

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

February 8, 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 February 8, 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 , Commissioner Willett and Commissioner
Shannon Weinberger
Also Present: Applicants for Case HPC-06-2016, HPC-07-2016 and HPC-08/09-2016

Minutes

Chairman Bohnen introduced the minutes from the January 11, 2017, 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 Gonzalez seconded. The motion passed unanimously, 6-0.

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 gave a brief summary of the application, and explained nothing has changed since the previous meeting.

A motion to deny the Certificate of Appropriateness was unanimously approved, 6-0.

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.

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

A motion to approve the Certificate of Appropriateness to demolish the house, with a condition to caucus with the builder, owner and architect on the style/façade of the house, was approved, 4-2.

Case HPC-08/09-2016 – 444 E. 4th Street – Request for Certificate of Appropriateness to Relocate the Existing Zook House in the Robbins Park Historic District (HPC-08-2016) and Certificate of Appropriateness to demolish the Zook House (HPC-09-2016).

Please refer to Attachment 3, for the transcript for Public Hearing Case HPC-08/09-2016

The homeowner reviewed the applications and reasons for the requests to relocate the home in Robbins Park Historic District or to demolish it. He explained the Zook house is not viable in its current location, and he has no intent for it to remain there. Since the relocation to preserve the Zook house will take him 5 months of entitlement review, and the result is uncertain, he is also applying for the Certificate of Appropriateness to demolish the Zook house.

A few HPC members felt there is a third option, and that is to market the house the way it is. The applicant explained that he already has two buyers ready to buy the property to demolish the Zook house to construct a new home. However, the applicant said that he lives next to the property, and does not want a very large new house constructed next to him.

There were a few neighborhood residents that expressed their support to save the Zook house. The Parker's are the contract buyers of the Zook house, and was present to explain their plan to buy the home and live in it. They would also invest in the relocation of the Zook house.

Chairman Bohnen expressed that more time is needed to discuss the application (around 7:33 PM, the Plan Commission meeting is scheduled at 7:30 PM). To that end, a motion to continue the public hearing for the next regularly scheduled HPC meeting was unanimously approved, 6-0.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. Commissioner Weinberger made the motion and Commissioner Gonzalez seconded. The meeting was adjourned at 7:35 PM. on February 8, 2017.

Respectfully Submitted,



, Village Planner

In the Matter of:)
)
Case No. HPC 06-2016)
120 East 5th Street.)

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the Certificate of
Appropriateness Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on the 8th day of
February 2017, at the hour of 6:00 p.m.

MR. JOHN BOHNEN, Chairman;
MS. JANICE D'ARCO, Member;
MR. JIM PRISBY, Member;
MR. TOM WILLETT, Member;
MS. SHANNON WEINBERGER, Member;
MR. FRANK GONZALEZ, Member.

<p style="text-align: right;">21</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PETER COULES, Attorney for</p> <p>4 Applicant.</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: We are going to have</p> <p>7 a motion to reopen the public hearings for the</p> <p>8 first two items, 5th Street and 4th Street.</p> <p>9 May I have a motion to reopen the</p> <p>10 hearings, please?</p> <p>11 MS. D'ARCO: Motion to reopen.</p> <p>12 CHAIRMAN BOHNEN: Second, please?</p> <p>13 MR. WILLETT: I second.</p> <p>14 CHAIRMAN BOHNEN: All in favor?</p> <p>15 (All aye.)</p> <p>16 The hearings are now opened and the</p> <p>17 first item on the agenda will be 120 East 5th</p> <p>18 Street, and I see Mr. Coules.</p> <p>19 MR. COULES: Thank you, Mr. Bohnen.</p> <p>20 Once again, Peter Coules, on behalf of the</p> <p>21 Barbara Stucker Revocable Trust, the owner of</p> <p>22 the property in question.</p>	<p style="text-align: right;">23</p> <p>1 testimony I gave last time.</p> <p>2 CHAIRMAN BOHNEN: If I'm correct,</p> <p>3 Mr. Coules, your client is looking to gain our</p> <p>4 approval for the possibility of demolition on</p> <p>5 this property?</p> <p>6 MR. COULES: Correct.</p> <p>7 CHAIRMAN BOHNEN: Because you are</p> <p>8 currently at market with a realtor and no</p> <p>9 determination has been made. You don't have any</p> <p>10 contract at the current time?</p> <p>11 MR. COULES: We do not at the current</p> <p>12 time.</p> <p>13 CHAIRMAN BOHNEN: Okay. So you are</p> <p>14 trying to have your options open?</p> <p>15 MR. COULES: Correct. There was a</p> <p>16 contract that was under attorney review at one</p> <p>17 point in time that was terminated upon attorney</p> <p>18 review.</p> <p>19 CHAIRMAN BOHNEN: I would compliment</p> <p>20 the realtor that you have chosen; the promotion</p> <p>21 materials are very nice. They depict the home</p> <p>22 even though today the home is in a bit of</p>
<p style="text-align: right;">22</p> <p>1 When we were on January 11th, we</p> <p>2 only had three of the commissioners, now it's a</p> <p>3 full board, there's six of you now, and at that</p> <p>4 point in time only Janice and Jim had had a</p> <p>5 chance to visit the home prior to that hearing.</p> <p>6 I put everything in the minutes. I don't have</p> <p>7 any additions or changes to what you already</p> <p>8 have in your transcript.</p> <p>9 I know you have a lot of business</p> <p>10 before you tonight and I know since that time,</p> <p>11 Mr. Willett, Mr. Gonzalez and Mr. Bohnen were</p> <p>12 able to go out and see the home. I guess when</p> <p>13 John called me, it's not in the same condition</p> <p>14 as when Jim and Jan saw it because I guess</p> <p>15 there's some stuff moved all over in the house</p> <p>16 because the daughter had moved out.</p> <p>17 When we were here on January 11th</p> <p>18 for the first hearing the house was still being</p> <p>19 lived in and was very easy to get around and see</p> <p>20 everything.</p> <p>21 So I'm here to answer anyone's</p> <p>22 questions, but I have nothing new to add to the</p>	<p style="text-align: right;">24</p> <p>1 disarray, anybody that would care to look at</p> <p>2 these is free to do so, and I brought copies</p> <p>3 with me.</p> <p>4 MR. COULES: Thank you. They are part</p> <p>5 of the record too. I put them in color in the</p> <p>6 record.</p> <p>7 CHAIRMAN BOHNEN: Okay. Let's open</p> <p>8 this up for discussion. Frank?</p> <p>9 MR. GONZALEZ: As I did see the home</p> <p>10 with Commissioner Willett, I did a walk through</p> <p>11 and I reviewed the home for the aesthetics, the</p> <p>12 aging 1863 home.</p> <p>13 I do understand that the floor</p> <p>14 plate within the home probably won't accommodate</p> <p>15 a current family because of the -- there's</p> <p>16 certain rooms that were slightly a little bit</p> <p>17 smaller, staircases were narrow, areas -- the</p> <p>18 home had a very interesting aesthetic appeal</p> <p>19 from the street and the surrounding area. And</p> <p>20 so I was trying to wrap my head around whether I</p> <p>21 would live there, I would not live there, and</p> <p>22 trying to understand also the significance of</p>

<p style="text-align: center;">25</p> <p>1 the home.</p> <p>2 The home is a very steady, well-</p> <p>3 built home. The exterior, it's like any</p> <p>4 exterior in an 1863 home, it needs some work.</p> <p>5 Actually, very mild work because I didn't see</p> <p>6 any rotting. But I did see cracking of the</p> <p>7 paint. I saw deterioration but not something so</p> <p>8 significantly. I was prepared to see a home</p> <p>9 that was nearly in some form of collapse. I was</p> <p>06:11:44PM 10 impressed with the landscaping around it.</p> <p>11 I'm still grappling whether the</p> <p>12 home should be torn down or not. I still</p> <p>13 feel -- I always lean towards well, maybe</p> <p>14 there's always a possibility to renovate, to</p> <p>15 extend the house from some general direction to</p> <p>16 improve it and try to save it. It has a huge</p> <p>17 lot. It has room to expand the home.</p> <p>18 I would like to hear from what</p> <p>19 other people are thinking here and the</p> <p>06:12:24PM 20 commission because I'm still grappling. I'm not</p> <p>21 going to make a decision at this point in time</p> <p>22 one way or another.</p>	<p style="text-align: center;">27</p> <p>1 any part to do with the house.</p> <p>2 MR. GONZALEZ: Right. I see what you</p> <p>3 are saying.</p> <p>4 CHAIRMAN BOHNEN: And you testified to</p> <p>5 that on the record too, Mr. Coules. The front</p> <p>6 of the house has got, first floor has 10-foot</p> <p>7 ceilings, the second floor has 9-foot ceilings.</p> <p>8 It's not dissimilar to the house to</p> <p>9 the west that Peter Holsten redid Tom Nelson's</p> <p>06:13:40PM 10 house. I used to live on that block on the</p> <p>11 corner of Garfield and 5th and that whole block</p> <p>12 on either side is populated with older homes</p> <p>13 except for one that Mr. Portillo built but he</p> <p>14 built it in an old-fashioned style.</p> <p>15 So it's a pretty iconic-looking</p> <p>16 block when you are standing there looking down</p> <p>17 the block. This being one of the real</p> <p>18 showplaces, however, I agree with you. When you</p> <p>19 get into the additions, it's a hodgepodge. It's</p> <p>06:14:10PM 20 not atypical. And a lot of our older houses, I</p> <p>21 mean, you have seen recently when we did 134</p> <p>22 South Park and you were involved in that and we</p>
<p style="text-align: center;">26</p> <p>1 MR. COULES: John, at any point can I</p> <p>2 interject at all?</p> <p>3 CHAIRMAN BOHNEN: Sure.</p> <p>4 MR. COULES: Frank, did you see -- and</p> <p>5 I know you are an architect and I am not. The</p> <p>6 front part of the house, the side that you see</p> <p>7 from 5th Street, those front four rooms, the two</p> <p>8 down below and two above are the original</p> <p>9 portion of the house.</p> <p>06:12:46PM 10 Everything else has been built over</p> <p>11 time as numerous different additions to; they</p> <p>12 have no heating in them, one has no air</p> <p>13 conditioning in them. They are not from 1863.</p> <p>14 That's why the rooflines are different outside,</p> <p>15 the rooflines are different inside. That one</p> <p>16 back staircase I don't know how they even got a</p> <p>17 permit to get it built, to be honest with you,</p> <p>18 and that's why the house, I call it the</p> <p>19 Hollywood facade because when I first walked up</p> <p>06:13:14PM 20 to it, the front of the house is beautiful. If</p> <p>21 you walk into the first two rooms they are</p> <p>22 really nice, and then the house, nobody wants</p>	<p style="text-align: center;">28</p> <p>1 talked about the addition that was going on the</p> <p>2 back of that house to accommodate a family room</p> <p>3 and a kitchen and a blow out top with a master</p> <p>4 which is kind of a typical addition that we see</p> <p>5 when we are dealing with these older houses.</p> <p>6 Also doing that over on Biggerts' house on 425</p> <p>7 East 6th Street, Mr. Robbins' own house, the</p> <p>8 founder of Hinsdale, where the gentleman that</p> <p>9 bought that house literally took off the back</p> <p>06:14:54PM 10 half of the house. The back half was a 1897</p> <p>11 addition and they took that off and they are</p> <p>12 digging a basement and making a new back of the</p> <p>13 house and they are accommodating a new kitchen,</p> <p>14 family room. That's the kind of thing that</p> <p>15 people do with older houses.</p> <p>16 MR. COULES: Somebody may want to take</p> <p>17 two thirds of this house off. They may want to</p> <p>18 take it down to the stick. That's why I brought</p> <p>19 it up saying that the only people that have been</p> <p>06:15:18PM 20 showing any interest at all are asking these</p> <p>21 questions of what they could do with this house.</p> <p>22 MS. D'ARCO: Can I ask, the contract</p>

