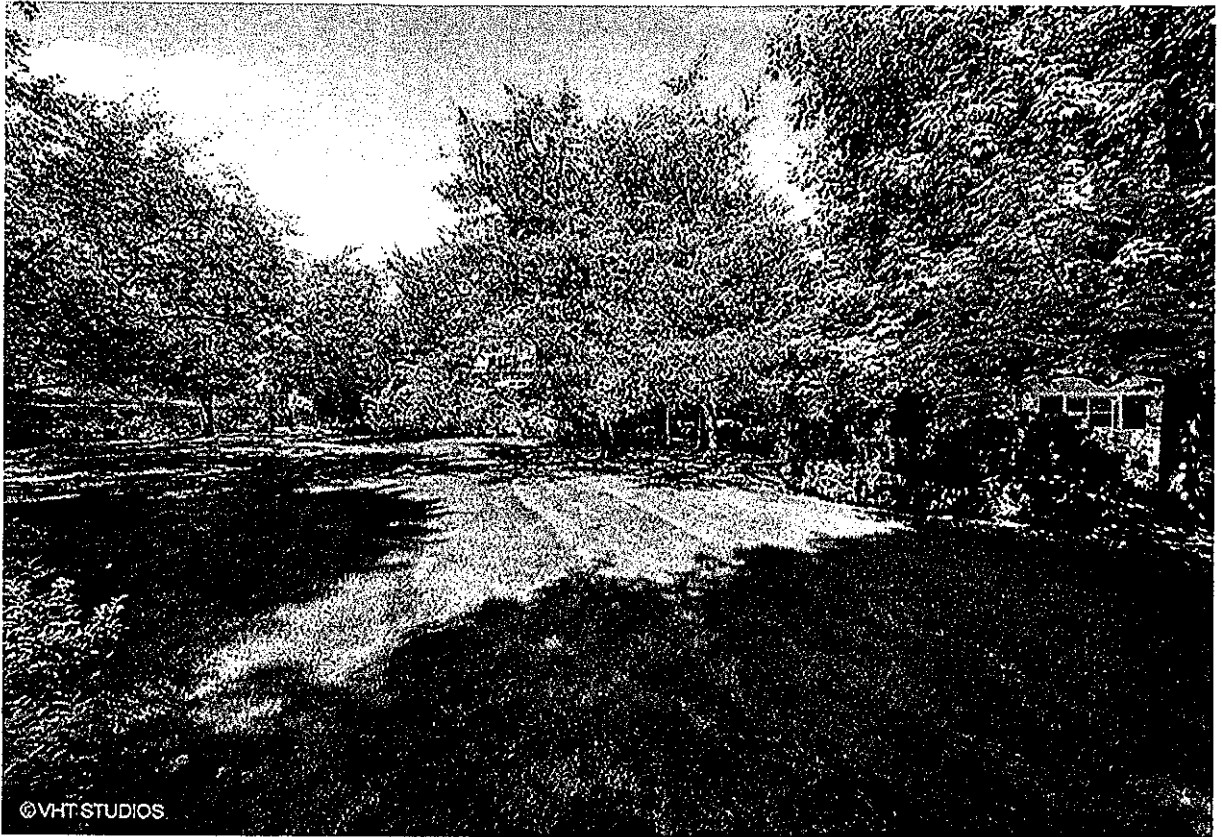
JOB NUMBER: 16-082 SCALE 1" = 20' DRAWN BY: TGS

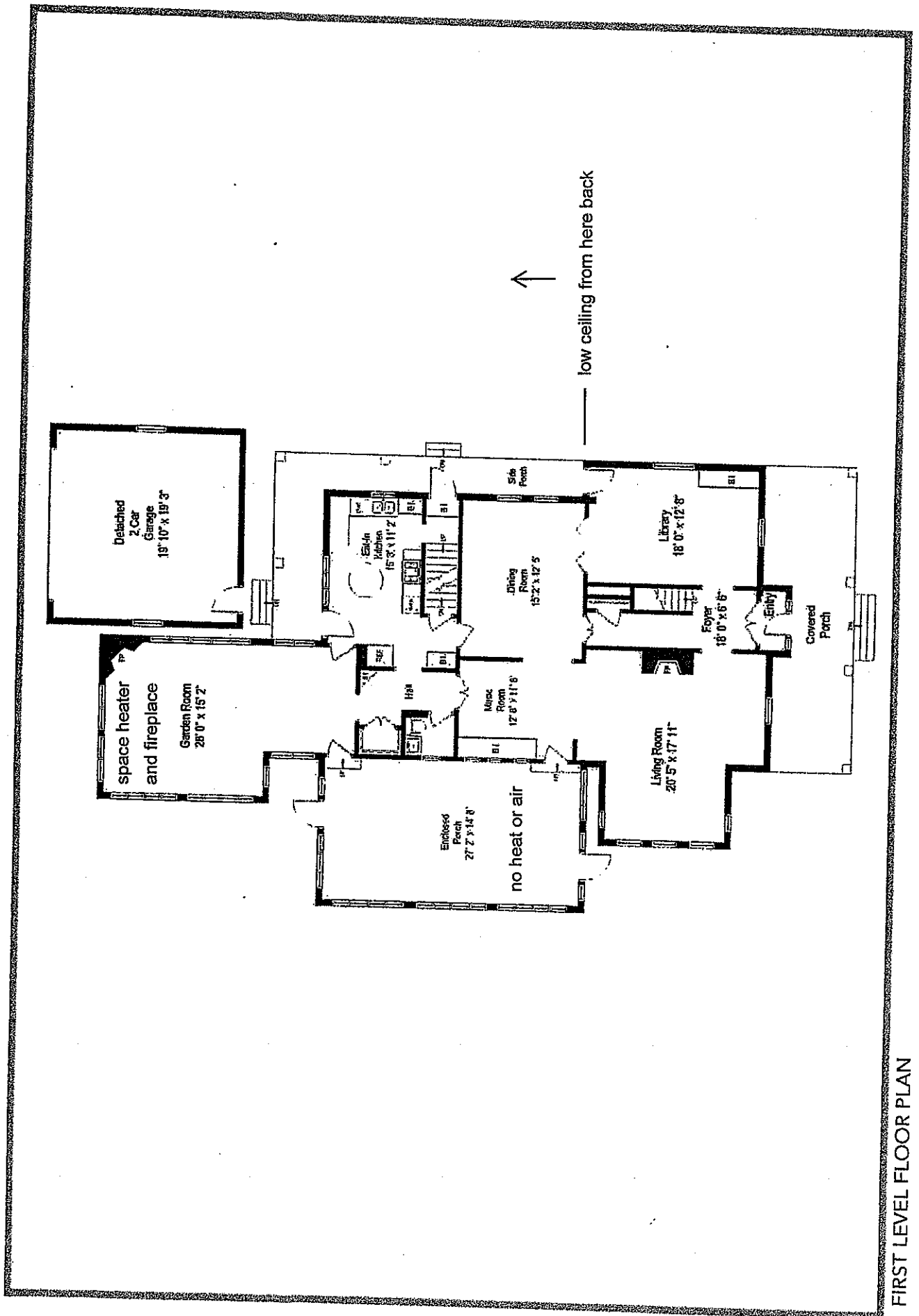
CLIENT: KIM LOTKA

DATE OF FIELD WORK COMPLETION: 09-22-16

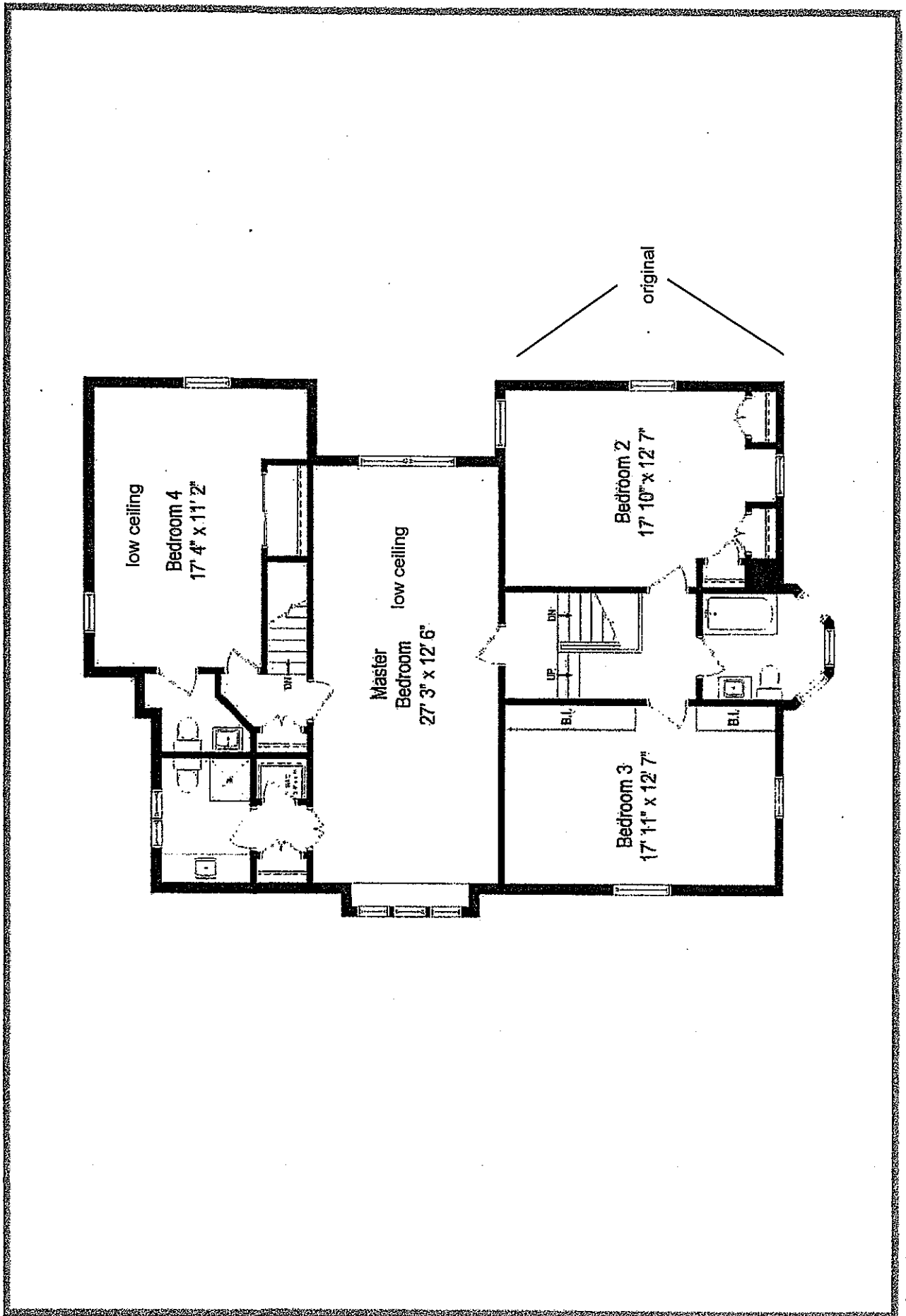








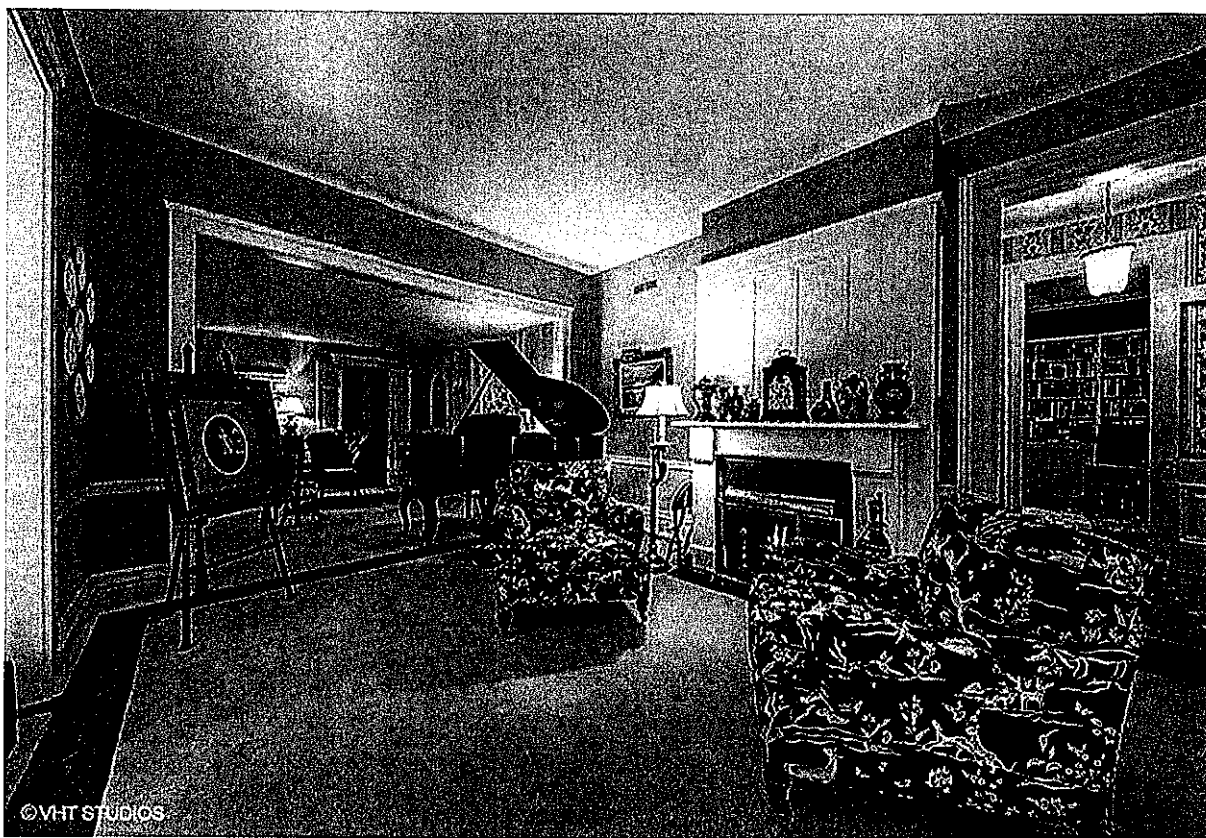
FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