<p style="text-align: right;">29</p> <p>1 that didn't go through after attorney review, 2 what were some of the reasons? 3 MR. COULES: Well, there's some 4 attorney/client privilege, but I will tell you 5 that the person they wanted to tear the house 6 down while they are designing another house. 7 They refused to live there because of the 8 condition of the lower level and the condition 9 of the back part of the house. They would not 10 let their family live in that house after they 11 had an inspector go through it, yes. 12 MS. D'ARCO: So they wanted to tear 13 down the house? 14 MR. COULES: After they had an 15 inspector go through it house, yes. 16 MR. PRISBY: But their biggest issue 17 was the rear of the house and the basement? 18 MR. COULES: Yes, they didn't find the 19 house to be safe to live in because the 20 additions were actually built with the cloth 21 wiring. No one ever added a new electrical box. 22 I think it was all done before people did</p>	<p style="text-align: right;">31</p> <p>1 million times get done, you take off the stuff 2 that was done in the '60s, '70s, and early '80s 3 that were done when the numbers weren't so great 4 and people were building lower ceilings and 5 cheaper materials, save that house and add on to 6 it. And a lot of these times when they add on, 7 we have been doing deeper basements, sink deeper 8 basements and the older parts become mechanical, 9 storage, wine cellars. In fact, you already got 10 a beautiful rustic old basement to put a wine 11 cellar in. And I just have a real issue tearing 12 down the front part of this house, which is in 13 such great condition, works well on the block 14 and if somebody can take down the back like have 15 been done in probably several other locations in 16 this part of town, I'd like to see that 17 opportunity granted first. It seems like -- 18 when did this come on the market? 19 MS. D'ARCO: About two months ago. 20 MR. GONZALEZ: October. 21 MR. PRISBY: I'd almost like to see the 22 thing sit for a little while. I know that's not</p>
<p style="text-align: right;">30</p> <p>1 inspections and the like, but the man would not 2 have his family live there at all. 3 CHAIRMAN BOHNEN: Actually, there's 4 nothing wrong with having tube wiring as long as 5 you are not putting nails in the wall and 6 disturbing the cloth sheathing. 7 MR. COULES: You duck in the -- bob and 8 weave down there if you went downstairs. I was 9 too tall to go there. 10 MR. PRISBY: So when I went through 11 this house, obviously it was in better condition 12 than it is recent weeks. The front part, these 13 original rooms of the house, were in terrific 14 shape. I didn't see anything wrong with them. 15 I think it's a grand-looking house, especially 16 coming up 5th Street with the piers and the 17 gate. There's just so much about this original 18 house that I like that worked really well on 19 that block and I just question whether that part 20 of the house could be saved and this series of 21 really bad additions can get chopped off and 22 like John had mentioned and I have seen a</p>	<p style="text-align: right;">32</p> <p>1 what the homeowner wants to hear, right? But 2 see if somebody wants to come in and actually do 3 a type of addition off the back and make the 4 original part of the house viable, we can keep 5 this thing. 6 MR. GONZALEZ: Yes, I'd be open to that 7 idea rather than a complete teardown. I mean, I 8 saw a potential for that home, someone that 9 understands, could be creative, we would be open 10 to some form of expansion, renovation and 11 keeping the streetscape. 12 If you tear that home down, now you 13 are changing the streetscape. When you look 14 left, you look right, you look in front of you, 15 it has a sense of appeal that changing it would 16 drastically create a very forthcoming change to 17 that block. 18 Not only that, then the other 19 houses are in jeopardy because now one house 20 doesn't reflect another in the streetscape, so I 21 would be open to something like that much more. 22 You can't save everything and you</p>

<p style="text-align: center;">33</p> <p>1 can't -- that I understand. But more so, many 2 homes have been saved particularly. I think if 3 it's well-priced, because I buy homes that 4 people don't see certain things and I explain 5 them in an email, in a letter, what I plan to do 6 and this is my offer and many times it gets 7 accepted. So it's something to explore. 8 MS. D'ARCO: I agree with that as well. 9 I mean, I have all sentiments here. 06:19:40PM 10 I think that I personally would not 11 want to make any decision today on a demo just 12 to make it more marketable because I think that 13 there's a buyer out there that can come in and 14 preserve some of this house, maybe not in its 15 entirety. God knows you have the square footage 16 to do it. It's a huge lot. You can build out 17 as far -- 18 MR. COULES: I would rather get a no. 19 I mean, this is an advisory board. This 06:20:00PM 20 property is not on the registry of any kind, not 21 on the village one. Max Stucker did not put it 22 on the village register. He did not put it on</p>	<p style="text-align: center;">35</p> <p>1 Robbins home over on 6th Street took us over two 2 years to get the right buyer for that. Probably 3 had 30 different people seriously consider it 4 and demur it for one reason or the other. 5 But the ones that went pretty far 6 down the road in their considerations we made 7 them aware of the potential tax freeze, the 8 eight-year tax freeze that's available for 9 people that buy historic homes and renovate 06:21:30PM 10 them, and we educate our buyers in that. 11 In fact, we had a seminar sponsored 12 by this group last year for the village so 13 people could understand how they could access -- 14 essentially access dollars by tax savings that 15 might incentivize them to buy older houses and 16 fix them up. 17 And when this property on 5th 18 Street went on the market, I called the agent 19 that listed it and I just gave her a fast email 06:22:00PM 20 and said I just want you to be aware that this 21 is in a historic district and as such, she was 22 marketing it as a house or as land and I said,</p>
<p style="text-align: center;">34</p> <p>1 the national register. It's in the district 2 that was created for people to come here to get 3 an opinion as to what they would like to see 4 done but not a binding opinion. 5 So I personally -- this is a 6 property owned by a trust with a very sick woman 7 who is the beneficiary of the trust. I'm better 8 off with a no, because I have been here twice 9 now, than to have you say you want to see me 06:20:34PM 10 come back in another month. 11 MS. D'ARCO: That's not what I'm 12 saying. 13 MR. COULES: I understand. I will pass 14 on every comment that's being made today and I 15 give you my word on that. I will put it in my 16 report to the trustee what people would like to 17 see. 18 CHAIRMAN BOHNEN: Peter, I would -- I 19 testified to this in our last discussion, but 06:20:54PM 20 for better or for worse, I get involved in 21 selling a lot of the vintage real estate in 22 Hinsdale and the bigger home, the original</p>	<p style="text-align: center;">36</p> <p>1 it really cannot be torn down before it comes to 2 our commission for an opinion. Our opinion is 3 advisory. We explained that the last time and 4 you understand that. 5 MR. COULES: I do. I would love to see 6 someone try to chop off the back of the house. 7 I do not know the economics of that. 8 CHAIRMAN BOHNEN: I don't either. 9 MR. COULES: I think the front four 06:22:26PM 10 rooms when I first walked in, as I said, I put 11 it on the record, they are amazing. Then you 12 walk in the rest of it and you are like, what 13 the heck was going on here. 14 CHAIRMAN BOHNEN: Which is kind of 15 typical, frankly, of a lot of older houses as 16 people tried to add on and make them more 17 livable. 18 I would suggest, No. 1, this hasn't 19 been on the market long enough to really have 06:22:48PM 20 sampled the potential buyers, okay? It also -- 21 the person representing this is not necessarily 22 conversant in the tax-freeze program and may be</p>

<p style="text-align: center;">37</p> <p>1 interested in learning more about it and I'd 2 like to talk to her about that. 3 I think it takes a best effort to 4 save these houses on the part of our commission 5 and the realtors involved and certainly the 6 buying public. But I don't think this house has 7 had a fair chance to be retailed, if you will, 8 and so my opinion is that to make any decision 9 about tearing it down would be very premature. 10 That would be my own opinion. 11 MS. WEINBERGER: I'm looking at the 12 national register and it was marked as a 13 significant building, correct. 14 I would agree. This is way too 15 early to decide to tear it down, to give you 16 permission to tell a buyer they can tear it 17 down. I think that would change just looking at 18 the home once it has this approval already or 19 this idea that it might be okay to tear it down. 20 I think that changes who's looking at it. So I 21 would think this is way too early to make that 22 decision.</p>	<p style="text-align: center;">39</p> <p>1 everyone can see. 2 It's not being marketed as just 3 showing the survey and saying, let's just sell 4 the property. But a trustee needs the 5 flexibility to be able to do what's best for the 6 person that's being taken care of out of the 7 money out of this thing. 8 Max had a right, who sat on this 9 plan commission, to go and do certain things if 10 he so chose to do with registering the house. 11 He understood all the laws very well. He chose 12 not to. And now we are trying to take care of 13 his wife, so they need the flexibility of 14 possibly selling this property. I'm not saying 15 that I have a buyer come knocking on my door 16 tomorrow giving me a contract to have it torn 17 down. I don't know who is going to be the buyer 18 of this property. 19 CHAIRMAN BOHNEN: Just so you folks in 20 the audience understand, this commission, items 21 such as this, we are advisory. Whatever our 22 findings are can go to the board of trustees and</p>
<p style="text-align: center;">38</p> <p>1 CHAIRMAN BOHNEN: You might be aware, 2 Peter, I don't know, but up in Lake Forest 3 there's a one-year moratorium on any old house 4 that petitions to be knocked down. If it's 5 decided that that's going to be the fate of the 6 house, there's a one year moratorium before they 7 can knock the house down. 8 MR. COULES: But that went to a public 9 vote of a referendum by the village itself. 10 CHAIRMAN BOHNEN: Correct. But it was 11 a cooling off period to give the opportunity, if 12 you will, the best effort to find somebody that 13 would buy the older properties before you 14 succumb to the wrecking ball. 15 MR. COULES: As I stated, I will put 16 all this in the memo to the trustee about having 17 talked to the realtor about the tax breaks and 18 that, but I really think, like I said, I have an 19 obligation to a client who wants a vote. And 20 they are going to try to market the house and 21 show it as the house that it is and it being the 22 beautiful old house it is that's the pictures</p>	<p style="text-align: center;">40</p> <p>1 they can vote down our findings. 2 When you have locally -- because 3 these homes we are talking about are in a 4 historic neighborhood, all right, the Robbins 5 Park historic neighborhood as designated, if a 6 home is actually locally landmarked in Hinsdale, 7 then that's a different type of landmarking and 8 when that sort of thing comes before this 9 commission, our decision is final. 10 MR. COULES: Correct. No one can even 11 do an addition, can't put a porch, can't do 12 anything. 13 CHAIRMAN BOHNEN: Just so you 14 understand the distinction on that. 15 MR. WILLETT: So I would also like to 16 opine some of the things that have been 17 mentioned previously. I do want to underscore 18 the fact that it is very early in the process. 19 I understand the role that we have but from a 20 standpoint of the commission and our mission is 21 just to preserve historic -- the homes of 22 Hinsdale, I think it is extremely early in the</p>

<p style="text-align: center;">41</p> <p>1 process in talking to the realtor. While she 2 has certainly best intentions and she has a 3 mission just as yourself, which we certainly 4 respect, it has been on the market since 5 October 2016, not entirely a long enough time to 6 find that very passionate buyer in my opinion. 7 I think it's premature. And if you are looking 8 from a buyer standpoint as people walk into the 9 house as we were over this weekend, it does not 10 sell and show well at all.</p> <p>06:27:14PM</p> <p>11 So, again, an opinion that in terms 12 of buying and what your goal as I think that 13 that is at this point hampering the ability to 14 sell the home and I think one of the points that 15 one of the commissioners had mentioned about if 16 this was in the case of a teardown, there is a 17 very high-impact ramification of a domino effect 18 that could be created in this district which is 19 where this house is currently built.</p> <p>06:27:46PM</p> <p>20 A lot of the houses are very much 21 in a very classic manor and 425 East 6th is a 22 house that has done an amazing job, old house</p>	<p style="text-align: center;">43</p> <p>1 comments about our house on 120 East 5th Street? 2 MR. GONZALEZ: No comment from me. 3 CHAIRMAN BOHNEN: Anything else that 4 needs to be said prior to taking this to a vote? 5 MR. PRISBY: No. 6 CHAIRMAN BOHNEN: May I have a 7 motion -- what are we moving here? 8 MR. COULES: For a certificate of 9 appropriateness? 10 CHAIRMAN BOHNEN: So we want to have a 11 motion to deny the certificate of 12 appropriateness for tearing down this home. 13 MR. PRISBY: I believe that's correct. 14 CHAIRMAN BOHNEN: May I have a motion? 15 MS. WEINBERGER: I move to deny the 16 certificate of appropriateness for 120 East 5th 17 Street. 18 CHAIRMAN BOHNEN: May I have a second, 19 please? 20 MS. D'ARCO: I second. 21 CHAIRMAN BOHNEN: All those in favor, 22 say aye.</p> <p>06:29:34PM</p> <p>06:30:00PM</p>
<p style="text-align: center;">42</p> <p>1 though it may be, a good job reconfiguring the 2 layout to match today's buyers' lifestyle and 3 preference. So I'd make that as a note, 425 4 East 6th, great example of reconfiguring a home 5 that is of a very classic sense. 6 So in a nutshell, what we saw and 7 what the house offers, which is a tremendous 8 jewel within Hinsdale, I am not in favor of a 9 teardown of any kind. I think it's a beautiful 10 house and it can be reconfigured with the right 11 passionate buyer who is willing to invest. 12 MR. PRISBY: Peter, I have just seen so 13 many of these in town over the last 25 years 14 that have done exactly that, the front part, 15 great historic, want to keep it, you know, take 16 down or fix the back and do a tremendous 17 addition and make it extremely liveable. 18 I, too, am just under the same 19 opinion, it's too early yet. I'd like to see 20 some more effort put into that before we just 21 knock it down. 22 CHAIRMAN BOHNEN: Are there any further</p> <p>06:28:30PM</p> <p>06:29:02PM</p>	<p style="text-align: center;">44</p> <p>1 (All aye.) 2 Nay? 3 (No response.) 4 Motion carries. 5 MR. COULES: I will promise you I will 6 get a copy of the transcript and pass it on to 7 the trustee of what your concerns are and what 8 you would like to see happen with this house. 9 CHAIRMAN BOHNEN: Is that trustee 10 Northern Trust; is that correct? 11 MR. COULES: Correct. 12 CHAIRMAN BOHNEN: Fine. Good. Okay. 13 That would be great. 14 (WHICH, were all of the 15 proceedings had, evidence 16 offered or received in the 17 above entitled cause.) 18 19 20 21 22</p> <p>06:30:14PM</p>

1 STATE OF ILLINOIS)
2) ss:
3 COUNTY OF DU PAGE)

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

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 15th day of February, A.D. 2017.

19

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

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<div>24</div> <div>1 ALSO PRESENT:</div> <div>2 MR. CHAN YU, Village Planner;</div> <div>3 MR. MICHAEL BUHR; Architect for</div> <div>4 Applicant;</div> <div>5 MR. JOEL ANDERSEN; Builder for</div> <div>6 Applicant;</div> <div>7 MR. DAN HILLEGASS, Applicant.</div> <hr/> <div>8 CHAIRMAN BOHNEN: Next item we have 112</div> <div>9 East 4th Street, the Hillegass' sold that home</div> <div>10 to their son Dan and Dan is proposing that the</div> <div>11 current home be demolished and a new home be</div> <div>12 built.</div> <div>13 Gentlemen, can you pick up where we</div> <div>14 left off? I'd ask that you speak into the</div> <div>15 microphone, please, for the folks at home that</div> <div>16 are watching this on channel 6.</div> <div>17 (WHEREUPON, Mr. Andersen,</div> <div>18 Mr. Buhr, Mr. Hillegass were</div> <div>19 administered the oath.)</div> <div>20 MR. ANDERSEN: So picking up from the</div> <div>21 detail we gave you last time, we did put</div> <div>22 together, hopefully, the nice rendering that</div>	<div>26</div> <div>1 MS. D'ARCO: Will you be pushing the</div> <div>2 boundaries of the house as far as possible?</div> <div>3 Because right now you have some room between the</div> <div>4 neighbors.</div> <div>5 MR. BUHR: The existing house is like</div> <div>6 20-foot off the front of the property. The new</div> <div>7 zoning requires us to push it back about 45.</div> <div>8 And then on the sides there's a detached garage,</div> <div>9 I can't remember exactly how many feet off, it's</div> <div>10 less than 10-foot but we are going to be 20-foot</div> <div>11 on one side and 11 or 12-foot on the other side.</div> <div>12 So we are going to be farther away from the</div> <div>13 property line on the east side, probably about</div> <div>14 the same on the west side and then farther back.</div> <div>15 MR. ANDERSEN: Again, what is</div> <div>16 beneficial is we have driveways also on both so</div> <div>17 we are not creating such an enormous structure</div> <div>18 right next to something that's currently there.</div> <div>19 MS. D'ARCO: My only concern was just</div> <div>20 putting a house that -- are you kind of just</div> <div>21 going, inching all the way to the end and it's</div> <div>22 all house, no space, cramming as much square</div>
<div>25</div> <div>1 shows you what our client's new concept would be</div> <div>2 on how that would fit in nicely with what's</div> <div>3 currently existing, and then obviously was</div> <div>4 followed up with a tremendous letter of the</div> <div>5 history of the house and how it's been changed</div> <div>6 and modified to its current state and many, many</div> <div>7 changes have been made, but now I think for us</div> <div>8 to get the next family in and make changes that</div> <div>9 are going to work for their family, we feel we</div> <div>10 are better to teardown the home and start from a</div> <div>11 new foundation that fits in with the block.</div> <div>12 CHAIRMAN BOHNEN: Would you like a copy</div> <div>13 of that letter to be put into the minutes of</div> <div>14 this meeting from Mrs. Hillegass?</div> <div>15 MR. HILLEGASS: Yes.</div> <div>16 MS. D'ARCO: I just have one question</div> <div>17 with regards to the new house. Is the square</div> <div>18 footage of that house, how does that compare to</div> <div>19 the existing versus the new? I read it was very</div> <div>20 little but I just wanted to confirm.</div> <div>21 MR. BUHR: I don't know exactly what it</div> <div>22 is but it's fairly close to the same size.</div>	<div>27</div> <div>1 footage as you can in there. That's the only</div> <div>2 concern I would have.</div> <div>3 MR. PRISBY: What were the side yard</div> <div>4 setbacks?</div> <div>5 MR. BUHR: I believe it was 11 was</div> <div>6 required and we are at 12 on the west, and then</div> <div>7 we are 19 and a half and we are required 19, I</div> <div>8 believe, on the east side. Total 30 setback.</div> <div>9 We are about 31 total.</div> <div>10 MR. ANDERSEN: Obviously that just</div> <div>11 creates even more air space.</div> <div>12 MR. PRISBY: Just looking at the new</div> <div>13 plan, if you are only 19 feet, approximately on</div> <div>14 the side, what would be the east side, is that</div> <div>15 even enough room to get into that garage?</div> <div>16 MR. BUHR: That is 19 to the wing wall</div> <div>17 that we have in the front. The garages</div> <div>18 themselves were closer to 22, I believe, and</div> <div>19 yes, that would be enough.</div> <div>20 CHAIRMAN BOHNEN: 22 for the swing?</div> <div>21 MR. BUHR: Yes.</div> <div>22 CHAIRMAN BOHNEN: 22 is the minimum.</div>

<p style="text-align: center;">28</p> <p>1 MR. PRISBY: That's good. Because that</p> <p>2 means you are not really maxing out.</p> <p>3 MR. BUHR: No. We have a wing wall</p> <p>4 that we are contemplating taking off just to</p> <p>5 give us more room to shift the house back and</p> <p>6 forth but we left it on. We still have room,</p> <p>7 obviously, from that point to the face of the</p> <p>8 garage.</p> <p>9 MR. PRISBY: As I'm looking at the</p> <p>06:36:18PM 10 plan, there's the covered porches and sides that</p> <p>11 still apply to that, so those are far back from</p> <p>12 the front elevation; correct?</p> <p>13 MR. BUHR: Correct.</p> <p>14 CHAIRMAN BOHNEN: I guess I got to ask</p> <p>15 you once again, what style do you call this</p> <p>16 house?</p> <p>17 MR. BUHR: I call it more like an</p> <p>18 English manor type. Old world. There's a lot</p> <p>19 of terms you can use.</p> <p>06:36:46PM 20 CHAIRMAN BOHNEN: I spent a fair amount</p> <p>21 of time on that block because we were involved</p> <p>22 in the renovation of Scott Jones' old house,</p>	<p style="text-align: center;">30</p> <p>1 we gave you some pictures of those houses.</p> <p>2 There's also some down the street a little.</p> <p>3 It's still falling in line with all the</p> <p>4 different styles in the historic district, but</p> <p>5 it's also an older house that needs a lot of</p> <p>6 structural replacement, I mean, to the point</p> <p>7 that we would have to tear a lot of it down and</p> <p>8 just rebuild it anyways.</p> <p>9 CHAIRMAN BOHNEN: I'm not questioning</p> <p>06:38:36PM 10 that. We were through the house. I have known</p> <p>11 two of the past owners and spent a lot of time</p> <p>12 in that house actually. So I'm pretty familiar</p> <p>13 with it, and I really don't -- personally, do</p> <p>14 not have a quarrel with the request to demo this</p> <p>15 house. I don't think that in my mind</p> <p>16 architecturally it's particularly significant,</p> <p>17 and it does have some structural problems that</p> <p>18 you can easily sense. That part doesn't bother</p> <p>19 me.</p> <p>06:39:04PM 20 I'm really more concerned about</p> <p>21 what you are going to put in its place. I'm</p> <p>22 concerned about the streetscape. And to that</p>
<p style="text-align: center;">29</p> <p>1 which is about four houses down east of there,</p> <p>2 the gray house next to Templetons, and I have</p> <p>3 some familiarity with that block.</p> <p>4 There probably -- the particular</p> <p>5 side of that street from Garfield going over to</p> <p>6 Park Street has had extensive work done on most</p> <p>7 of those houses and a lot of it done recently.</p> <p>8 The Jones house I mentioned, which Mr. Kendall</p> <p>9 bought. The one next door to this where the</p> <p>06:37:28PM 10 O'Haras used to live has been completely redone</p> <p>11 recently.</p> <p>12 This is an interesting block in</p> <p>13 that each homeowner has gone through some extent</p> <p>14 and some monetary extent to preserve the look of</p> <p>15 this block. I think it's one of the nicer</p> <p>16 blocks, if you will.</p> <p>17 I'm a little concerned about what</p> <p>18 your English manor does to this block, I'll be</p> <p>19 honest with you.</p> <p>06:38:04PM 20 MR. BUHR: We do have similar farmhouse</p> <p>21 style next to it with a more old world style</p> <p>22 house on 3rd Street just a block away. I think</p>	<p style="text-align: center;">31</p> <p>1 end, I mentioned to some of you, maybe in the</p> <p>2 last meeting we had, I don't know, but when we</p> <p>3 had Beth Barrow come in here, first house to be</p> <p>4 landmarked in Hinsdale, lived up on North</p> <p>5 Washington, and I happened to be sitting at this</p> <p>6 dais about a year ago and Beth came in and</p> <p>7 applied to have her house decertified. She</p> <p>8 wanted to get it unlandmarked.</p> <p>9 And for those of you that take the</p> <p>06:39:42PM 10 time to read the Municipal Code, it's not that</p> <p>11 easy to do to get it unlandmarked. You have to</p> <p>12 meet certain standards. And I didn't feel she</p> <p>13 met the standards but I was outvoted and</p> <p>14 ultimately, she was allowed to decertify her</p> <p>15 house.</p> <p>16 But her argument was an interesting</p> <p>17 argument, and I thought about it quite a bit</p> <p>18 over the last year. She said that when she</p> <p>19 landmarked her house, her house looked like all</p> <p>06:40:06PM 20 the different houses in the neighborhood, but</p> <p>21 over a period of 10 to 15 years, all these</p> <p>22 houses had been knocked down and had been</p>

<p style="text-align: center;">32</p> <p>1 replaced with houses of various size and type so 2 that her house really looked out of place. 3 So a house that was deemed to be 4 worthy of the first landmark designation in 5 Hinsdale now looked like an orphan because it 6 had been dwarfed by all these other things that 7 had occurred. So I'm very conscious about the 8 effect that we have when we teardown something 9 of some vintage and replace it with something 10 new. Because too easily have we seen it creep 11 and go from new to new to new because it didn't 12 fit into the old neighborhood anymore. 13 So when we take issue with these 14 things on the side, it isn't a personal thing, 15 please, accept that. We are just concerned 16 about what sort of momentum we are creating and 17 in what direction is it going. And in my mind, 18 the purpose of this commission is to be a 19 resource for owners, architects and people that 20 are trying to create housing in our town and we 21 would hope that any criticism that we give is 22 taken constructively so that at the end of the</p>	<p style="text-align: center;">34</p> <p>1 wing. Anybody else have comments? 2 MR. PRISBY: Does anybody object to the 3 house coming down first? Are we only focusing 4 on the design of what -- 5 CHAIRMAN BOHNEN: It's an open subject 6 right now. They are in for demolition on this. 7 MR. PRISBY: I'd like to know if that's 8 an issue at all? If there's board members here 9 that don't want it torn down, then we are kind 10 of skipping a step in my opinion. 11 CHAIRMAN BOHNEN: How do you all feel 12 about this house? Have you all visited this 13 house? 14 MR. GONZALEZ: No, I haven't. I can't 15 make out anything with these photographs because 16 they are very dark. I mean, I'm not sure what 17 I'm looking at, just a shadow. So it's 18 difficult for me to get a sense of the house. 19 Certainly I'd like to go visit the 20 house and walk through it and understand the 21 structure and the difficulties or the issues 22 with the structure. Not saying it should be</p>
<p style="text-align: center;">33</p> <p>1 decision-making process, the product that's 2 built is something that you are fond of and we 3 are fond of and life goes on and all the people 4 down the block who spent a lot of money 5 renovating their older houses are also fond of 6 it too because they feel that your new house 7 fits in nicely with their renovated older 8 houses. 9 I'm very, very concerned about that 10 as a whole and, of course, in your situation, 11 I'm still not convinced that this is a design 12 that I think fits in. This is a little generic 13 for me. You call it English manor. It looks a 14 little tract to me, if you will. And I don't 15 mean to denigrate your drawing, I don't, please. 16 I think that we possess the ability 17 here on this board with our two architects to 18 perhaps offer some constructive criticism for 19 your ultimate design. And again, we would offer 20 it up as suggestions and our decision on this 21 would only be advisory and we would hope that 22 you would take that sort of thing on the right</p>	<p style="text-align: center;">35</p> <p>1 saved, just so I can understand it and feel 2 better when I make a decision whether to 3 teardown or not. 4 Also, the drawings -- and I 5 understand they are 8 and a half by 11 sheet, 6 I'm trying to read the dimensions but having a 7 lot of trouble with it, so perhaps at another 8 time we can have a full set of drawings or even 9 a half set of drawings so we can get a sense of 10 the size. 11 MR. PRISBY: Having gone through the 12 house, I personally found really no historic 13 value to the house that made it anything more 14 than kind of a standard farmhouse. 15 The house on 5th Street has some 16 gothic influence, beautiful, symmetrical, 17 stately. This is just kind of a farmhouse 18 that's been added onto over the years and I 19 really didn't find anything worth keeping, that 20 I really had no issues tearing the house down. 21 MR. GONZALEZ: Well, I haven't seen it 22 so I can't pass judgment. I'm taking your word</p>