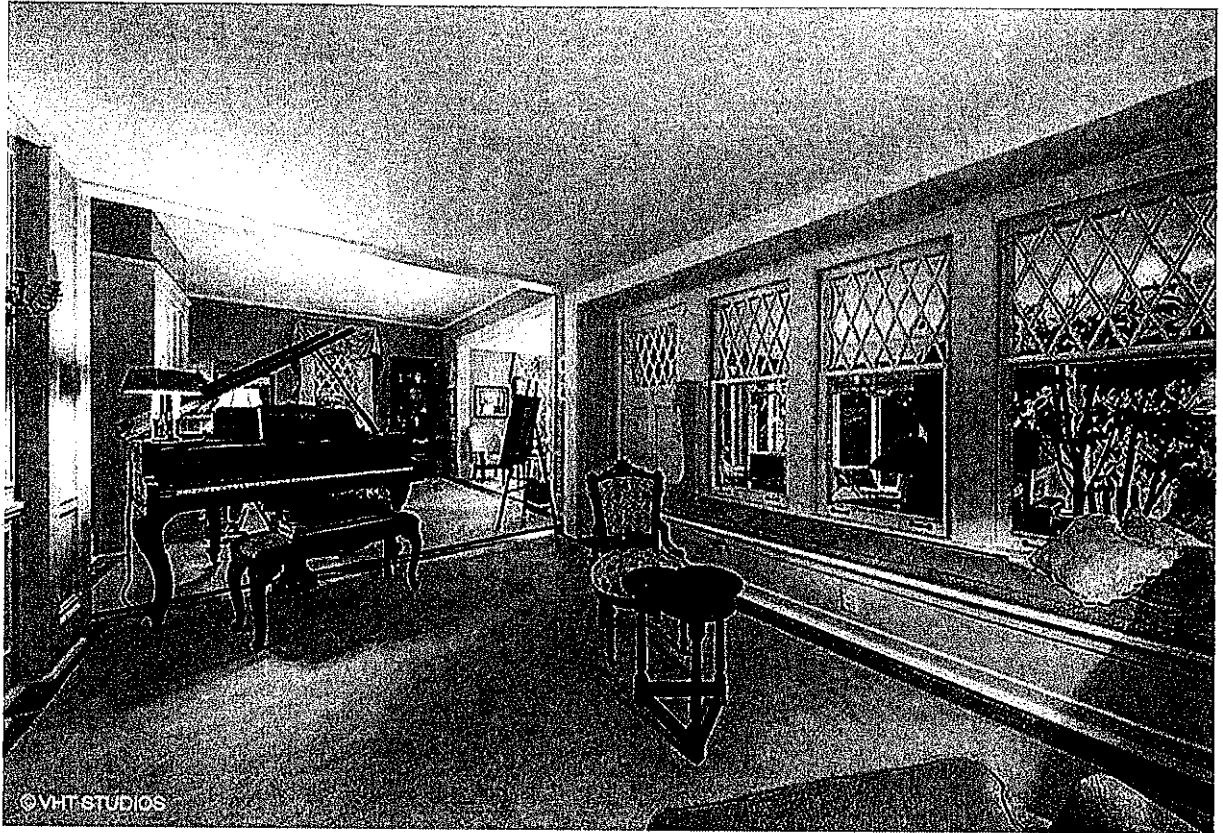
1 of 2 original rooms on the first floor