<p style="text-align: center;">36</p> <p>1 then.</p> <p>2 MR. PRISBY: I'm giving you my opinion.</p> <p>3 MS. WEINBERGER: I was able to walk</p> <p>4 through this one today. I don't think there's</p> <p>5 very much that's original left. It's been</p> <p>6 really piecemealed. It's unfortunate but</p> <p>7 there's not very much original left.</p> <p>8 MR. PRISBY: I agree.</p> <p>9 MR. GONZALEZ: Okay.</p> <p>06:44:46PM 10 MS. D'ARCO: I have not walked through</p> <p>11 the house. I just have walked by it many times;</p> <p>12 I'm familiar with it. I'll take everyone's word</p> <p>13 on the interior. I don't have an issue with the</p> <p>14 teardown.</p> <p>15 My only concern is more of</p> <p>16 aesthetically what gets put in place and even</p> <p>17 though a red farmhouse isn't significantly</p> <p>18 historic, it's still a nice red farmhouse.</p> <p>19 So not saying you have to put</p> <p>06:45:10PM 20 another red farmhouse up, it just would be nice</p> <p>21 to replace something new, something old with</p> <p>22 something new that's in the likeness of, and</p>	<p style="text-align: center;">38</p> <p>1 the rendering in color that you had referenced</p> <p>2 in the last meeting.</p> <p>3 MS. D'ARCO: They did it. We got it.</p> <p>4 MR. WILLETT: I hadn't received that.</p> <p>5 MR. GONZALEZ: I hadn't received that</p> <p>6 either.</p> <p>7 MS. D'ARCO: It's just a rendering of</p> <p>8 the proposed home in between the two existing.</p> <p>9 MR. WILLETT: Okay. Gotcha.</p> <p>06:46:52PM 10 CHAIRMAN BOHNEN: So you are in here to</p> <p>11 get a certificate of appropriateness to demolish</p> <p>12 the existing home.</p> <p>13 MR. BUHR: Correct.</p> <p>14 CHAIRMAN BOHNEN: I think that before I</p> <p>15 could vote for that I would have to see more as</p> <p>16 to what you are going to build there because I</p> <p>17 am very concerned about the streetscape.</p> <p>18 MR. ANDERSEN: More than the elevation?</p> <p>19 CHAIRMAN BOHNEN: Yes. I still have</p> <p>06:47:26PM 20 problem with the look of this, I'll be honest</p> <p>21 with you. I'm not an architect. I am an old</p> <p>22 house aficionado. I have a little bit of</p>
<p style="text-align: center;">37</p> <p>1 that I would just like to see in general. Not a</p> <p>2 replica, not the exact same thing, but something</p> <p>3 similar. Unless what's going down is a complete</p> <p>4 eyesore, you don't want to repeat that, but</p> <p>5 there is some charm to your existing home on the</p> <p>6 exterior and I really appreciate the fact that</p> <p>7 you are keeping the land and the lot in the</p> <p>8 family; it has special meaning to you and I</p> <p>9 respect that, and I appreciate it</p> <p>06:45:46PM 10 wholeheartedly. So I would like to see you</p> <p>11 build on it.</p> <p>12 Obviously, this is all to your</p> <p>13 discretion, but I would really like to see</p> <p>14 something there that really goes with the true</p> <p>15 spirit of the street. Ultimately, it's your</p> <p>16 decision, but I agree with Jim's comments and</p> <p>17 John's comments and everyone else's comments.</p> <p>18 MR. WILLETT: I have not seen the</p> <p>19 property but I plan to.</p> <p>06:46:08PM 20 As Frank had mentioned, I can't</p> <p>21 distinguish what is in the photographs, so maybe</p> <p>22 as a follow-up we can have that. And then also</p>	<p style="text-align: center;">39</p> <p>1 architecture background on the undergraduate</p> <p>2 level but based on what I'm looking at, I would</p> <p>3 have to vote no.</p> <p>4 MR. ANDERSEN: I mean, we discussed</p> <p>5 this, obviously, we were after a very toned-down</p> <p>6 monochromatic look last time. This isn't going</p> <p>7 to be standing out as another enormous stone</p> <p>8 structure. That's why it's being complemented</p> <p>9 with a combination of brick and stone so it</p> <p>06:48:04PM 10 eased in there.</p> <p>11 CHAIRMAN BOHNEN: It just -- I have a</p> <p>12 hard time identifying your style, to be honest</p> <p>13 with you. It looks like you have taken things</p> <p>14 -- in fact, you suggest that you took certain</p> <p>15 features of things that you liked and put it</p> <p>16 together and it looks to me like it's a</p> <p>17 composite. I'm not sure that English manor</p> <p>18 would be what I would consider this to be.</p> <p>19 If we were to approve the</p> <p>06:48:30PM 20 demolishing and don't voice our opinion on this,</p> <p>21 then you are free to do whatever you choose to</p> <p>22 do and of course, you are going to be free to do</p>

<p style="text-align: center;">40</p> <p>1 what you choose to do anyway because we are</p> <p>2 advisory. But I really would feel better if we</p> <p>3 could have a little input with you going forward</p> <p>4 on some design features so that we could all</p> <p>5 approve this and be happy about it.</p> <p>6 I have some very distinct feelings</p> <p>7 for the people up and down that block who I</p> <p>8 happen to know most of them who have invested a</p> <p>9 lot of time and a lot of money into preserving</p> <p>06:49:06PM 10 the looks of their older houses and I'm not sure</p> <p>11 that they have any sense of what this might be</p> <p>12 and it isn't required that you send them all</p> <p>13 copies of your renderings certainly, but I would</p> <p>14 feel better if our commission could send them</p> <p>15 copies of what you have submitted to us so that</p> <p>16 they would know what's going to be dropped in</p> <p>17 their laps and see if they have some opinions.</p> <p>18 And again, you don't have to comply</p> <p>19 with our wishes. You can just proceed forward</p> <p>06:49:40PM 20 even if we voted no. You can go and try and get</p> <p>21 it overridden.</p> <p>22 MR. ANDERSEN: I think we tried to open</p>	<p style="text-align: center;">42</p> <p>1 CHAIRMAN BOHNEN: Unfortunately, I</p> <p>2 don't see any neighbors out here. Well, I'm</p> <p>3 going to leave it up to you folks. If you want</p> <p>4 to make a motion.</p> <p>5 MR. BUHR: We would really like to have</p> <p>6 some kind of decision tonight so we can move</p> <p>7 forward. This has been a long process. We have</p> <p>8 been going through this since July.</p> <p>9 CHAIRMAN BOHNEN: I don't recall seeing</p> <p>06:50:54PM 10 you in July.</p> <p>11 MR. BUHR: We weren't with you in July.</p> <p>12 I mean the design process we were going through,</p> <p>13 making decisions, designing a home for these</p> <p>14 Hillegass' that they liked.</p> <p>15 CHAIRMAN BOHNEN: Again, we are not the</p> <p>16 sheriff's of this.</p> <p>17 MR. BUHR: I respect everybody's</p> <p>18 opinion and stuff, but you know what they say</p> <p>19 about opinions.</p> <p>06:51:14PM 20 CHAIRMAN BOHNEN: I understand. I feel</p> <p>21 responsibility to the other people on the</p> <p>22 street. I, frankly, do. And I'm not so sure --</p>
<p style="text-align: center;">41</p> <p>1 up as many opportunities as we can in the last</p> <p>2 couple of months.</p> <p>3 CHAIRMAN BOHNEN: Have you talked to</p> <p>4 any of the neighbors?</p> <p>5 MR. ANDERSEN: I personally knocked on</p> <p>6 every single door.</p> <p>7 MR. HILLEGASS: My boss is the neighbor</p> <p>8 directly to the east, so I have spoken with him.</p> <p>9 CHAIRMAN BOHNEN: Sure you want to live</p> <p>06:50:10PM 10 there if it's your boss?</p> <p>11 MR. HILLEGASS: Yes.</p> <p>12 MR. YU: Chairman, just as a reminder,</p> <p>13 there was a certified mailing about this as well</p> <p>14 as part of the public hearing.</p> <p>15 CHAIRMAN BOHNEN: Okay. I'm sorry.</p> <p>16 MR. ANDERSEN: As I said, I personally</p> <p>17 knocked on every door.</p> <p>18 CHAIRMAN BOHNEN: When there's a</p> <p>19 mailing like that, so there's notice sent out</p> <p>06:50:28PM 20 that we were going to have a hearing?</p> <p>21 MR. YU: Right. And it was in the</p> <p>22 newspaper as well.</p>	<p style="text-align: center;">43</p> <p>1 MR. BUHR: The longer we wait it's</p> <p>2 money out of his pocket. He's paying the bills</p> <p>3 and he wants to move in.</p> <p>4 MR. HILLEGASS: We want to move our</p> <p>5 family in.</p> <p>6 MR. BUHR: They have young kids. They</p> <p>7 want to move the family in, get their life</p> <p>8 started here.</p> <p>9 CHAIRMAN BOHNEN: Well, we can</p> <p>06:51:32PM 10 certainly have a vote. If you want a vote, we</p> <p>11 will get a motion for a vote. I'm not sure it</p> <p>12 will carry but then maybe you don't care about</p> <p>13 that.</p> <p>14 MR. ANDERSEN: I think we are prepared</p> <p>15 to have a vote.</p> <p>16 MR. HILLEGASS: Yes.</p> <p>17 CHAIRMAN BOHNEN: Okay.</p> <p>18 MR. PRISBY: What exactly are we voting</p> <p>19 on at that point? Just to let them demo and do</p> <p>06:51:52PM 20 whatever they want?</p> <p>21 CHAIRMAN BOHNEN: They are in here for</p> <p>22 a certificate of appropriateness to demo the</p>

<p style="text-align: center;">44</p> <p>1 house.</p> <p>2 MS. WEINBERGER: So can we approve that</p> <p>3 with conditions?</p> <p>4 CHAIRMAN BOHNEN: You can certainly</p> <p>5 have conditions. If you want to approve it or</p> <p>6 you can disapprove it. If you -- you can turn</p> <p>7 it down unless conditions are met. Do you want</p> <p>8 to do a positive phrasing or a negative</p> <p>9 phrasing?</p> <p>06:52:18PM 10 MR. BUHR: I do have a question. You</p> <p>11 are talking about making some suggestions on</p> <p>12 style and stuff like that but you have six of</p> <p>13 you. Are we going to have six different ideas?</p> <p>14 I mean, I have dealt with a lot of</p> <p>15 clients and I can honestly tell you that all six</p> <p>16 of you have different ideas. I used to deal</p> <p>17 with schools and stuff like that trying to get</p> <p>18 board members to decide on a school, it's hair</p> <p>19 pulling.</p> <p>06:52:46PM 20 CHAIRMAN BOHNEN: We would proffer to</p> <p>21 you that in a perfect world, our two architects,</p> <p>22 who sit on the commission, have an opportunity</p>	<p style="text-align: center;">46</p> <p>1 conditions. If we deny the demolition, you</p> <p>2 don't get your certificate of appropriateness</p> <p>3 and you can either try and work with us on</p> <p>4 conditions, or you can go over our heads to the</p> <p>5 board of trustees and plead your case there and</p> <p>6 say that you want to proceed. That would be the</p> <p>7 difference. It's just a positive approach or a</p> <p>8 negative. So what would you like to vote on?</p> <p>9 MR. ANDERSEN: Run that by me one more</p> <p>06:54:12PM 10 time, please? I don't think I'm following</p> <p>11 along.</p> <p>12 CHAIRMAN BOHNEN: We can vote it up or</p> <p>13 down on the demolition today. Yes, we approve</p> <p>14 the demolition with conditions, and then we</p> <p>15 would sit down, or we deny the demolition with</p> <p>16 conditions.</p> <p>17 In a sense if we deny you, then we</p> <p>18 said a no. If you don't come with us and work</p> <p>19 with the conditions, our no stands and then you</p> <p>06:54:34PM 20 go to override us.</p> <p>21 MR. ANDERSEN: I think we would go with</p> <p>22 the approval with conditions, I suppose.</p>
<p style="text-align: center;">45</p> <p>1 to sit down with you and your owner and your</p> <p>2 builder just to run through the plans and put</p> <p>3 their minds at ease that I'm wrong.</p> <p>4 MR. ANDERSEN: I don't think we are</p> <p>5 unwilling to see some correspondence and stuff</p> <p>6 from them. But like I said, at this point, we</p> <p>7 want to at least get the approval going here for</p> <p>8 the demolition.</p> <p>9 But I would say if you are looking</p> <p>06:53:16PM 10 for some type of condition or something, well, I</p> <p>11 don't know what point that can go to, but then</p> <p>12 by all means, we are willing to see some</p> <p>13 correspondence between the two.</p> <p>14 MR. PRISBY: At the moment I'm not sure</p> <p>15 how far we go with that.</p> <p>16 MR. ANDERSEN: I think we have to stay</p> <p>17 on task.</p> <p>18 CHAIRMAN BOHNEN: Let me rephrase so we</p> <p>19 understand exactly.</p> <p>06:53:36PM 20 We could have a vote and we could</p> <p>21 have a vote to approve the demolition with</p> <p>22 conditions or to deny the demolition with</p>	<p style="text-align: center;">47</p> <p>1 CHAIRMAN BOHNEN: Is that the</p> <p>2 consensus?</p> <p>3 MR. HILLEGASS: Yes.</p> <p>4 CHAIRMAN BOHNEN: So if one of the</p> <p>5 commissioners wants to make that motion, we can</p> <p>6 vote on that. It could go up or down.</p> <p>7 MS. D'ARCO: I'll make the motion to</p> <p>8 approve demolition with conditions.</p> <p>9 CHAIRMAN BOHNEN: State your</p> <p>06:55:08PM 10 conditions.</p> <p>11 MS. D'ARCO: Well, based on what I'm</p> <p>12 hearing, I think -- I don't know if people will</p> <p>13 disagree or agree, but some alternative proposal</p> <p>14 to the facade of the house. The interior, your</p> <p>15 design, everything can still remain the same,</p> <p>16 architecturally, your rooms, your bathrooms. In</p> <p>17 my opinion, I don't believe that fits the</p> <p>18 street.</p> <p>19 CHAIRMAN BOHNEN: So the conditions</p> <p>06:55:36PM 20 that you are proposing we approve the demolition</p> <p>21 with the conditions that we caucus with the</p> <p>22 builder and the owner and the architect as to on</p>

<p style="text-align: right;">48</p> <p>1 the style of the facade of the house?</p> <p>2 MS. D'ARCO: Yes.</p> <p>3 CHAIRMAN BOHNEN: Can I have a second?</p> <p>4 MR. GONZALEZ: Second.</p> <p>5 CHAIRMAN BOHNEN: Roll call vote,</p> <p>6 please?</p> <p>7 Frank?</p> <p>8 MR. GONZALEZ: Aye.</p> <p>9 CHAIRMAN BOHNEN: Tom?</p> <p>10 MR. WILLETT: Aye.</p> <p>11 MS. WEINBERGER: Aye.</p> <p>12 CHAIRMAN BOHNEN: Nay.</p> <p>13 MS. D'ARCO: Aye.</p> <p>14 MR. PRISBY: Nay.</p> <p>15 CHAIRMAN BOHNEN: Carries 4 to 2.</p> <p>16 (WHEREUPON, Ms. Hillegass was</p> <p>17 administered the oath.)</p> <p>18 MS. HILLEGASS: This is on the last</p> <p>19 one. My name is Louise Hillegass.</p> <p>20 So I'm curious as to the conditions</p> <p>21 that you put on here. And I'm just asking</p> <p>22 because I understood that this commission was</p>	<p style="text-align: right;">50</p> <p>1 allowing them to tear down the house but not</p> <p>2 granting a certificate of appropriateness, you</p> <p>3 are putting them in a bind -- potentially</p> <p>4 putting the owner in a bind where he may not be</p> <p>5 able to do anything that he wants to do with his</p> <p>6 property.</p> <p>7 CHAIRMAN BOHNEN: We are advisory. We</p> <p>8 can meet. If they don't like the input of our</p> <p>9 architects, they go over our heads.</p> <p>10 MS. HILLEGASS: And that's what I</p> <p>11 understood. I'm not sure that that's what we</p> <p>12 all understood by what just happened here.</p> <p>13 I appreciated your no vote on it</p> <p>14 because it wasn't clear to me that they could</p> <p>15 have asked for essentially a vote and you could</p> <p>16 have denied them a certificate of</p> <p>17 appropriateness, and then the owner could have</p> <p>18 actually been allowed to go before not the</p> <p>19 village board but I believe the village building</p> <p>20 commissioner and received either his approval or</p> <p>21 not approval.</p> <p>22 CHAIRMAN BOHNEN: Not the village</p>
<p style="text-align: right;">49</p> <p>1 advisory and so you have approved demolition</p> <p>2 with the condition that you want to give or not</p> <p>3 give a certificate of appropriateness to a</p> <p>4 future house and you have decided that two</p> <p>5 architects are going to go against another</p> <p>6 architect or advise another architect? Is that</p> <p>7 within the purview of this commission?</p> <p>8 CHAIRMAN BOHNEN: No. 1, it isn't</p> <p>9 necessarily they are going to go against the</p> <p>10 architect. It is within the purview of this --</p> <p>11 MS. HILLEGASS: Actually, you made some</p> <p>12 derogatory comments about their plan. So I</p> <p>13 would not say that you are going to go with the</p> <p>14 architect.</p> <p>15 CHAIRMAN BOHNEN: It's within our</p> <p>16 purview to be concerned about the streetscape</p> <p>17 and to that end, our conditions are that your</p> <p>18 architect or your son's architect meet with our</p> <p>19 architects so that they can have a meeting of</p> <p>20 the minds and ideally --</p> <p>21 MS. HILLEGASS: But currently they</p> <p>22 don't have a meeting of the minds and so by</p>	<p style="text-align: right;">51</p> <p>1 building commissioner. The village building</p> <p>2 commissioner does not have the authority to</p> <p>3 override our decision.</p> <p>4 MS. HILLEGASS: I didn't think it would</p> <p>5 be overriding your decision. I would just be</p> <p>6 you didn't approve, you didn't give a</p> <p>7 certificate of appropriateness. So then they</p> <p>8 would be -- they are not allowed to build an</p> <p>9 inappropriate house?</p> <p>10 MS. D'ARCO: What we voted on was</p> <p>11 whether we would approve a certificate of</p> <p>12 appropriateness or not. Whether we provide it</p> <p>13 or not -- if we provide it, it makes everyone</p> <p>14 happy and easier to move along in the process.</p> <p>15 If we don't provide it, you are still able to go</p> <p>16 to the village and work with them. We just</p> <p>17 haven't, from an advisory perspective, given you</p> <p>18 a certificate of appropriateness. So we gave</p> <p>19 the option and said, do you want us to vote to</p> <p>20 demolish with conditions or do you want us to</p> <p>21 vote no?</p> <p>22 MS. HILLEGASS: Just so I understand.</p>

<p style="text-align: right;">52</p> <p>1 I came up here just to ask questions so that I</p> <p>2 could understand.</p> <p>3 MS. D'ARCO: We went through it and we</p> <p>4 explained it twice.</p> <p>5 MS. HILLEGASS: But you didn't explain</p> <p>6 it well enough that I can understand it and I'm</p> <p>7 a policy person. I'm not like a person that</p> <p>8 can't understand this.</p> <p>9 So I understand you gave a vote to</p> <p>10 approve demolition and you want another review,</p> <p>11 okay, on the appropriateness of the building</p> <p>12 plans.</p> <p>13 So my question is: If you vote to</p> <p>14 not give a certificate of appropriateness, what</p> <p>15 is the remedy? And I understood tonight, which</p> <p>16 I hadn't understood before, that you have to go</p> <p>17 before the village board. That is -- okay.</p> <p>18 CHAIRMAN BOHNEN: Yes.</p> <p>19 MS. HILLEGASS: That's all I wanted was</p> <p>20 that question answered. Thank you, very much.</p> <p>21 MR. YU: Maybe I can clarify a little</p> <p>22 bit.</p>	<p style="text-align: right;">54</p> <p>1 to the village board on the decision that was</p> <p>2 made today. But the decision is advisory only.</p> <p>3 CHAIRMAN BOHNEN: We are trying to</p> <p>4 create an atmosphere of cooperation so that</p> <p>5 everybody can work through a few details. We</p> <p>6 are not trying to be obstructionists.</p> <p>7 MS. HILLEGASS: Yes, but it's --</p> <p>8 MS. D'ARCO: The village board will get</p> <p>9 our recommendation basically. They will note</p> <p>10 that we approved the demolition but that we had</p> <p>11 concerns about the style of the home and that</p> <p>12 will be noted with them when they consider your</p> <p>13 permit.</p> <p>14 CHAIRMAN BOHNEN: We think we have an</p> <p>15 obligation to the neighbors.</p> <p>16 MS. HILLEGASS: Okay. I think I</p> <p>17 understand now. It's not as clearly worded as I</p> <p>18 would appreciate it. Thank you.</p> <p>19 CHAIRMAN BOHNEN: Any further comments</p> <p>20 on 4th Street?</p> <p>21 (No response.)</p> <p>22</p>
<p style="text-align: right;">53</p> <p>1 The decision that they made is</p> <p>2 advisory only and you can choose to appeal to</p> <p>3 the board of trustees, however, the approval</p> <p>4 with conditions would be written and given to</p> <p>5 the building commissioner and it's advisory</p> <p>6 only. This won't hold your permit up.</p> <p>7 MS. HILLEGASS: I'm sorry if I'm, like,</p> <p>8 dense, but so what that means is -- so there's</p> <p>9 no certificate that has been voted on tonight?</p> <p>10 MR. YU: It's a certificate of</p> <p>11 appropriateness, but it's an approval with</p> <p>12 conditions. So a decision has been made. So</p> <p>13 with respect to a public hearing at the HPC this</p> <p>14 is over.</p> <p>15 MS. HILLEGASS: Okay. So then am I to</p> <p>16 understand that the owner could decide to just</p> <p>17 go on and go to the village manager for approval</p> <p>18 or building commissioner for approval?</p> <p>19 MR. YU: Yes.</p> <p>20 MS. HILLEGASS: So they do not have to</p> <p>21 go before the village board?</p> <p>22 MR. YU: No. Unless you want to appeal</p>	<p style="text-align: right;">55</p> <p>1 (WHICH, were all of the</p> <p>2 proceedings had, evidence</p> <p>3 offered or received in the</p> <p>4 above entitled cause.)</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

1 STATE OF ILLINOIS)
2) ss:
3 COUNTY OF DU PAGE)

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

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 15th day of February, A.D. 2017.

19

20

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

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22

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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 08-2016)
444 East 4th Street.)