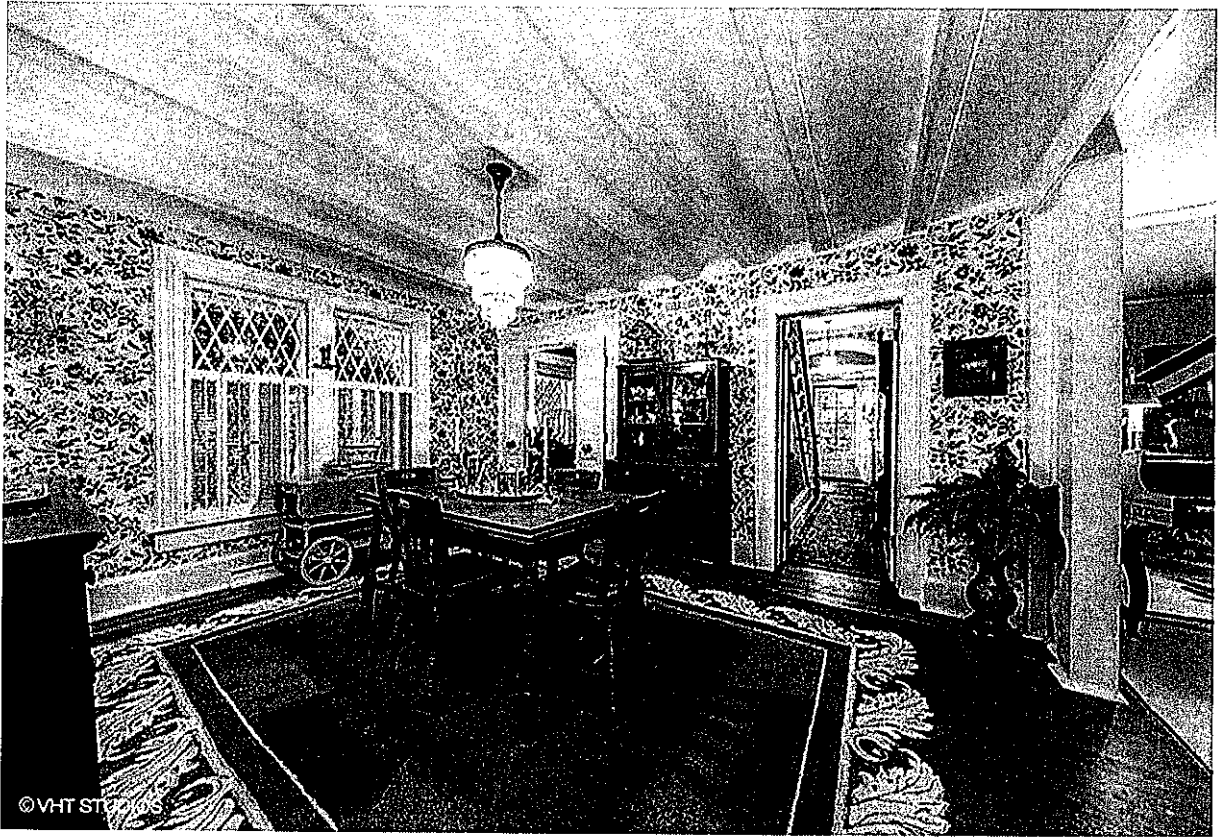
2nd original room on the first floor



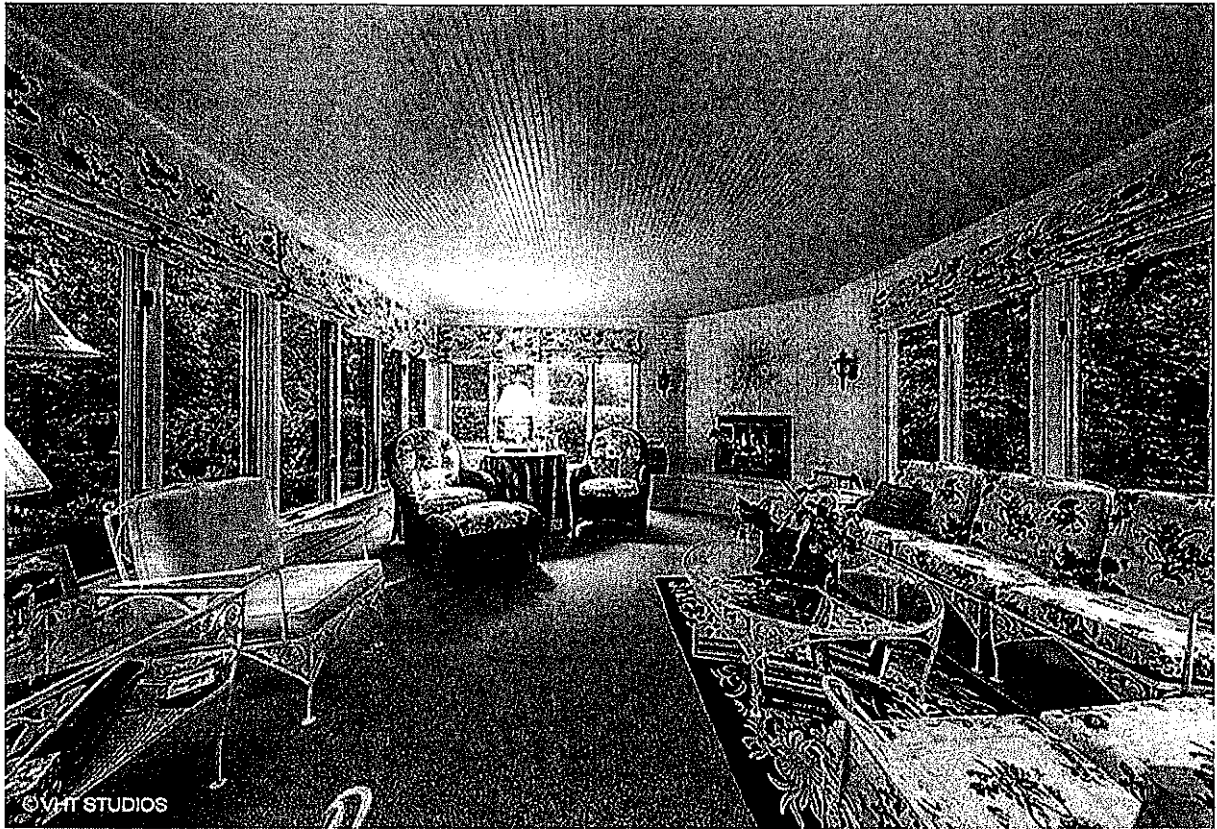
Addition with low ceiling



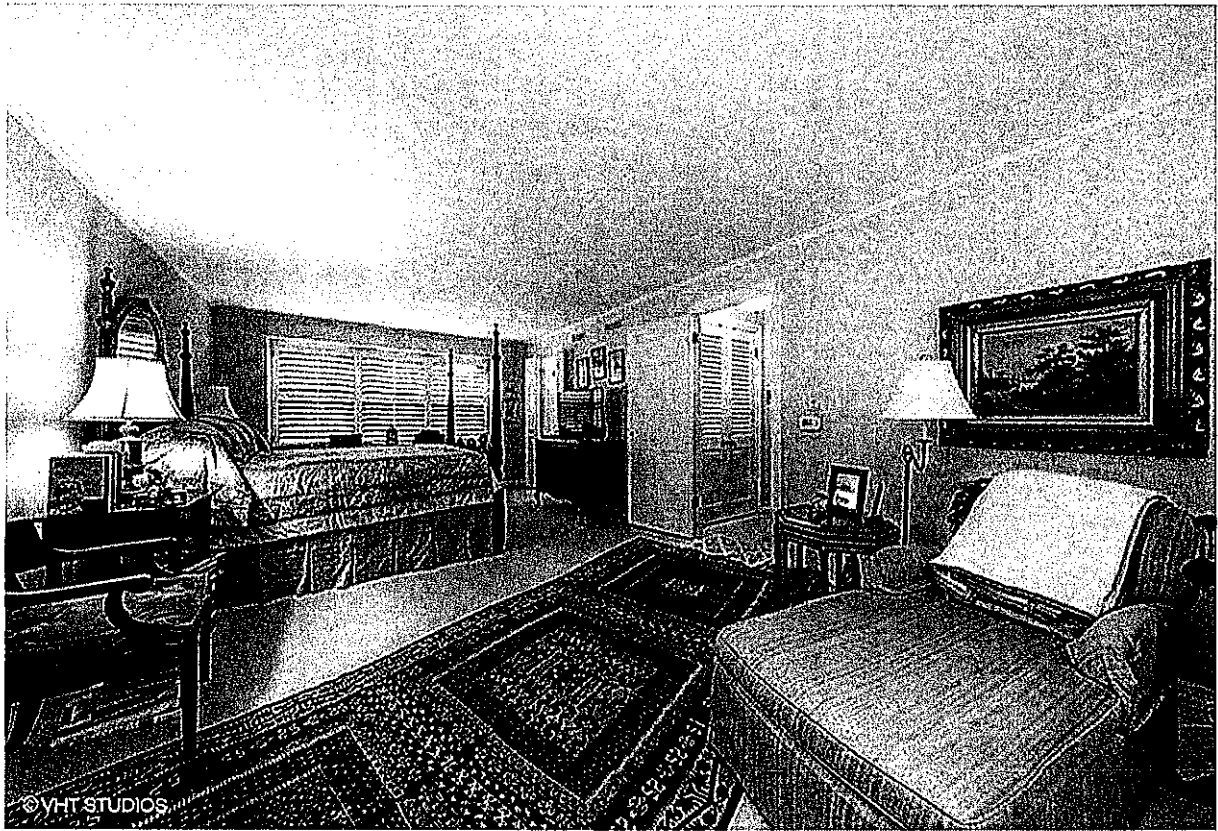
Addition with low ceiling



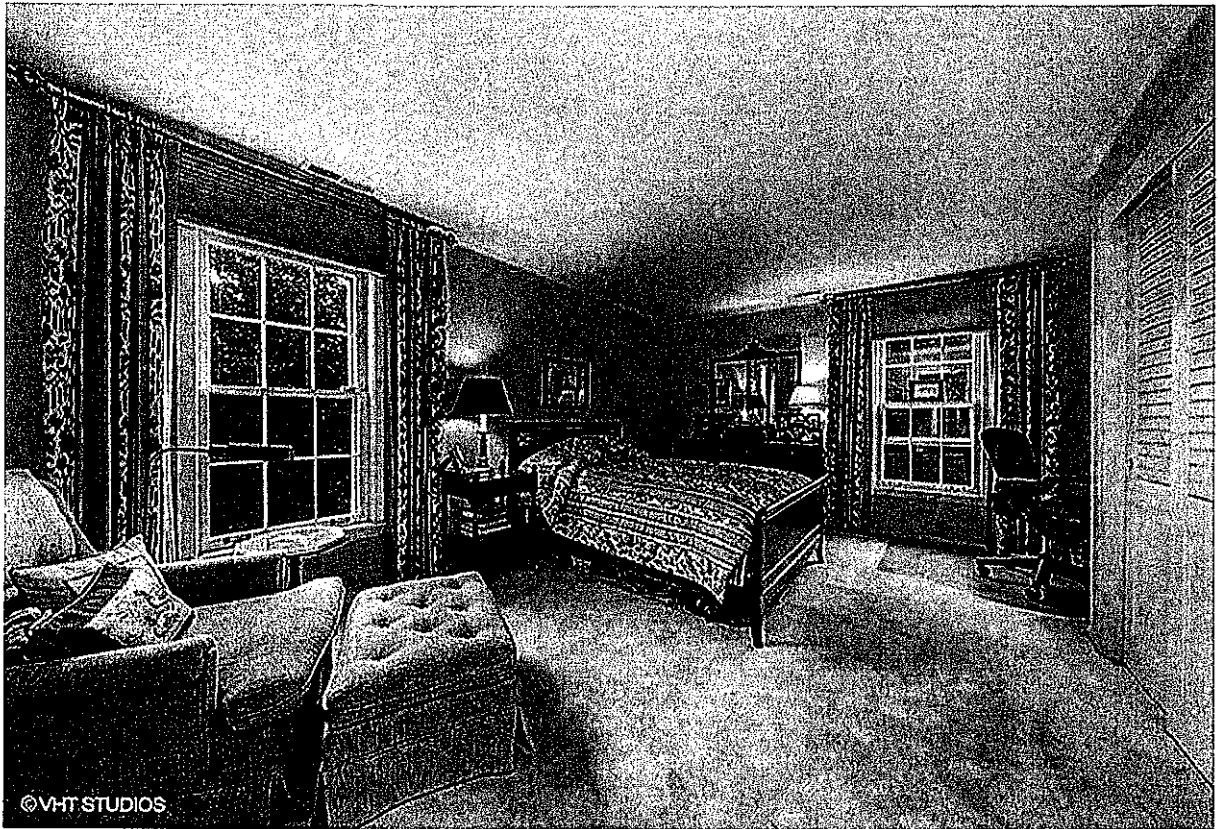
Addition with low ceiling



Addition with no heat nor air



Addition upstairs with low ceiling



Low ceiling in this room on the second floor and only accessible through the master bedroom




MEMORANDUM

DATE: February 8, 2017

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 112 E. 4th Street – Application for Certificate of Appropriateness to Demolish Home and Garage in the Robbins Park Historic District to Construct a New Home
Continuation from Jan. 11, 2017, HPC

Summary

The Village of Hinsdale has received an application from Joel Anderson Homes, LTD., representing the owner of 112 E. 4th Street, requesting approval for a Certificate of Appropriateness to demolish an existing home and garage in the Robbins Park Historic District to construct a new house. Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness. This item was formally continued from the January 11, 2017, HPC. The transcript from the public hearing is available in the January 11, 2017, HPC minutes.

Request and Analysis

The existing property is a two-story frame residence constructed in 1887. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The home is located in the R-1 Single Family Residential District and borders the same to the north, east, west and south. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is 23,088 SF in area. The home, per the National Register of Historic Places, is a contributing structure to the Robbins Park Historic District.

Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which



MEMORANDUM

the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

Per Section 14-5-1(B), the final decision of the HPC shall be advisory only since the subject property is not a local landmark, but is located in a designated historic district.

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)

The following related materials were provided for the January 11, 2017, HPC meeting and can be found on the Village website at:

villageofhinsdale.org/document_center/HistoricPreservation/2017/JAN/Jan_11_2017_HPC_Packet.pdf

- Zoning Map and Project Location
- Robbins Park Historic District Map
- Title 14, Section 14-5-2: Criteria (A) and (B)
- National Register of Historic Places Sheet (Section Number 7 Page 12)
- Letter of Intent to Construct Code Compliant House (dated Dec. 20, 2016)

**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: 112 E. 4th St, Hinsdale
Property Identification Number: 09-12-215-003

I. GENERAL INFORMATION

1. Applicants Name: Joel Andersen Homes Ltd.
Address: 5726 Carpenter St.
Downers Grove, IL 60516
Telephone Number: 630-810-9429
2. Owner of Record (if different from applicant): Kate + Dan Hillegass
Address: 821 W. Lill, Chicago, IL 60614
Telephone Number: 630-667-4486
3. Others involved in project (include name, address and telephone number):
Architect: Mike Buhr / Craft Stone Architects
13250 State Rt. 59, Ste 110, Plainfield, IL 60585 815-609-1997
Attorney: N/A
Builder: Joel Andersen Homes Ltd.
5726 Carpenter St., Downers Grove, IL 60516 630-810-9429
Engineer: Kevin Motay / Mackie Consultants
9575 W. Higgins Rd, Ste 500, Rosemont, IL 60018 847-696-1400

II. SITE INFORMATION

1. Describe the existing conditions of the property: Residential, Single Family
2. Property Designation:

Listed on the National Register of Historic Places?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Listed as a Local Designated Landmark?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Located in a Designated Historic District?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

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

*Construct
New Single family home (demo current)*

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?

☒ 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.

N/A

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

N/A
Signature of Applicant

N/A
Signature of Applicant

☒ CORPORATION

[Signature]
Signature of Applicant's President

[Signature]
Signature of Applicant's Secretary

☐ PARTNERSHIP

N/A
Signature of Applicant

N/A
Signature of Applicant

N/A
Signature of Applicant

N/A
Signature of Applicant

LAND TRUST

N/A
Signature

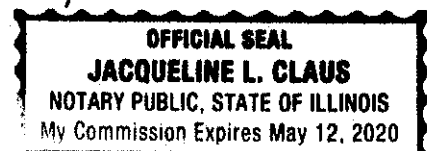
OTHER

N/A
Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 29 day of

November, 2016.

[Signature]
Notary Public



Descriptive List of Photographs
Provided for the January 2017 Meeting
Of the Hinsdale Historic Preservation Commission

Re: 112 E. 4th Street, Hinsdale, IL 60521

1. North Elevation
2. South Elevation
3. East & South Elevation
4. East & North Elevation
5. West Elevation
6. West Elevation
7. Home Adjacent to the East
8. Home Adjacent to the West
9. Detached Garage West Elevation
10. Detached Garage South Elevation
11. Detached Garage North Elevation
12. Detached Garage East Elevation
13. Home Directly Across the Street
14. Home Across the Street to the East
15. Home Across the Street to the West

3.



4.



1.

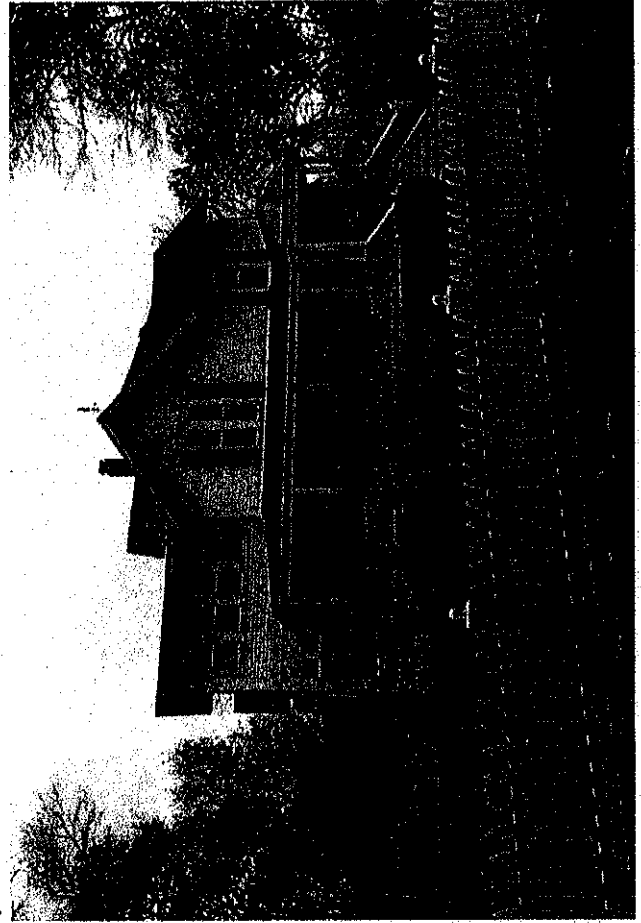


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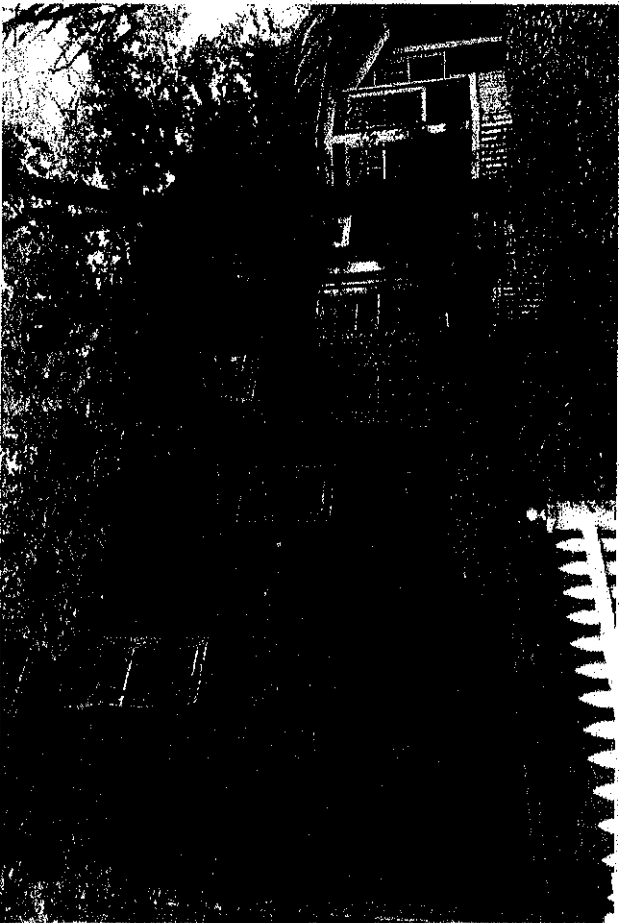




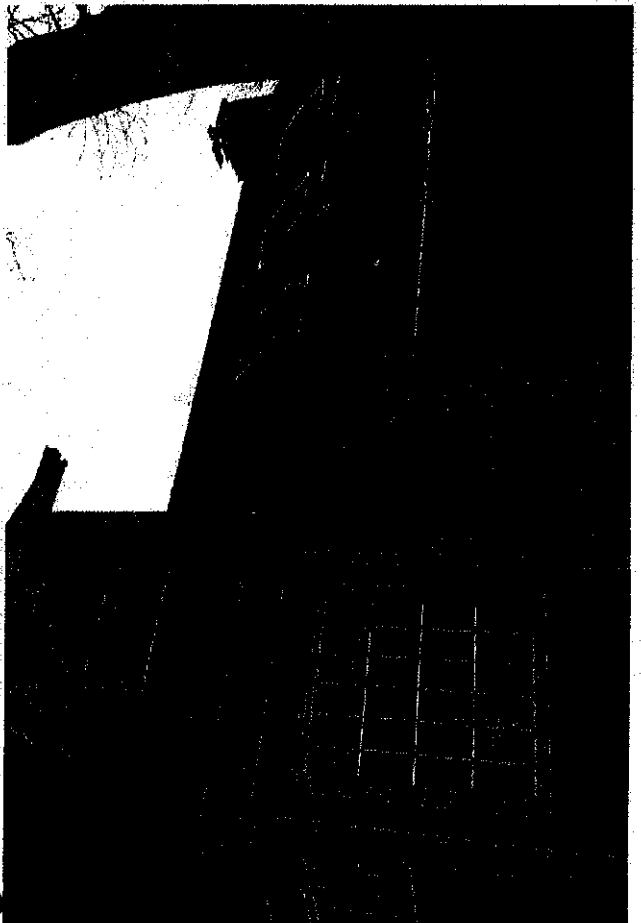
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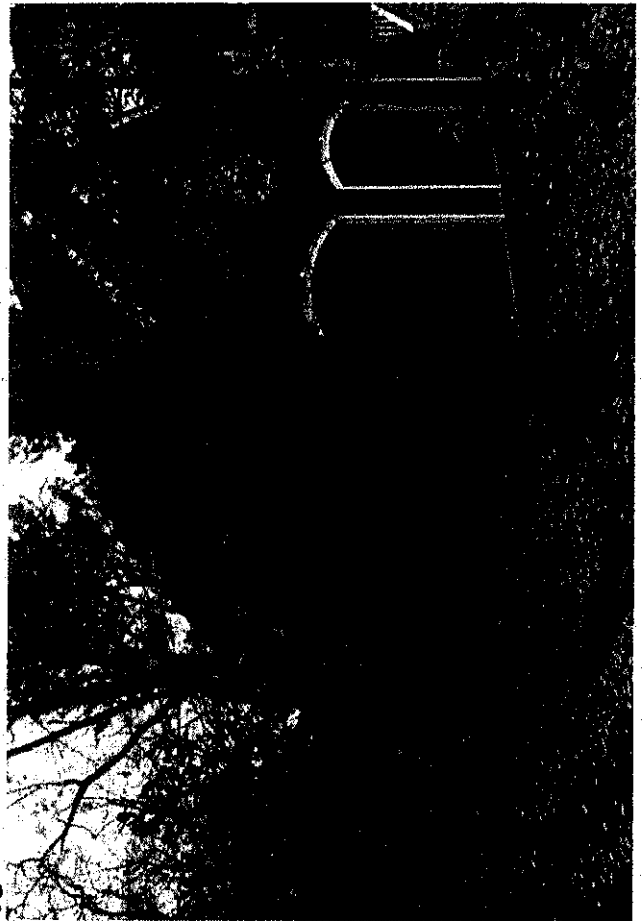
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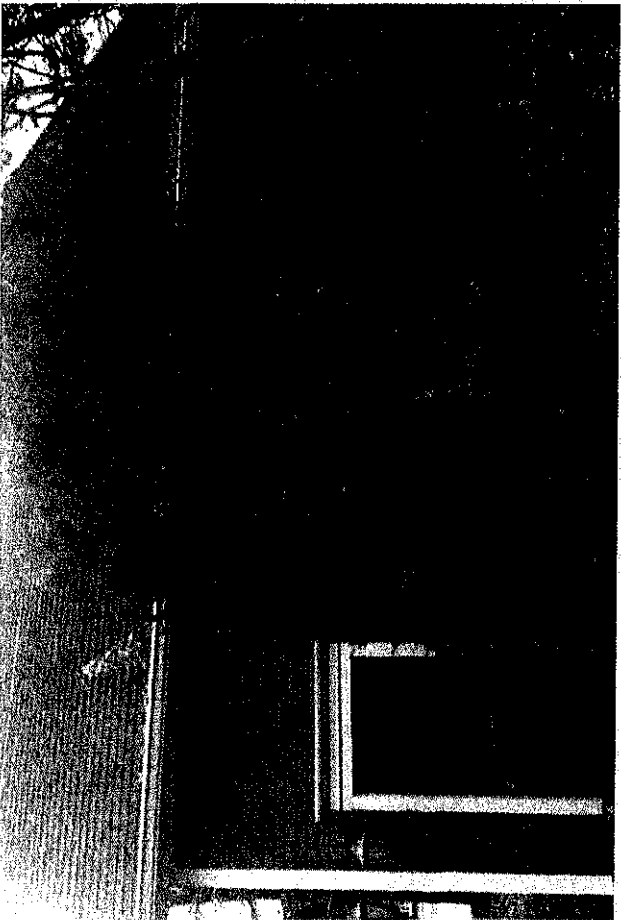
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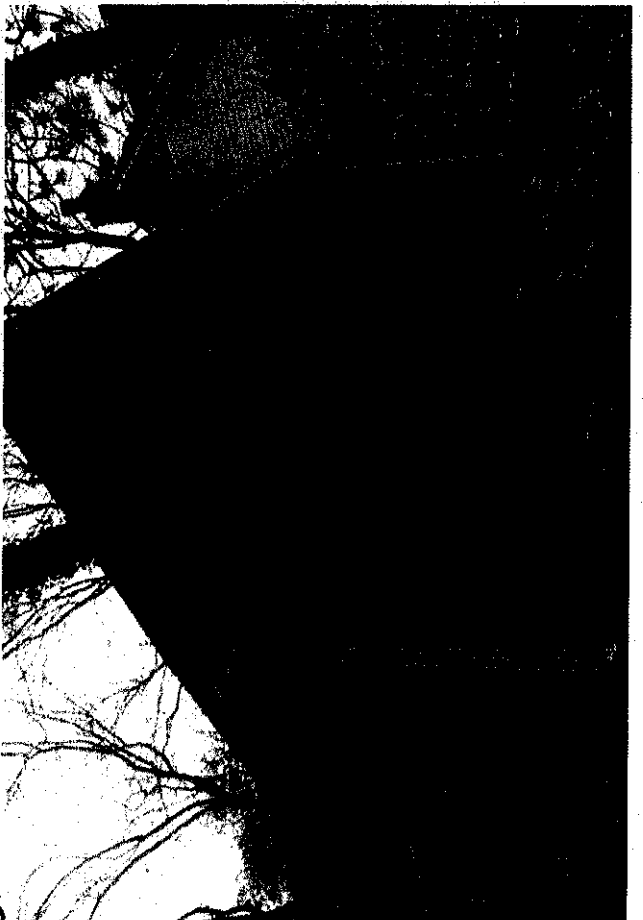
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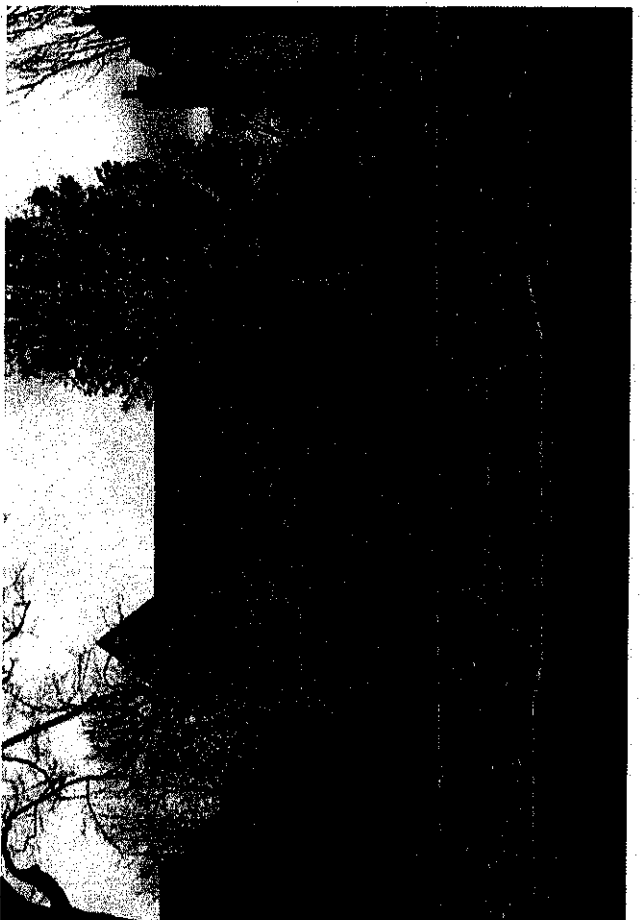


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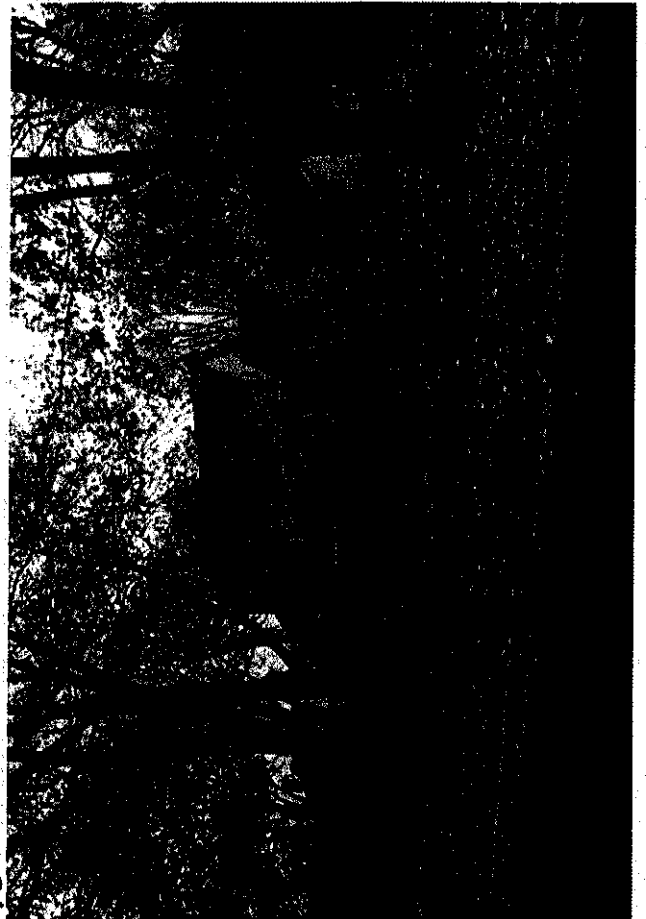
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14.