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the Certificate of
Appropriateness Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on the 8th day of
February 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;
MS. JANICE D'ARCO, Member;
MR. JIM PRISBY, Member;
MR. TOM WILLETT, Member;
MS. SHANNON WEINBERGER, Member;
MR. FRANK GONZALEZ, Member.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MR. CHAN YU, Village Planner;</div> <div>3 MR. MATTHEW BOUSQUETTE, Applicant.</div> <hr/> <div>4</div> <div>5 CHAIRMAN BOHNEN: We want to begin the</div> <div>6 discussion on 444 East 4th Street. Who is</div> <div>7 representing that?</div> <div>8 MR. BOUSQUETTE: Me. Matthew</div> <div>9 Bousquette</div> <div>07:04:02PM 10 (WHEREUPON, Mr. Bousquette</div> <div>11 was administered the oath.)</div> <div>12 MR. BOUSQUETTE: So good evening. My</div> <div>13 name is Matthew Bousquette. I'm a resident of</div> <div>14 Hinsdale and I own 444 East 4th Street, 448 East</div> <div>15 4th Street, 445 Woodside, 443 Woodside. It</div> <div>16 represents 9 lots, a pile of pins, over</div> <div>17 94,000 square feet, approximately two and a</div> <div>18 quarter acres and it brings me a monthly tax</div> <div>19 bill of approximately \$8,000 per month.</div> <div>07:04:44PM 20 I'm in the process of preparing to</div> <div>21 remove an existing house which sits on lots 1</div> <div>22 through 3 with the address 444 East 4th Street.</div>	<div>4</div> <div>1 viable in its current location. I have no</div> <div>2 intent of having it remain in that location.</div> <div>3 The house in its size, foundation and other</div> <div>4 issues, in addition to the size of the lot, the</div> <div>5 cost of the taxes, don't support its existence.</div> <div>6 However, I do appreciate the</div> <div>7 history of the home itself. That is why I</div> <div>8 sought to donate the house in either parts or</div> <div>9 whole in an attempt to preserve it. Either</div> <div>07:06:26PM 10 route comes at significant personal expense to</div> <div>11 me. The monthly caring cost for that house at</div> <div>12 this time are \$10,000. I apologize in advance</div> <div>13 if any of my frustration comes through today as</div> <div>14 I am in month seven of the process.</div> <div>15 After this body rules, I am</div> <div>16 required to go to at least seven more village</div> <div>17 committees and board meetings over five months</div> <div>18 to allow the house to be repositioned.</div> <div>19 Unfortunately, on the surface it appears that</div> <div>07:07:00PM 20 deconstruction of the house is by far faster and</div> <div>21 cheaper and thus, that is the case HPC-09-2016</div> <div>22 which is before you tonight.</div>
<div>3</div> <div>1 My current plan is to donate the</div> <div>2 house either one, in parts to a reuse company so</div> <div>3 various parts of the existing home can be reused</div> <div>4 throughout the Chicagoland; or two, donate the</div> <div>5 home in its entirety to Mr. and Mrs. Parker,</div> <div>6 residents of Hinsdale who are here tonight, so</div> <div>7 that they can reposition the house on lots 18</div> <div>8 and 19 facing Woodside so that the existing home</div> <div>9 could be enjoyed in the same neighborhood for</div> <div>07:05:28PM 10 many more generations to come.</div> <div>11 I do appreciate that a number of</div> <div>12 you have taken the time to tour the house and</div> <div>13 others I know have come by the site so I</div> <div>14 appreciate time.</div> <div>15 Being a 10-year homeowner on 4th</div> <div>16 Street and, hopefully, for many more years to</div> <div>17 come, the development of our little sub</div> <div>18 neighborhood is of extreme importance to me.</div> <div>19 The quality of life, the aesthetic appeal and</div> <div>07:05:50PM 20 from a financial standpoint, I have a very, very</div> <div>21 significant investment next door.</div> <div>22 The existing home at 444 is not</div>	<div>5</div> <div>1 Separately, there is a case</div> <div>2 HPC-08-2016 which is also on the agenda. This</div> <div>3 is a request to move and reposition the home on</div> <div>4 Woodside.</div> <div>5 In reviewing Title 14, the historic</div> <div>6 preservation document Chapter 5, Section 14-51</div> <div>7 and 2, it appeared that every building in the</div> <div>8 Robbins Historic District which seeks to make</div> <div>9 any alteration to the exterior must come before</div> <div>07:07:42PM 10 this committee for a ruling. Unfortunately, as</div> <div>11 all of you are aware, this process has not been</div> <div>12 followed for a number of years.</div> <div>13 Further, it's my understanding, per</div> <div>14 the staff memo to the board, it was informally</div> <div>15 decided that only demolitions, new constructions</div> <div>16 and downtown signs were going to be brought</div> <div>17 before this committee.</div> <div>18 The effort to move and reposition</div> <div>19 this house does not fall in any one of those</div> <div>07:08:06PM 20 three categories and as such, I want the record</div> <div>21 to reflect, my objection to what I believe is an</div> <div>22 arbitrary and capricious application of Title 14</div>

<p style="text-align: center;">6</p> <p>1 in this case. There are a large number of homes 2 that are undergoing other alterations in this 3 neighborhood which have not been brought before 4 this board which fall outside of one of those 5 three.</p> <p>6 A need for me to appear here has 7 extended our already six month and our next five 8 months by an additional two months and delay the 9 process and cost an additional \$20,000. With 10 that stated, in terms of HPC-08-2016 11 repositioning the house on Woodside, these are 12 the facts.</p> <p>13 No. 1. There is a contract between 14 myself and Mr. and Mrs. Parker, residents of 15 Woodside, who are here tonight to answer 16 questions, to remove the existing house and 17 reposition it on Woodside.</p> <p>18 2. The movement would include a 19 brand new foundation poured in the new location.</p> <p>20 3. The house would be rotated 180 21 degrees from its current position.</p> <p>22 4. Several professional moving</p>	<p style="text-align: center;">8</p> <p>1 village attractiveness to perspective home 2 buyers.</p> <p>3 3. To maintain and improve 4 property values.</p> <p>5 4. To protect, preserve and 6 enhance the village's aesthetic appearance and 7 character.</p> <p>8 It would seem to me allowing the 9 Zook house to be saved in its entirety and 10 repositioned on the lot, which would meet all of 11 the objectives, versus having the house 12 dismantled and used in part somewhere else.</p> <p>13 Should the demolition approach be 14 taken and the movement in the lots not be 15 permitted, the sale of all six lots will occur 16 and it would be one of the largest under and 17 undeveloped lots in the village of Hinsdale. As 18 such, it would allow a home construction 19 significantly out of scale to our sub 20 neighborhood.</p> <p>21 I would cite for you to draw your 22 attention to the construction currently going on</p>
<p style="text-align: center;">7</p> <p>1 companies have been bidding on the project and 2 all indicate it's very doable, albeit expensive.</p> <p>3 5. The house would be located on 4 lots 18 and 19 facing Woodside comprising 20,000 5 square feet. That would make it the second 6 largest lot on the entire street. There's only 7 one lot larger, which is approximately 1,000 8 square feet more. In most cases, there's 2 to 9 3,000 square feet larger than any other lot on 10 the street.</p> <p>11 6. The movement would include 12 maintaining the existing footprint and the 13 exterior of the house in its new location.</p> <p>14 7. With the exception of allowing 15 for a 20,000 square foot lot, the repositioned 16 home would require no other variances from the 17 village for front yard, side yards or back 18 yards.</p> <p>19 Recognizing that the goal of this 20 body is to 1. Preserve, promote and maintain 21 the village historic resources and character. 22 2. To protect and enhance the</p>	<p style="text-align: center;">9</p> <p>1 on 8th Street between Park and Elm, 2 affectionately called the east coast girls' 3 school or the home on Taft basically called 4 Buckingham Palace.</p> <p>5 Both of those houses are on lots of 6 similar size and two different architects have 7 come to us and said with all of the FAR 8 requirements and all of the setback 9 requirements, either one of those houses could 10 be constructed on this lot should it be sold in 11 its entirety and the Zook house removed.</p> <p>12 I fail to understand how that 13 endgame would be the right solution for our sub 14 neighborhood or would fulfill your charter. As 15 such, I urge you to vote to affirm our petitions 16 tonight.</p> <p>17 I'd like to see the house preserved 18 and moved, however as I stated, in this process 19 I started in June of 2016 and at a cost of 20 \$10,000 a month, \$10,000 a month, my emotional 21 desire to preserve the house meets a pocketbook 22 which is quickly drained.</p>

<p style="text-align: center;">10</p> <p>1 So I would urge you to make a</p> <p>2 decision tonight and I know that I have already</p> <p>3 spent \$90,000 in my attempt to save this house</p> <p>4 and if this process continues to drag out, I</p> <p>5 will note I will be able to sleep soundly</p> <p>6 knowing that if I knocked it down, I went over</p> <p>7 and above making an attempt to save it. I would</p> <p>8 be happy to answer any questions. The Parkers</p> <p>9 are here to answer any questions. Thank you.</p> <p>07:12:30PM 10 CHAIRMAN BOHNEN: Okay. So you come</p> <p>11 before us with two proposals?</p> <p>12 MR. BOUSQUETTE: Yes, sir.</p> <p>13 CHAIRMAN BOHNEN: Am I to understand</p> <p>14 this is an either or situation?</p> <p>15 MR. BOUSQUETTE: Yes. It's a binary</p> <p>16 choice.</p> <p>17 CHAIRMAN BOHNEN: Either or. You are</p> <p>18 telling us we can pick one or pick the other,</p> <p>19 one of two?</p> <p>07:12:54PM 20 MR. BOUSQUETTE: Yes, sir.</p> <p>21 CHAIRMAN BOHNEN: Kind of a veiled</p> <p>22 threat frankly.</p>	<p style="text-align: center;">12</p> <p>1 MS. D'ARCO: Is it 10,000 square feet?</p> <p>2 MR. BOUSQUETTE: I don't know.</p> <p>3 MS. D'ARCO: I'm curious because I</p> <p>4 think that the argument of having a large home</p> <p>5 next to your home is not a legitimate one.</p> <p>6 MR. BOUSQUETTE: I know there's a lot</p> <p>7 of neighbors here and I would ask each one of</p> <p>8 them if they want the east coast girls' school</p> <p>9 built in that --</p> <p>07:13:56PM 10 MS. D'ARCO: We are not talking about</p> <p>11 other homes. We are talking about your lot and</p> <p>12 your rationale for wanting --</p> <p>13 MR. BOUSQUETTE: My house was built in</p> <p>14 1987. The facade of my house is still the same</p> <p>15 it was in 1987 and it fits in the neighborhood</p> <p>16 quite nicely.</p> <p>17 MS. D'ARCO: It does. I love your</p> <p>18 house. Beautiful.</p> <p>19 MR. BOUSQUETTE: Okay. So it's not</p> <p>07:14:12PM 20 overbuilt. My house is on a 40,000 square foot</p> <p>21 lot. I do believe it's one of the larger house</p> <p>22 in the neighborhood. So I think my house is</p>
<p style="text-align: center;">11</p> <p>1 MR. BOUSQUETTE: No. I'm spending</p> <p>2 \$10,000 a month.</p> <p>3 CHAIRMAN BOHNEN: I believe I sold you</p> <p>4 that house as a realtor.</p> <p>5 MR. BOUSQUETTE: Yes.</p> <p>6 CHAIRMAN BOHNEN: Have you ever thought</p> <p>7 about just putting it back on the market?</p> <p>8 MR. BOUSQUETTE: Yes, I have. And I</p> <p>9 have been approached by several people, who are</p> <p>07:13:12PM 10 currently in construction, all of which wanted</p> <p>11 to knock the house down. All of which had plans</p> <p>12 to build enormous houses.</p> <p>13 And today, if I don't split the</p> <p>14 lot, I have two people who would like to buy it</p> <p>15 today and knock the house down and build</p> <p>16 enormous houses. I live next door. I don't</p> <p>17 want to live next to a hotel.</p> <p>18 MS. D'ARCO: Mr. Bousquette, how big is</p> <p>19 your house?</p> <p>07:13:32PM 20 MR. BOUSQUETTE: How big is my house?</p> <p>21 MS. D'ARCO: Yes. Square footage wise.</p> <p>22 MR. BOUSQUETTE: I don't know.</p>	<p style="text-align: center;">13</p> <p>1 appropriate relative to the lot size so I'm not</p> <p>2 quite sure where you are going with the</p> <p>3 question.</p> <p>4 MS. D'ARCO: I'm just trying to</p> <p>5 understand the rationale for wanting to</p> <p>6 subdivide a lot and increase density in a</p> <p>7 historic district in a town that is known for</p> <p>8 larger land lots and not squeezing homes onto</p> <p>9 smaller lots. That's what I'm trying to</p> <p>07:14:36PM 10 understand.</p> <p>11 MR. BOUSQUETTE: I'll explain again.</p> <p>12 Maybe I'm not clear.</p> <p>13 If you go to 8th Street, are you</p> <p>14 familiar with the large house currently being</p> <p>15 built over the last two years?</p> <p>16 MS. D'ARCO: Yes.</p> <p>17 MR. BOUSQUETTE: That stone house could</p> <p>18 be placed on 444 East 4th Street. Are you</p> <p>19 familiar with the large house on Taft. Okay.</p> <p>07:14:48PM 20 That house could be placed on 444 East 4th</p> <p>21 Street. I would say that none of my neighbors</p> <p>22 would call either one of those houses in scale</p>