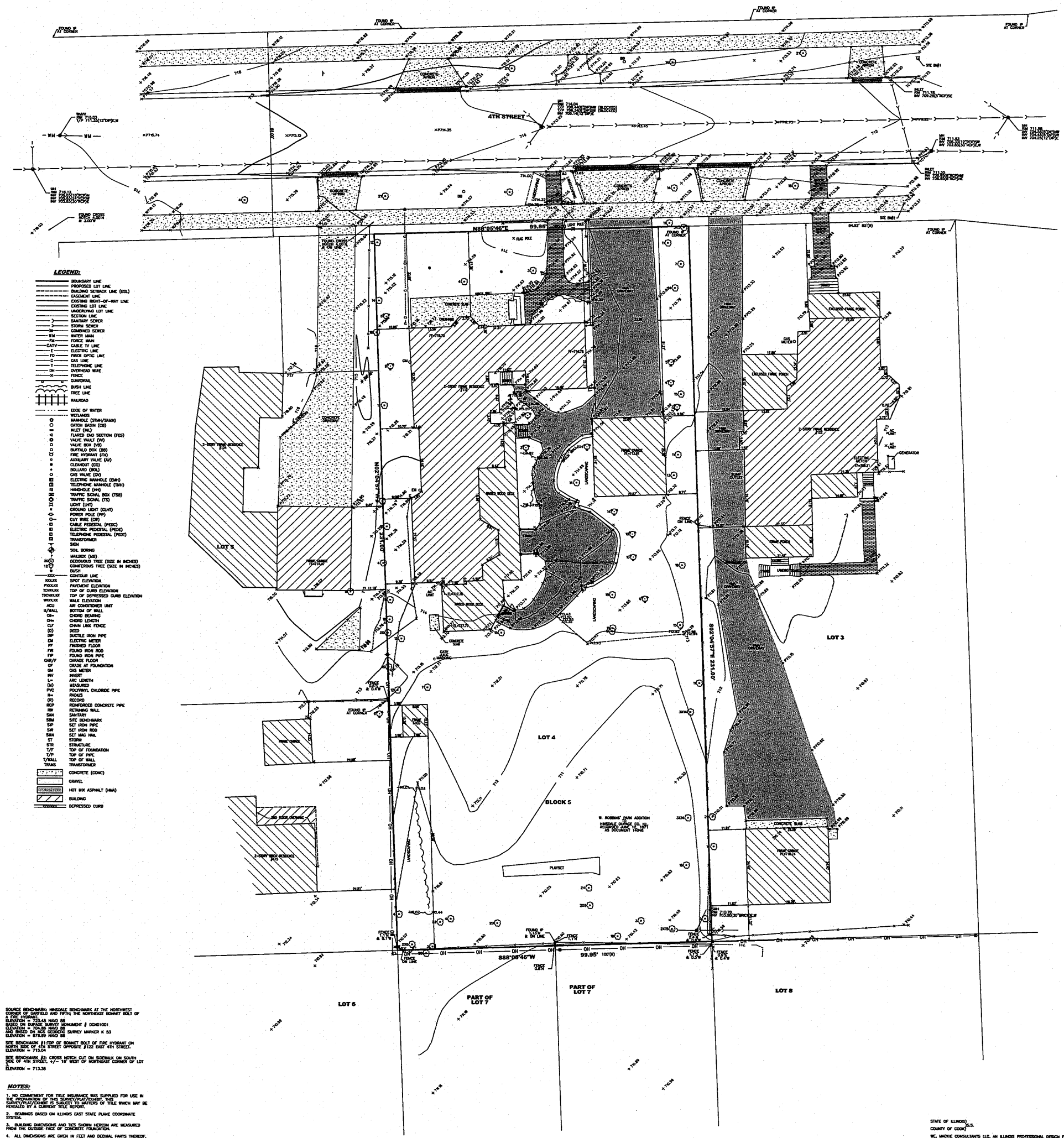
15.



PLAT OF SURVEY

PROPERTY DESCRIPTION:
LOT 4 IN BLOCK 5 IN E. ROBERT'S PARK ADDITION TO HINSDALE, ILLINOIS
A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND
OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 11 EAST OF
RECORDED PLAT 12, 1874 AN DOCUMENT 1046 IN DAVID COUNTY,
ILLINOIS.

AREA:
PROPERTY CONTAINS 23,088 SQUARE FEET OR 0.530 ACRE MORE OR LESS
P.L.N.:
08-12-215-003



SOURCE BENCHMARK: MIDDLE BENCHMARK AT THE NORTHEAST
CORNER OF GARFIELD AND FIFTH THE NORTHEAST CORNER OF LOT 1
ELEVATION = 713.48 NAVD 83
BASED ON THE SURVEY/PLAT/CONVEYANCE AND REPORT ANY DISCREPANCIES
ELEVATION = 713.48 NAVD 83
AND BASED ON THE SURVEY/PLAT/CONVEYANCE AND REPORT ANY DISCREPANCIES
ELEVATION = 713.48 NAVD 83

SITE BENCHMARK: 1/2" TOP OF BOLT OF FIRE HYDRANT ON
NORTH SIDE OF 4TH STREET OPPOSITE 1122 EAST 4TH STREET
ELEVATION = 713.04

SITE BENCHMARK: 1/2" TOP OF BOLT OF FIRE HYDRANT ON SOUTH
SIDE OF 4TH STREET 1/2" - 16' WEST OF NORTHEAST CORNER OF LOT
ELEVATION = 713.38

- NOTES:
1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN
THE PRODUCTION OF THIS SURVEY/PLAT/CONVEYANCE. THIS
SURVEY/PLAT/CONVEYANCE IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE
REVEALED BY A CURRENT TITLE REPORT.
 2. BENCHMARKS BASED ON ILLINOIS EAST STATE PLANE COORDINATE
SYSTEM.
 3. BUILDING DIMENSIONS AND THIS SURVEY HEREON ARE MEASURED
FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
 4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 5. CONVEYANCE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA
GIVEN ON THIS SURVEY/PLAT/CONVEYANCE AND REPORT ANY DISCREPANCIES
TO THE SURVEYOR AT ONCE.
 6. ONLY THOSE EASEMENTS, EASEMENTS AND EASEMENTS WHICH ARE
SHOWN ON THE SURVEY/PLAT/CONVEYANCE AND REPORT ANY DISCREPANCIES
OR NOTES TO THE SURVEYOR AT ONCE.
 7. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
 8. SURVEY IS BASED ON FIELD WORK COMPLETED ON 08-22-16.
 9. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.
 10. PROPERTY NOT MONUMENTED AT THIS TIME PER CLIENT'S REQUEST.

STATE OF ILLINOIS
COUNTY OF COOK

WE, MACKLE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM
HEREBY CERTIFY THAT WE HAVE CONDUCTED THE SURVEY/PLAT/CONVEYANCE
AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____
2016. IN ROCKFORD, ILLINOIS.

ROBERT L. MACKLE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-002718
LICENSE EXPIRES: NOVEMBER 30, 2019

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY.

	CLIENT: MR. JOEL ANDERSON JOEL ANDERSON HOMES, LTD. 5726 CARPENTER STREET DOWNERS GROVE, ILLINOIS 60516	DESIGNED	____	____	
		DRAWN	RWO	____	
		APPROVED	DAG	____	
		DATE	08-24-16	____	
DATE	____	DESCRIPTION OF REVISION	BY	SCALE	1"=10'

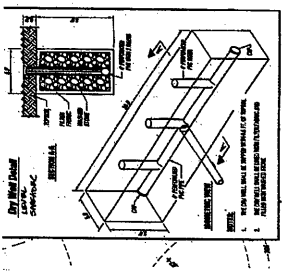
PLAT OF SURVEY
112 EAST 4TH STREET
HINSDALE, ILLINOIS

SHEET
1 OF **1**
PROJECT NUMBER: 3053
© MACKLE CONSULTANTS, LLC, 2016
ILLINOIS FIRM LICENSE: 04-000044

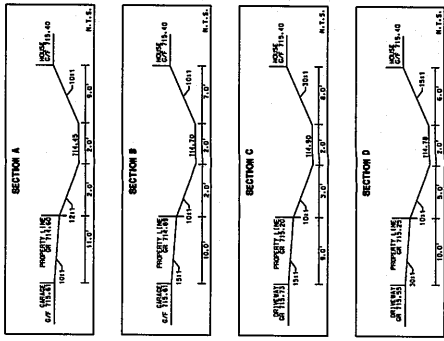


AREA: PROPERTY CONTAINS 23,068 SQUARE FEET OR 0.530 ACRE MORE OR LESS

SURVEYOR'S NOTES:

[illegible][illegible][illegible]

LEGEND:	
BOUNDARY LINE	1
SEALING JOINT LINE (SIL)	2
SEALING JOINT LINE (SIL)	3
EXTENDING JOINT-OF-WAY LINE	4
UNDERLAYER OF LIME	5
SECTION LINE	6
STORM SEWER	7
SEWER	8
SEWER MANHOLE	9
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DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE IMPAIRED BY THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN, AND THAT THE PROPOSED IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED TO PREVENT THE ACCUMULATION OF STANDING WATER AND TO PREVENT THE EMERGENCE OF ANY UNDESIRABLE ODORS OR GASES. I HAVE BEEN ADVISED BY THE ENGINEER OF THE PROJECT THAT THE PROPOSED IMPROVEMENTS WILL BE DESIGNED TO PREVENT THE ACCUMULATION OF STANDING WATER AND TO PREVENT THE EMERGENCE OF ANY UNDESIRABLE ODORS OR GASES. I HAVE BEEN ADVISED BY THE ENGINEER OF THE PROJECT THAT THE PROPOSED IMPROVEMENTS WILL BE DESIGNED TO PREVENT THE ACCUMULATION OF STANDING WATER AND TO PREVENT THE EMERGENCE OF ANY UNDESIRABLE ODORS OR GASES.

ENGINEER'S SIGNATURE

ENGINEER'S SEAL

EXTERIOR ELEVATIONS - FRONT

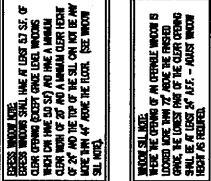
DATED	11-30-2016
EXPIRES	

ISSUANCE[illegible]

The diagram shows a cross-section of a curved structural member. Key features include:

- Labels:** "AIRCRAFT ENGINE" at the top left, "WING" and "TAIL" along the upper edge, "FUSELAGE" along the lower edge, and "LANDING GEAR" at the bottom.
- Dimensions:**
 - A vertical dimension of "12" on the left side.
 - A horizontal dimension of "18" below the vertical one.
 - A series of horizontal dimensions along the bottom: "1-2", "1-3", "1-4", "1-5", and "1-6".
 - An angle of "90°" indicated between two lines at the bottom right.
 - An angle of "45°" indicated near the center of the curve.
 - A small angle labeled "α" near the top left corner.
- Geometry:** The main body is a thick, curved beam-like structure. It has several smaller rectangular sections attached to its top surface, which are labeled as engine, wing, and tail components. The bottom surface appears to be connected to a landing gear assembly.

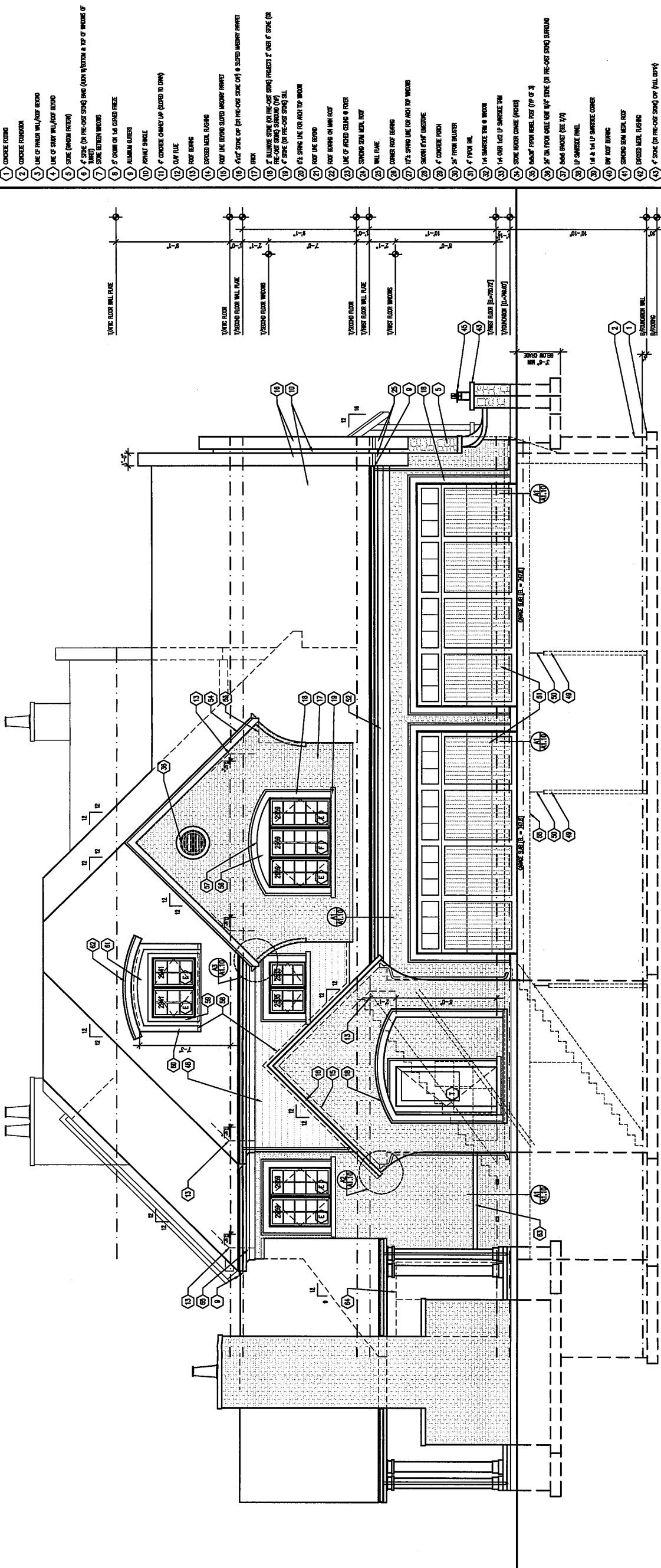
B1	FRONT ELEVATION
----	-----------------

$$\underline{1/4'' = 1'-0''}$$


EXTERIOR ELEVATION KEYNOTE LEGEND:

A1.10 DEBORAH CLEMENTS - FRONT LINE

<p>OF 23 SHEETS</p> <p>A1.20</p> <p>SHEET NUMBER:</p> <p>PROJECT NUMBER: 160738</p> <p>DRAWN BY: EAO CHECKED BY: NAG</p>	<p>EXTERIOR ELEVATIONS - LEFT SIDE</p> <p>Contractor: Joel Andersen Homes - Phone: () - 821 W. 111th Avenue, Chicago, IL 60614 Dan & Kate Hillgass 112 E. 4th Street, Hinsdale, IL 60521 for Hillgass House</p> <p>Craftstone Architects, Inc. 13250 S. Route 58, Suite 110, Plainfield, Illinois 60668 Phone: (815) 608-1987 Fax: (815) 327-8827 www.CraftstoneArchitects.com Professional Design Firm # 184-005597</p> <p>Craftstone Architects</p> <p>DATED 11-30-2016 EXPIRES</p> <p>Seal</p>	<p>DATE 10-04-2016 PERMIT-BID</p> <p>ISSUANCE</p>
-------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------

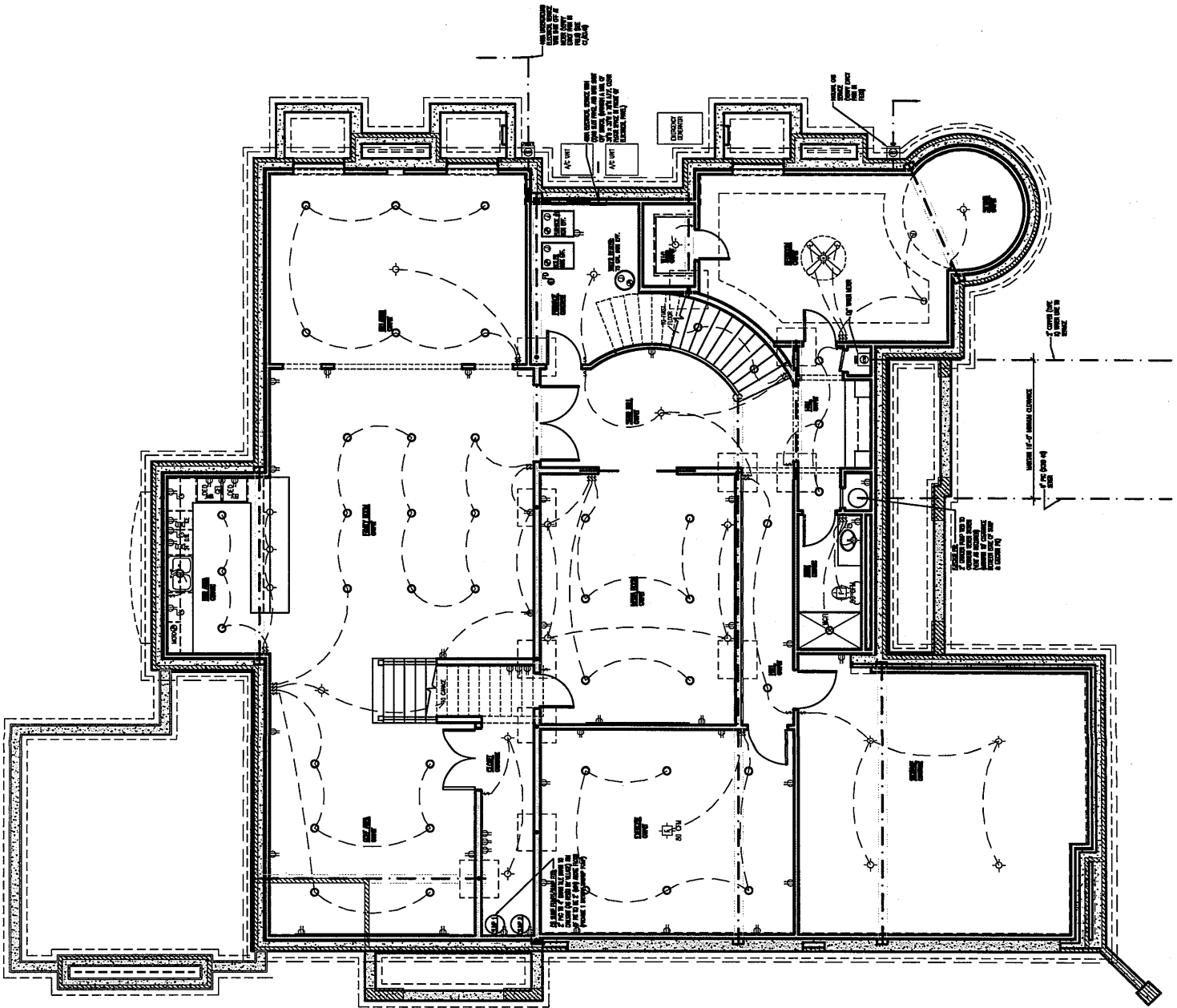


- [illegible]

- [illegible]

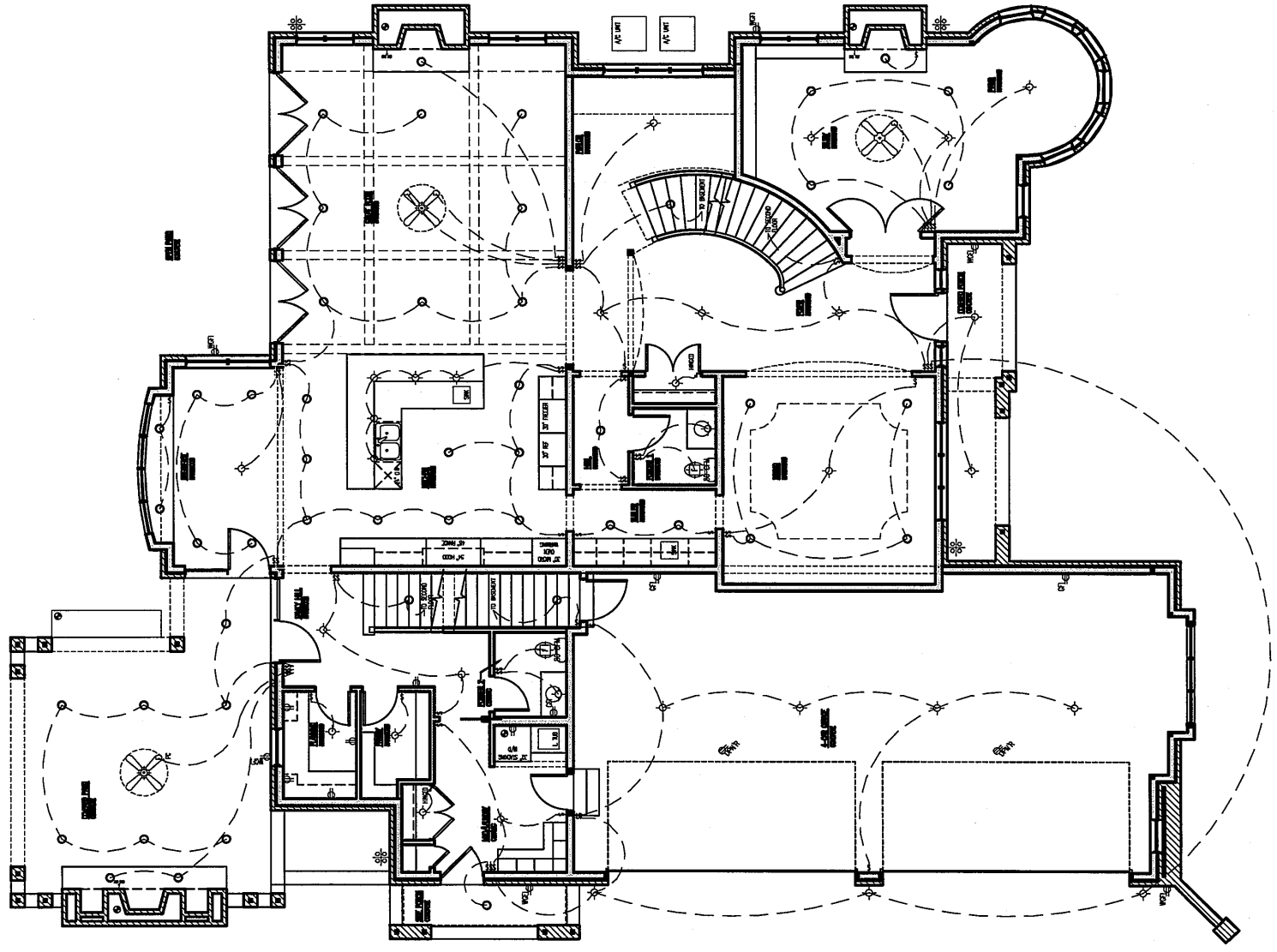
A1	-
A1.20	-

$$\underline{1/4^m = 1'-0''}$$



A1 BASEMENT MEP PLAN

A4.10 3/16"=1'-0"



A3 FIRST FLOOR MEP PLAN

A4.10 3/16"=1'-0"

BASEMENT & FIRST FLOOR MEP PLANS		Craftstone Architects 13250 S. Route 59, Suite 110, Plainfield, Illinois 60585 Phone: (815) 609-1997 Fax: (815) 327-8827 www.CraftstoneArchitects.com Professional Design Firm # 194-005937	Contractor: Joel Andersen Homes - Phone: () 821 W. Lill Avenue, Chicago, IL 60614 Dan & Kate Hillgass 112 E. 4th Street, Hinsdale, IL 60521	DRAWN BY: EAO CHECKED BY: MAB	PROJECT NUMBER: 160738	SHEET NUMBER: A4.10	OF 23 SHEETS	© 2010 by Craftstone Architects, Inc.
DATE: 10-04-2016 PERMIT-BID	ISSUANCE							




MEMORANDUM

DATE: February 8, 2017

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 444 E. 4th Street – Two (2) Applications for Certificate of Appropriateness to:
Relocate the Existing Zook House in the Robbins Park Historic District (HPC-08-2016)
Demolish the Existing Zook House in the Robbins Park Historic District (HPC-09-2016)
HPC Public Hearing Agenda Items: 2 (c) and 2(d)

Summary

The Village of Hinsdale has received an application from Matthew Bousquette, the owner of 444 E. 4th Street, requesting approval for two (2) Certificate of Appropriateness's. One application seeks to relocate the existing Zook house and the other seeks to demolish the Zook house. Per the Village Code, no permits shall be issued for the relocation or demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC).

Request and Analysis

The subject property features a two-story residence constructed in 1929, in the Tutor Revival style. The home is also known as the Marshall Keig House, and designed by R. Harold Zook. The applicant would like to seek the right to obtain both permits to either relocate the home or demolish it. The entitlement process to relocate the Zook house requires review by the Zoning Board of Appeals, Plan Commission and the Board of Trustees. Thus, the applicant has applied for both possible outcomes to relocate the Zook house.

The relocation of the house would require separation from the foundation, and a 180 degree rotation to be moved 100 feet south of its current location. It is located in the R-1 Single Family Residential District and borders the same to the north, east, west and south. The home, per the National Register of Historic Places, is a contributing structure to the Robbins Park Historic District.

Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions



MEMORANDUM

are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 5.

Per Section 14-5-1(B), the final decision of the HPC shall be advisory only since the subject property is not a local landmark, but is located in a designated historic district.

Attachments:

- Attachment 1 – Application for Certificate of Appropriateness for Relocation (HPC-08-2016)
- Attachment 2 - Application for Certificate of Appropriateness for Demolition (HPC-09-2016)
- Attachment 3 - Zoning Map and Project Location
- Attachment 4 - Robbins Park Historic District Map
- Attachment 5 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 6 – National Register of Historic Places Sheet (Section Number 7 Page 13)
- Attachment 7 - Public Support for Zook House Emails (5)

**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: 444 E Fourth St Hinsdale 60521
Property Identification Number: 09-12-221-008

I. GENERAL INFORMATION

1. Applicants Name: Matthew Rousquette
Address: 448 E Fourth St Hinsdale IL 60521
Telephone Number: 630-468-2725
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: DENNIS PARSONS
28 Spring Lake Ave Hinsdale 630-567-8133
Attorney: _____
Builder: Peter Byrne 7 S. Lincoln St Suite 7 Hinsdale
630-321-6800
Engineer: Jon Green ERA 33701 West Ave Suite 150
Warrenville IL 630-393-3060

II. SITE INFORMATION

1. Describe the existing conditions of the property: Deteriorating circa 1929
stone home
2. Property Designation:
Listed on the National Register of Historic Places? _____ YES ☒ NO
Listed as a Local Designated Landmark? _____ YES ☒ NO
Located in a Designated Historic District? ☒ 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).