<p style="text-align: center;">14</p> <p>1 with our street and our neighborhood.</p> <p>2 MS. D'ARCO: I agree with that but you</p> <p>3 don't know what people are going to build there</p> <p>4 until it's sold.</p> <p>5 MR. BOUSQUETTE: I do. I don't want to</p> <p>6 sell it to them when I know what they are going</p> <p>7 to build there. I, as the seller, I can ask</p> <p>8 them what they are trying to build. I do know.</p> <p>9 MS. D'ARCO: Because just for the</p> <p>07:15:18PM 10 record, I am not -- I do not support the</p> <p>11 demolition of a Zook home in Hinsdale period.</p> <p>12 Because that home is in wonderful condition. I</p> <p>13 walked through it the other day.</p> <p>14 The Parkers are willing to buy it</p> <p>15 as is and reposition it and it's not an option</p> <p>16 to demolish that. I just in my heart don't</p> <p>17 believe that. I feel that there are supporters.</p> <p>18 We have gotten various letters in</p> <p>19 support of the Parkers to please not demo the</p> <p>07:15:48PM 20 home but we are given one alternative. And the</p> <p>21 only alternative here is to reposition it and</p> <p>22 there's got to be other alternatives. I just</p>	<p style="text-align: center;">16</p> <p>1 MS. D'ARCO: They may not knock it</p> <p>2 down.</p> <p>3 CHAIRMAN BOHNEN: Why would you say</p> <p>4 that, Mr. Bousquette, when we pride ourselves on</p> <p>5 being able to find buyers for older homes who</p> <p>6 would take that house -- I'm very familiar with</p> <p>7 that house -- would take that house and would</p> <p>8 add a kitchen and a family room off the back and</p> <p>9 put a master suite above it and have it as a</p> <p>07:17:04PM 10 lovely Zook home brought to today's standards.</p> <p>11 MR. BOUSQUETTE: Isn't that fabulous.</p> <p>12 That's great. But I have three contractors, all</p> <p>13 want to buy it, all want to knock it down.</p> <p>14 CHAIRMAN BOHNEN: So find another</p> <p>15 buyer, Mr. Bousquette.</p> <p>16 MR. BOUSQUETTE: No, I'll sell it.</p> <p>17 I'll sell it to them and let them knock it down</p> <p>18 then.</p> <p>19 CHAIRMAN BOHNEN: Are you going to</p> <p>07:17:18PM 20 continue to try and live in Hinsdale? You</p> <p>21 sought out Hinsdale, we didn't seek out you. It</p> <p>22 just doesn't -- you are not acting like a good</p>
<p style="text-align: center;">15</p> <p>1 have to believe that.</p> <p>2 MR. BOUSQUETTE: At \$10,000 a month if</p> <p>3 you would like to make a payment.</p> <p>4 MS. D'ARCO: We have seen various</p> <p>5 houses being redone, Zoberis' on 3rd Street,</p> <p>6 beautiful home. I don't know if you have seen</p> <p>7 it.</p> <p>8 MR. BOUSQUETTE: I have no</p> <p>9 understanding what anybody else's financial</p> <p>07:16:12PM 10 condition is or what the terms were or what</p> <p>11 anything else is, but I have my situation, my</p> <p>12 financial situation, and my ownership and that's</p> <p>13 what I'm presenting you tonight.</p> <p>14 I'd like to save the house as well.</p> <p>15 I think it's a fantasy to believe that somebody</p> <p>16 is going to go buy the house in its existing</p> <p>17 location on the full lot and just renovate it a</p> <p>18 little bit. I guarantee you if I put that house</p> <p>19 on the market for the full lot, I guarantee you</p> <p>07:16:38PM 20 it will be short in a short period of time and</p> <p>21 they will be knocking the house down and it's</p> <p>22 advisory only.</p>	<p style="text-align: center;">17</p> <p>1 neighbor and it's a veiled threat, and I'm</p> <p>2 really not pleased with it. And had I known you</p> <p>3 were going to take this approach, I never would</p> <p>4 have sold it to you.</p> <p>5 MR. BOUSQUETTE: John, I'm going to ask</p> <p>6 you you recuse yourself from this hearing</p> <p>7 because you are the gentleman who sold me the</p> <p>8 house and you told me it will probably have to</p> <p>9 be torn down.</p> <p>07:17:42PM 10 CHAIRMAN BOHNEN: That's not true.</p> <p>11 MR. BOUSQUETTE: It is true, John. So</p> <p>12 you had a financial interest in it. And the</p> <p>13 fact that you just brought that up and the fact</p> <p>14 that you made that accusation to me, I ask you</p> <p>15 to recuse yourself from this hearing because you</p> <p>16 are bias and you sold me the house and you had a</p> <p>17 financial interest in it and you are not telling</p> <p>18 the truth, I'm sorry.</p> <p>19 CHAIRMAN BOHNEN: I represented the</p> <p>07:18:00PM 20 estate in good faith. You wanted to buy it</p> <p>21 because of all the lawsuits that were going from</p> <p>22 4th Street to Woodside. This was a solution</p>

<p style="text-align: center;">18</p> <p>1 where you could eliminate all that problem and</p> <p>2 then you were going to live in the house while</p> <p>3 you finished your --</p> <p>4 MR. BOUSQUETTE: John, I'm not going to</p> <p>5 argue with you about it. I'm asking --</p> <p>6 CHAIRMAN BOHNEN: I'm not recusing</p> <p>7 myself, Mr. Bousquette, just for the record.</p> <p>8 MR. BOUSQUETTE: Okay. Fine.</p> <p>9 CHAIRMAN BOHNEN: Thank you.</p> <p>07:18:22PM 10 Ma'am, would you come to the</p> <p>11 podium, be sworn in, please.</p> <p>12 (WHEREUPON, Ms. Brickman was</p> <p>13 administered the oath.)</p> <p>14 MS. BRICKMAN: My name is Donna</p> <p>15 Brickman. I live at 439 6th Street. I feel</p> <p>16 I've come late to this party. This has gone a</p> <p>17 little further than I realized.</p> <p>18 We live on 6th Street and we didn't</p> <p>19 get the notice about this hearing, nor did we</p> <p>07:18:52PM 20 see it in The Hinsdalean. I wanted to hear from</p> <p>21 Mr. Bousquette how did we get this far? I feel</p> <p>22 like if I'm going back with a conversation that</p>	<p style="text-align: center;">20</p> <p>1 MS. BRICKMAN: Is that something that</p> <p>2 Matt has already considered?</p> <p>3 CHAIRMAN BOHNEN: If you are going to</p> <p>4 speak, please come up and be sworn in, introduce</p> <p>5 yourselves.</p> <p>6 (WHEREUPON, Mr. & Mrs. Parker</p> <p>7 were administered the oath.)</p> <p>8 MR. PARKER: Kris Parker.</p> <p>9 MS. PARKER: Tracy Parker.</p> <p>07:20:36PM 10 MR. PARKER: The solution that you were</p> <p>11 speaking to is the other proposal that's before</p> <p>12 you tonight. And that is a proposal we like a</p> <p>13 lot and we are the family that's intending to</p> <p>14 buy the house and do exactly that. We want to</p> <p>15 see the house saved.</p> <p>16 We love Hinsdale. We moved here</p> <p>17 from the city six years ago for a reason. This</p> <p>18 town has a ton of character and a large part of</p> <p>19 that character stems from its heritage with Zook</p> <p>07:21:06PM 20 and there's not that many of these homes left in</p> <p>21 the city and we want to see it saved and so</p> <p>22 taking on this project, it's led a lot of our</p>
<p style="text-align: center;">19</p> <p>1 we had before, I feel like a lot of this is over</p> <p>2 that driveway that goes from Woodside to 4th or</p> <p>3 is it just you don't want that lot? I'm just</p> <p>4 trying to understand.</p> <p>5 I feel like we should be able to</p> <p>6 come up with a solution and make everybody</p> <p>7 happy. I don't know what's transpired. Are we</p> <p>8 not able to move the lot line and make it bigger</p> <p>9 for what you need and maybe sell the Zook house</p> <p>07:19:32PM 10 on a smaller parcel and then that way -- I</p> <p>11 actually today talked to somebody who renovates</p> <p>12 homes and he's looked at the home. He loves the</p> <p>13 home but it comes down to money. He can't -- I</p> <p>14 know an architect that will work with him to try</p> <p>15 to work with the home but unless the lot is a</p> <p>16 little bit smaller, they can't make the numbers</p> <p>17 work. Even if he took a reduced profit. I just</p> <p>18 had an idea. This is because I'm trying to save</p> <p>19 it and I won't waste your time if I'm too late.</p> <p>07:20:04PM 20 CHAIRMAN BOHNEN: No. You are in</p> <p>21 plenty of time. There's nothing that's going to</p> <p>22 be decided until all of this gets discussed out.</p>	<p style="text-align: center;">21</p> <p>1 friends to question our sanity. There's a lot</p> <p>2 involved in the cost and a lot of risk but we</p> <p>3 think it's worth it for us and we think that the</p> <p>4 neighborhood and the city have more gain than we</p> <p>5 do. A lot more. Especially the people on</p> <p>6 Woodside.</p> <p>7 If you go down that street right</p> <p>8 now, you see stone house, gnarly woods, stone</p> <p>9 house. And when I say gnarly, I love trees, I</p> <p>07:21:42PM 10 love woods, but the particular group of trees</p> <p>11 that are there right now, it's not becoming. It</p> <p>12 doesn't fit with the rest of city. It doesn't</p> <p>13 fit with the rest of the block.</p> <p>14 Imagine putting a beautiful Zook</p> <p>15 stone house in the middle of those two other</p> <p>16 stone homes with a very well-manicured yard.</p> <p>17 That would improve the neighborhood. That would</p> <p>18 improve that street. That would be of value to</p> <p>19 the whole city not just to us.</p> <p>07:22:08PM 20 So we think there's definitely a</p> <p>21 good solution. I think we are very in line with</p> <p>22 the one you proposed. It seems like the one</p>