THE HAROLD ZOOK HOME located at 444 E Fourth St will be lifted AND moved to face Woodside Ave. The two story house along with the attached brick AND stone garage, chimney fireplace and back porch will be separated from the foundation, Rotated 180 degrees AND moved 100' south. A new foundation AND basement will be poured to match original plans for footprint of the existing home. There will be no other additions made to the exterior of the 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?

☒ 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.

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**

Matthew C. Buzar
Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

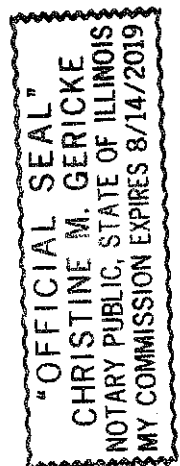
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 9 day of

Jan, 2017.

Christine M. Gericke
Notary Public





Front (above) / East Side (below)





Rear (above) / West Side (below)



SETBACK DATA TABLE

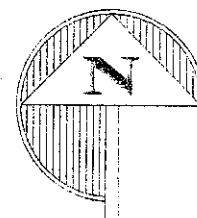
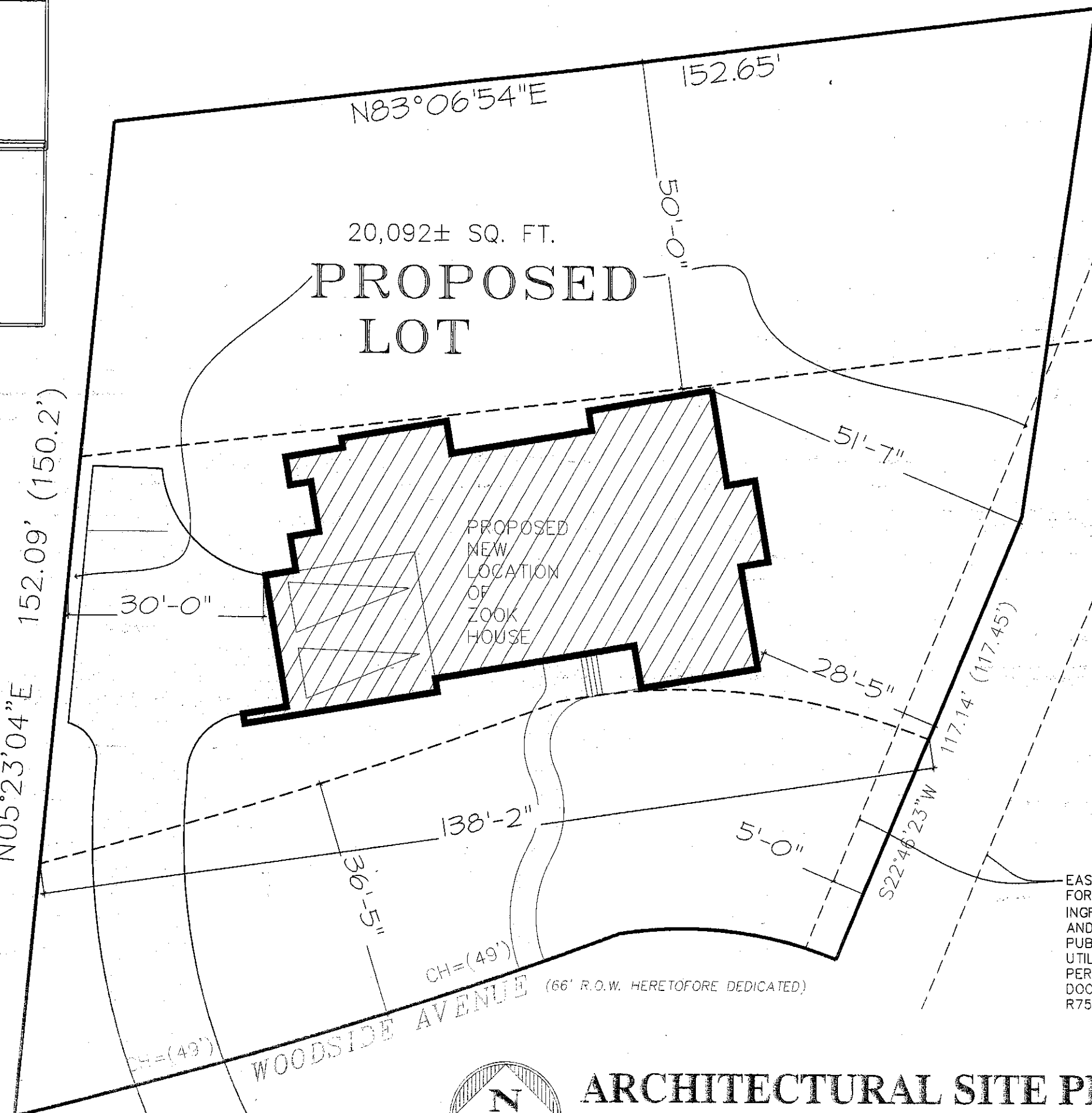
WOODSIDE ADDRESS:

419 WOODSIDE AVENUE	19.06' (EXCLUDED)
425 WOODSIDE AVENUE	36.96'
435 WOODSIDE AVENUE	40.36' (EXCLUDED)
436 WOODSIDE AVENUE	35.84'
Average:	36.40'

SITE DATA

LOT AREA	20,092± SQ. FT.
ALLOWABLE FAR	6,018 SQ. FT.
EXIST FAR APPROX.	5,000 SQ. FT.
ALLOWABLE BLDG COVERAGE	5,023 SQ. FT.
ACTUAL BLDG COVERAGE	2,705 SQ. FT.

N05°23'04"E 152.09' (150.2')



ARCHITECTURAL SITE PLAN

1/8" = 1'-0"



REVISIONS

REV.#	DATE

26 SPRINGLAKE AVENUE
HINSDALE, IL 60521
PHONE 630.561.035

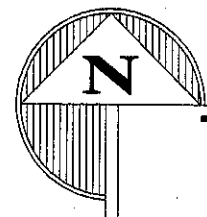
PARSONS
ARCHITECTS, LLC

THESE DOCUMENTS ARE
FOR INFORMATION ONLY
AND MAY NOT BE USED
IN ANY MANNER WITHOUT
THE WRITTEN
CONSENT OF PARSONS

A proposed lot for
444 east 4 th street
HINSDALE, ILLINOIS

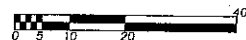
DATE:
1-6-17
SCALE:
AS NOTED
DRAWN BY:
DKP
CHECKED BY:
DKP

SHEET
S1
Attachment 1



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



N00°59'33"E 190.54' (192.4')

R=366.97'
CH=S77°59'55"E
A=51.55'
51.51'

4TH STREET
R=639.37'
CH=S59°42'26"E
A=165.98'
165.51'

PARCEL 1
31,395± SQ. FT.

R=126.62'
(125.0')
A=126.65'
(126.66')
CH=S88°22'05"E
121.43'
(121.31')

N83°15'34"W
41.51' (41')

N83°06'54"E

152.65'

EXIST LOCATION OF ZOOK HOUSE

PARCEL 2
20,092± SQ. FT.

NEW LOCATION OF ZOOK HOUSE

REVISIONS	
REV	DATE

26 SPRINGLAKE AVENUE
HINSDALE, IL 60521
PHONE: 630.561.8595

PARSONS
ARCHITECTS, LLC

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AND MAY NOT BE REPRODUCED
OR TRANSMITTED IN ANY FORM
WITHOUT THE WRITTEN
PERMISSION OF
DANIEL KEITH PARSONS

A proposed lot for
444 east 4th street
HINSDALE, ILLINOIS

DATE:
1-6-11
SCALE:
AS NOTED
DRAWN BY:
DKP
CHECKED BY:
DKP

SHEET

Attachment 1
S2
OF SHEETS

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

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Property Identification Number: 09-12-221-008

I. GENERAL INFORMATION

1. Applicants Name: Matthew Bousquette
Address: 444 E fourth ST
Hinsdale IL 60521
Telephone Number: 630-468-2725
2. Owner of Record (if different from applicant): —
Address: _____
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: N/A
Attorney: N/A
Builder: Ken Ortiz Deconstruction Solutions - Reuse People
of America 312-607-1528
Engineer: N/A

II. SITE INFORMATION

1. Describe the existing conditions of the property: Deteriorated circa
1929 stone house
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).

The existing home will be deconstructed and all
reusable building materials will be donated.
The existing foundation will be removed
and back-filled per Village Specs.

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?

☒ 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.

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**

Matthew C. Berquist
Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

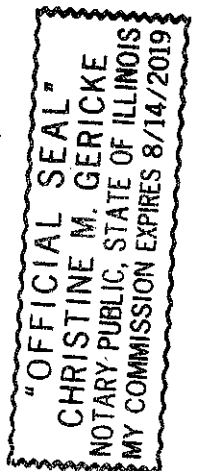
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 9 day of

Jan, 2017

Christine M. Gericke
Notary Public





Front (above) / East Side (below)

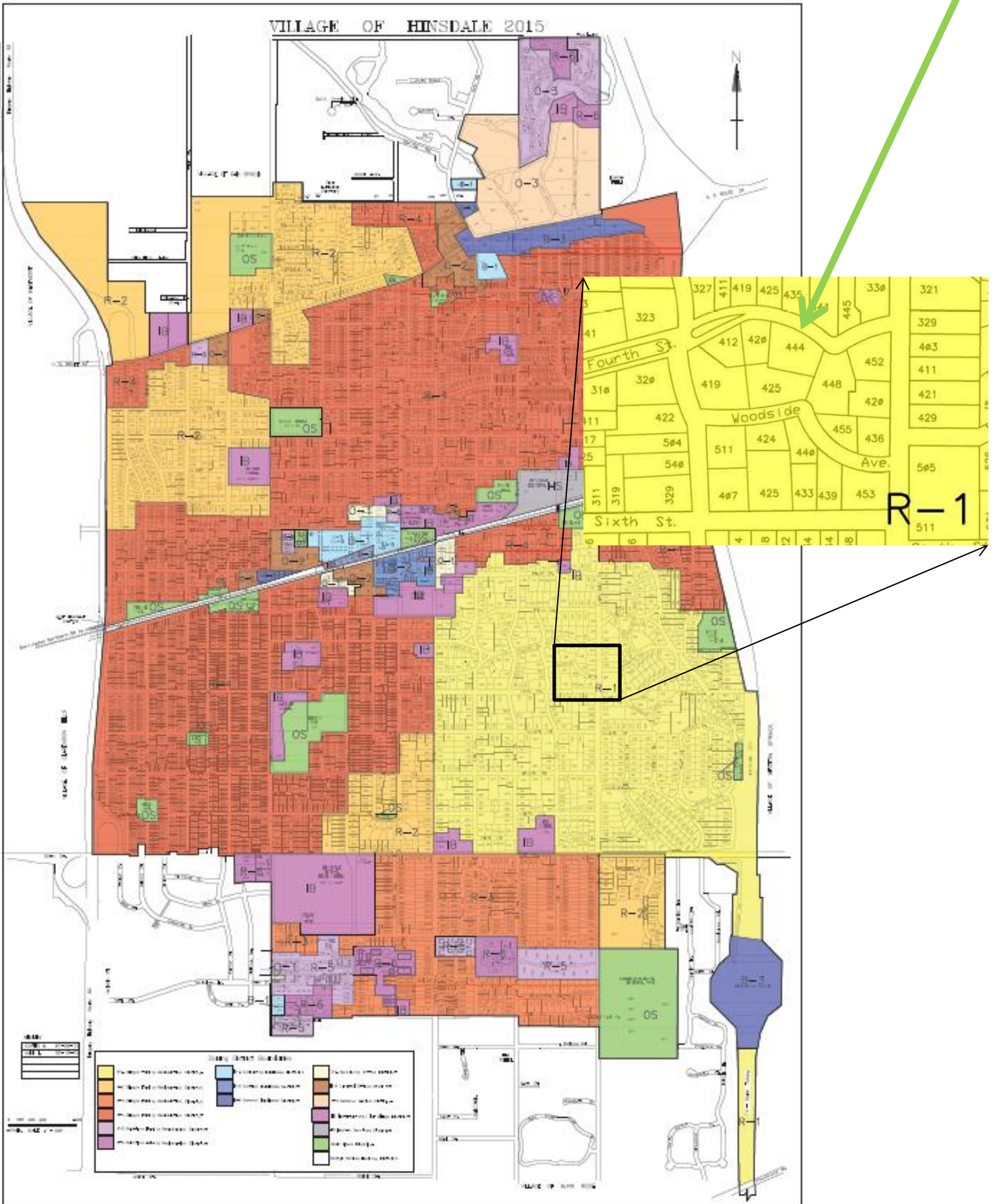




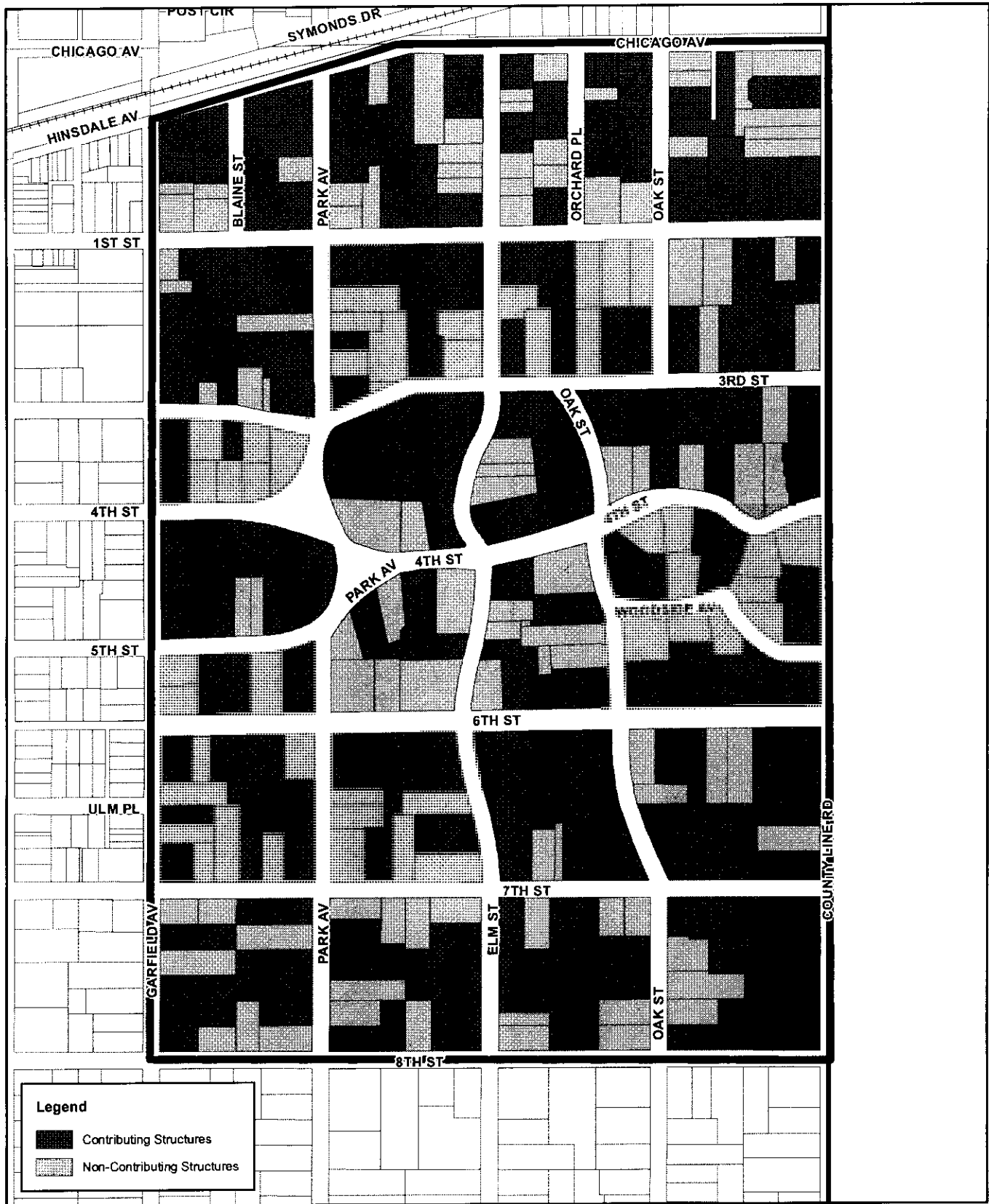
Rear (above) / West Side (below)



Attachment 3: Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



Attachment

CERTIFICATE OF APPROPRIATENESS

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO		STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
200	E	FOURTH	Neo-Colonial	c. 1960		NC	-			
202	E	FOURTH	Queen Anne - Free Classic	1886	Hinkley House	C	NC			detached garage
205	E	FOURTH	Neo-Prairie School	1992	Niem, Bob & Dana House	NC	-	Mizani & Associates	Steben Bldrs., Inc.	
211	E	FOURTH	Craftsman	1914		C	C			detached garage
222	E	FOURTH	Under construction	2007-08		NC				
310	E	FOURTH	Colonial Revival	c. 1935		C				
320	E	FOURTH	Neo-Traditional	1999		NC	-	Johnson, Erick	North Ridge builders	
323	E	FOURTH	Prairie	1905	Welles, Edward P. House	C	C	Spencer & Powers		detached garage
411	E	FOURTH	Neo-Traditional	2005-06		NC	-			
412	E	FOURTH	Ranch	1972		NC	-	Nemoede, Albert H.		
419	E	FOURTH	Dutch Colonial Revival	c. 1925		C	-			
420	E	FOURTH	Mansard	1969	Hilton, John House	NC	NC	Smithson, A. T.	Sather, John & Son	shed
425	E	FOURTH	Neo-Traditional	1995		NC	-	Olson, Steven C., LTD.		
435	E	FOURTH	Colonial Revival	1931	Wheeler, Gordon B. House	C	-	Marx, Elmer W.	Nelson, N. J.	
441	E	FOURTH	Under construction	2007-08		NC	-			
444	E	FOURTH	Tudor Revival	1929	Keig, Marshall House	C	-	Zook, R. Harold		
445	E	FOURTH	Neo-Traditional	1989		NC	-	Lisee & Biederman, Ltd.	Neighborhood Homes, Inc.	
448	E	FOURTH	Neo-Traditional	1987		NC	-	George, Charles Vincent	Dressler, Phil	
452	E	FOURTH	Neo-Traditional	2004		NC	-	Estenssoro, Sergio G.		
23	S	GARFIELD	Queen Anne	c. 1890		C	-			
27	S	GARFIELD	Queen Anne	c. 1890		C	NC			detached garage
33	S	GARFIELD	Bungalow	1903		C	C			coach house

Chan Yu

From: Robert McGinnis
Sent: Wednesday, February 01, 2017 7:54 AM
To: Sarah
Cc: Chan Yu
Subject: RE: 444 E. 4th Street

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah,
Thank you for your email.
We will be sure to include it in the packet for distribution.

Regards,
Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Sarah [<mailto:sarah.barclay@hotmail.com>]
Sent: Wednesday, February 01, 2017 7:18 AM
To: Robert McGinnis
Subject: 444 E. 4th Street

Mr. McGinnis,

I am writing to you to express my support for the petition to relocate the Zook designed home located at 444 E. 4th Street. The preservation of significant structures has a positive economic and environmental impact on a community. In a time when it's thought that newer often means better, preserving noteworthy residences states categorically that a community's past is important and worthy of attention. I hope that the Village of Hinsdale will strongly support the petition and keep alive the legacy of R. Harold Zook.

Thank you,
Sarah Barclay
606 E. 3rd Street
Hinsdale

Chan Yu

From: Robert McGinnis
Sent: Tuesday, January 31, 2017 12:24 PM
To: Natalie Ryan
Cc: Chan Yu
Subject: RE: Zook home at 444 E. 4th

Natalie,
Thank you for your email.
We will be sure to include it in the packet for distribution.

Regards,
Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Natalie Ryan [<mailto:nryan@koenigrubloff.com>]
Sent: Tuesday, January 31, 2017 12:19 PM
To: Robert McGinnis
Subject: Zook home at 444 E. 4th

Hello Mr. McGinnis,

I am writing to you in support of the petition to relocate and preserve the beautiful Zook home currently located at 444 E. 4th Street in Hinsdale. As a real estate agent in Hinsdale, I know first-hand just how important it is to maintain the charm and beauty of our town. Relocating and revitalizing this aforementioned Zook property will not only add to the overall allure of Hinsdale, but also contribute handsomely to the diversification of style and architecture! Let's not lose our history! It would be such a disservice to the community to demolish this lovely house. I hope you and the Village of Hinsdale will support the petition to preserve the Zook home.

Thank you for your time and consideration,
Natalie & Michael Ryan

Natalie Ryan
Broker

KoenigRubloff Realty Group
35 S. Washington Street
Hinsdale, IL 60521
O 630.884.2060
C 917.952.0056
F 630.884.2160
KoenigRubloff.com

Chan Yu

From: Robert McGinnis
Sent: Tuesday, January 31, 2017 7:53 AM
To: Kristin Korn
Cc: Chan Yu
Subject: RE: 444 E 4th Street

Kristin,
Thank you for your email.
We will be sure to forward it for inclusion in the packet and distribution to the HPC members.

Regards,
Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Kristin Korn [<mailto:kristinkorn@gmail.com>]
Sent: Monday, January 30, 2017 12:17 PM
To: Robert McGinnis
Subject: 444 E 4th Street

Mr. McGinnis,
I wanted to reach out regarding the application to relocate the Zook home currently at 444 E 4th Street. With all of the new construction going up in our community, I find it wonderful that someone cares enough about preserving a home with historical significance and character. We take pride in "historical downtown Hinsdale", and I think maintaining a sense of history and unique architecture in our residential areas is just as important.

Please do not support an application to demolish this home. I hope you will be in favor of having it moved.

Thank you,
Kristin Korn

Chan Yu

From: Robert McGinnis
Sent: Tuesday, January 31, 2017 7:51 AM
To: Chan Yu
Subject: FW: 444 E. 4th Street

For the packet.

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Jennifer Rischitelli [<mailto:jer2618@yahoo.com>]
Sent: Monday, January 30, 2017 11:35 AM
To: Robert McGinnis
Subject: 444 E. 4th Street

Mr. McGinnis,

I am writing to share my support of the petition to relocate and preserve the Zook house currently located at 444 E 4th Street. Hinsdale is a charming, beautiful town and the ability to preserve historical homes such as this Zook home add to the charm and history of the town. I hope that the Village of Hinsdale will support the petition to preserve this beautiful home.

Thank you for your consideration!

Jen and Dean Rischitelli

Chan Yu

From: Robert McGinnis
Sent: Friday, January 27, 2017 4:15 PM
To: Cara Omiecinski
Cc: Chan Yu; Kathleen Gargano
Subject: RE: 444 E 1st St

Follow Up Flag: Follow up
Flag Status: Flagged

Cara,
Thank you for your email.
We will be sure to pass it along.

Regards,
Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

From: Cara Omiecinski [<mailto:cara.omiecinski@gmail.com>]
Sent: Friday, January 27, 2017 4:08 PM
To: Robert McGinnis
Subject: 444 E 1st St

Dear Mr. McGinnis,
As a Hinsdale resident and lover of the historical homes in the neighborhood I beg of you to please relocate and not destroy the Zook home on 1st street. If there is a family willing to take the time and money to preserve this local architectural gem it would be heartbreaking to see it be demolished.

I appreciate your time and consideration.

Cara & Joe Omiecinski

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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 Park Historic District designed by Schmidt, Garden & Erickson are for members of the Allbright family: the Norman J. Allbright House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934).

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 survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.³⁷

Zook designed eight homes and one extensive remodelling of a late 19th-century home within the Robbins Park Historic District. Five of these residences are exceptional Tudor Revival designs: Stewart B. Smith House, 46 S. County Line Road (1928); the Robert P. Lapham House at 430 E. Third Street (1936); the W. W. Thompson House at 325 E. Eighth Street (1928); the Marshall Keig House at 444 E. Fourth Street (1929); and the Houston Hiatt House at 405 E. Seventh Street (1927). Another Tudor Revival style

³⁷ "R. Harold Zook Biography." Hinsdale Historical Society. Web site visited on August 25, 2003 at www.hinsdalehistory.org/HHSzook.htm.

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

**National Register of Historic Places
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**Robbins Park Historic District
Hinsdale, DuPage County, IL**

home, located at 434 E. Third Street, has been remodelled from Zook's original design. In 1938, Zook remodelled the house at 417 E. Third Street, originally built in 1895.

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 11 residences designed by Philip Duke West in the Robbins Park Historic District. Five of these designs are architecturally significant: the N. John Nelson House, 430 E. Seventh Street, in the Colonial Revival style (1938); the Colonial Revival style R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street, designed in the Tudor Revival style (1940); the French Eclectic style George Bunker House at 740 S. Elm Street (1940); and Brian Carpenter House, 420 E. Third Street, a Ranch type residence (1954).