<p style="text-align: center;">22</p> <p>1 that we are hoping is achieved here tonight.</p> <p>2 MS. BRICKMAN: I feel sort of like we</p> <p>3 are misunderstanding each other. Maybe I'm</p> <p>4 misunderstanding you. So you want to -- you are</p> <p>5 in favor or picking up the house and moving it</p> <p>6 close to Woodside. My proposal is cutting the</p> <p>7 lot on north/south because there's that one</p> <p>8 public drive -- you know, his driveway and it's</p> <p>9 a problem because it's a public piece of -- I</p> <p>07:22:44PM 10 think, I believe, isn't it a public --</p> <p>11 MR. BOUSQUETTE: That is my personal</p> <p>12 driveway. It's not a public driveway. It</p> <p>13 belonged to 448 East 4th Street, the house</p> <p>14 immediately to the --</p> <p>15 CHAIRMAN BOHNEN: That's why</p> <p>16 Mr. Bousquette wanted to buy the Zook house so</p> <p>17 he could settle out the problems that have gone</p> <p>18 on for many years about that little road going</p> <p>19 from 4th Street to Woodside. It was the subject</p> <p>07:23:08PM 20 of a number of lawsuits that went on and on and</p> <p>21 on with Mr. Buntrock and Mr. Buxbaum and then</p> <p>22 with Mr. Bousquette.</p>	<p style="text-align: center;">24</p> <p>1 feet, which would be one of the largest lots on</p> <p>2 4th Street, code compliant and one which would</p> <p>3 be on Woodside, which would be slightly under</p> <p>4 20,500, the second largest lot on the street.</p> <p>5 CHAIRMAN BOHNEN: Not code compliant.</p> <p>6 MR. BOUSQUETTE: Not code compliant.</p> <p>7 However, I would also like to make a note that</p> <p>8 the city's own study showed that over 92 percent</p> <p>9 of the homes in the village of Hinsdale are</p> <p>07:24:38PM 10 noncode compliant. So the suggestion that we</p> <p>11 have thousands of 30,000 square foot lots all</p> <p>12 over the city, we don't.</p> <p>13 CHAIRMAN BOHNEN: So who would you go</p> <p>14 to -- I'm curious, Mr. Bousquette. So you have</p> <p>15 a zoning code that says 30,000 square feet, 125</p> <p>16 feet of frontage, and you are saying that 90</p> <p>17 something percent of the lots are noncode</p> <p>18 compliant but you are asking to subdivide into a</p> <p>19 noncompliant lot.</p> <p>07:25:06PM 20 MR. BOUSQUETTE: Yes.</p> <p>21 CHAIRMAN BOHNEN: So who would you go</p> <p>22 to to get the authority to subdivide?</p>
<p style="text-align: center;">23</p> <p>1 MR. PARKER: Another problem is the</p> <p>2 house is right in the middle. So if you divided</p> <p>3 it the way you propose, the house would still</p> <p>4 need to get moved.</p> <p>5 MR. GONZALEZ: What do you mean in the</p> <p>6 middle? Middle of what, a property line?</p> <p>7 MR. PARKER: Well, she's talking about</p> <p>8 making a new property line from the north.</p> <p>9 CHAIRMAN BOHNEN: If I may, while you</p> <p>07:23:38PM 10 are all conjecturing about this, I have a little</p> <p>11 background in zoning.</p> <p>12 In the R-1 district where this</p> <p>13 house is, our minimum lot is 30,000 square feet</p> <p>14 and 125 feet of frontage, okay? How would you</p> <p>15 propose to subdivide that lot? Where would you</p> <p>16 go for relief to subdivide that lot?</p> <p>17 MS. PARKER: Are you talking to us?</p> <p>18 CHAIRMAN BOHNEN: Anybody that has the</p> <p>19 answer.</p> <p>07:24:02PM 20 MR. BOUSQUETTE: Right now there's a</p> <p>21 proposal to subdivide the lot into two lots, one</p> <p>22 facing 4th Street, which would be 30,000 square</p>	<p style="text-align: center;">25</p> <p>1 MR. BOUSQUETTE: Well, John, you are</p> <p>2 familiar with that.</p> <p>3 CHAIRMAN BOHNEN: I'm very familiar</p> <p>4 with that. I want to see if you are.</p> <p>5 MR. BOUSQUETTE: That's slightly</p> <p>6 insulting. But all of you have in front of you</p> <p>7 the list of meetings that I have to go to and</p> <p>8 the order I have to go to and you should know</p> <p>9 that I have been to several of them already to</p> <p>07:25:22PM 10 ask them conceptually if they are interested in</p> <p>11 doing this, including the board of trustees in</p> <p>12 June of 2016, which is when this process</p> <p>13 started.</p> <p>14 So for clarity, the boogeyman here</p> <p>15 me has spent from June of 2016 to November of</p> <p>16 2016 seeking a buyer for the Zook house to move</p> <p>17 it and preserve it. So at a meter running at</p> <p>18 \$10,000 a month, I went to the board of trustees</p> <p>19 meeting in June of 2016 and said hey, I have</p> <p>07:25:48PM 20 this idea. I'd like to save the house. I don't</p> <p>21 want to see it knocked down. Would you be okay</p> <p>22 if I split the lot if I could find somebody who</p>

<p style="text-align: center;">26</p> <p>1 would move it, maintain it, reposition it and</p> <p>2 keep it in its architecturally significant</p> <p>3 fashion. They said, yes. And unfortunately,</p> <p>4 between then and now you guys have fired up your</p> <p>5 committee and that's why I'm here versus going</p> <p>6 back through the other process which I'm very</p> <p>7 familiar with.</p> <p>8 CHAIRMAN BOHNEN: But you would</p> <p>9 concede, Mr. Bousquette, that no way possible</p> <p>07:26:18PM 10 could we even talk about moving the Zook house</p> <p>11 until it was determined whether or not a lot</p> <p>12 could be created to move it.</p> <p>13 MR. BOUSQUETTE: No, John. Actually, I</p> <p>14 was told by the head of the community -- the</p> <p>15 head of your department that they had gotten</p> <p>16 direction from the board of trustees that I</p> <p>17 should come here first.</p> <p>18 CHAIRMAN BOHNEN: I don't disagree with</p> <p>19 you.</p> <p>07:26:38PM 20 MR. BOUSQUETTE: So here I am. And so</p> <p>21 we have the chicken and the egg. So we are here</p> <p>22 seeking you guys to say one or the other, either</p>	<p style="text-align: center;">28</p> <p>1 for rent sign in it?</p> <p>2 MR. BOUSQUETTE: It had a for sale and</p> <p>3 a for rent and now we have a renter.</p> <p>4 CHAIRMAN BOHNEN: I think it's</p> <p>5 disingenuous of you to suggest that you have</p> <p>6 been trying to sell it as a property. I just</p> <p>7 want that on the record.</p> <p>8 MR. BOUSQUETTE: Okay. Then I find</p> <p>9 that insulting again. Thank you, very much. So</p> <p>07:27:36PM 10 I'll advise the realtor who, John, you wrote to,</p> <p>11 and so you are very familiar who the listing</p> <p>12 agent is, and you wrote to her and told her that</p> <p>13 we had --</p> <p>14 CHAIRMAN BOHNEN: She should be aware</p> <p>15 that it was in a historic district, which she</p> <p>16 was not, and she was advertising a lot for sale</p> <p>17 that was not subdivided which is against the law</p> <p>18 of the MLS.</p> <p>19 MR. BOUSQUETTE: I guess that as the</p> <p>07:27:54PM 20 selling realtor, I would have expected you to</p> <p>21 disclose that we would have to show up in front</p> <p>22 of this committee and as all the realtors --</p>
<p style="text-align: center;">27</p> <p>1 vote for it or against it and then we are going</p> <p>2 to proceed to the next step and talk with those</p> <p>3 people.</p> <p>4 CHAIRMAN BOHNEN: Again, just for the</p> <p>5 record, I want to ask you. There is a third</p> <p>6 alternative and that's to place the property as</p> <p>7 it exists for sale.</p> <p>8 MR. BOUSQUETTE: It is and has been for</p> <p>9 sale since June of last year.</p> <p>07:27:04PM 10 CHAIRMAN BOHNEN: Not to my knowledge</p> <p>11 and I'm a realtor.</p> <p>12 MR. BOUSQUETTE: That's great. If you</p> <p>13 go by, there's a sign there and it has been for</p> <p>14 some time.</p> <p>15 CHAIRMAN BOHNEN: In the MLS?</p> <p>16 MR. BOUSQUETTE: Yes, it's in the MLS.</p> <p>17 CHAIRMAN BOHNEN: Was it in the MLS?</p> <p>18 MR. BOUSQUETTE: Yes.</p> <p>19 CHAIRMAN BOHNEN: Was it in the MLS</p> <p>07:27:16PM 20 since last summer?</p> <p>21 MR. BOUSQUETTE: No.</p> <p>22 CHAIRMAN BOHNEN: Okay. Did it have a</p>	<p style="text-align: center;">29</p> <p>1 CHAIRMAN BOHNEN: You were going to</p> <p>2 sell it as a property when you got done</p> <p>3 remodeling your house. You never suggested any</p> <p>4 of this to me.</p> <p>5 MR. BOUSQUETTE: You knew I was going</p> <p>6 to sell it as a property.</p> <p>7 CHAIRMAN BOHNEN: How could I look into</p> <p>8 a crystal ball to see what you had up your</p> <p>9 sleeve?</p> <p>07:28:14PM 10 MR. BOUSQUETTE: As an owner of a</p> <p>11 brokerage and a member of this committee and to</p> <p>12 the other brokerage on this committee, I would</p> <p>13 suggest that in the future in your listings that</p> <p>14 you disclose that if somebody is making any</p> <p>15 alteration, not a demolition, any alteration to</p> <p>16 the exterior of the house, that they are going</p> <p>17 to have to come in front of this committee,</p> <p>18 which you did not disclose, and you don't</p> <p>19 disclose in your listings either, okay? So I</p> <p>07:28:40PM 20 would suggest if we are going to do that, you</p> <p>21 guys make sure you disclose --</p> <p>22 CHAIRMAN BOHNEN: Part of the mission</p>

<p style="text-align: center;">30</p> <p>1 that we have assumed when we reactivated this</p> <p>2 commission to full strength was to educate the</p> <p>3 public and the real estate community.</p> <p>4 We are in the process of doing that</p> <p>5 and we are going to do it during the month of</p> <p>6 May, preservation month. We are going to</p> <p>7 designate it Harold Zook month, and we are going</p> <p>8 to have it dedicated to Mr. Zook and we are</p> <p>9 going to have seminars throughout the month</p> <p>07:29:06PM 10 educating the community and the real estate</p> <p>11 community about historic districts and historic</p> <p>12 downtown and how they can access tax freezes and</p> <p>13 things of that nature. So thank you for being</p> <p>14 concerned about that. We have taken your</p> <p>15 suggestion.</p> <p>16 Ma'am? You have to get sworn in</p> <p>17 please and speak in the microphone.</p> <p>18 (WHEREUPON, Ms. Braden was</p> <p>19 administered the oath.)</p> <p>07:29:32PM 20 MS. BRADEN: Alexa Braden, 436 East 1st</p> <p>21 Street in Hinsdale. I have been following this</p> <p>22 very closely. I have been very active in</p>	<p style="text-align: center;">32</p> <p>1 committee now.</p> <p>2 MS. BRADEN: That makes me very happy</p> <p>3 because we are still heartbroken over it.</p> <p>4 CHAIRMAN BOHNEN: I am too.</p> <p>5 MS. BRADEN: And to see a cookie-cutter</p> <p>6 home placed there and to I think</p> <p>7 Mr. Bousquette's point, I do agree that someone</p> <p>8 who buys that home, they are going to tear that</p> <p>9 Zook down and they are going to build either a</p> <p>07:31:18PM 10 giant mansion or a white farmhouse with black</p> <p>11 windows that we see on every other street. It's</p> <p>12 lovely, it's lovely, but we need to appreciate</p> <p>13 Harold Zook.</p> <p>14 CHAIRMAN BOHNEN: Couldn't agree more.</p> <p>15 And that's why a lot of us here are in the real</p> <p>16 estate business, work very hard to find buyers</p> <p>17 for our historic homes.</p> <p>18 MS. BRADEN: I know. And I know you</p> <p>19 and Penny are lovely people.</p> <p>07:31:44PM 20 I just don't understand, though, if</p> <p>21 if we have good people who are willing to rehab</p> <p>22 this home and have it facing on Woodside, I</p>
<p style="text-align: center;">31</p> <p>1 historical society the past few years and I know</p> <p>2 this home very well and obviously as neighbors,</p> <p>3 I'm on 1st Street, I'm on 4th Street every day</p> <p>4 picking up kids and carpool.</p> <p>5 I am confused as to why this is a</p> <p>6 debate amongst your board regarding moving the</p> <p>7 home to face Woodside. I think that we have all</p> <p>8 seen too many teardowns in southeast Hinsdale</p> <p>9 and I'm going to evidence that by the home</p> <p>07:30:22PM 10 directly behind me on East 3rd that was pink; we</p> <p>11 loved it. And I know that was your listing and</p> <p>12 we could see it from my third floor. My husband</p> <p>13 wanted to buy it, my contractor went through it</p> <p>14 numerous times and it could be salvaged.</p> <p>15 CHAIRMAN BOHNEN: We were told by the</p> <p>16 people that were buying that house, their</p> <p>17 builder, that they were going to add on to the</p> <p>18 back of that and before we knew it, they got a</p> <p>19 demolition permit and that was one of the</p> <p>07:30:50PM 20 reasons why we are sitting here tonight because</p> <p>21 no demolitions will be done in the historic</p> <p>22 neighborhood without coming before this</p>	<p style="text-align: center;">33</p> <p>1 don't understand why this is so highly</p> <p>2 contested.</p> <p>3 CHAIRMAN BOHNEN: Because we probably</p> <p>4 need to look for people that would buy the home</p> <p>5 as it is and rehab it before we go to other</p> <p>6 steps.</p> <p>7 MS. BRADEN: But what worries me of</p> <p>8 what you just said is you were under the</p> <p>9 impression on the home on 3rd Street that they</p> <p>07:32:08PM 10 were just going to add to the back of it which</p> <p>11 they didn't. So then how can we learn from that</p> <p>12 demolition and apply it to this?</p> <p>13 CHAIRMAN BOHNEN: By having a full</p> <p>14 commission and being more vigilant and having</p> <p>15 our village being more vigilant. That's what we</p> <p>16 are attempting to do.</p> <p>17 MS. BRADEN: So you are an advisory</p> <p>18 board.</p> <p>19 CHAIRMAN BOHNEN: Except on landmarked</p> <p>07:32:28PM 20 homes where we are final.</p> <p>21 MS. BRADEN: Correct. But there's only</p> <p>22 a few landmark homes in town.</p>

<p style="text-align: center;">34</p> <p>1 CHAIRMAN BOHNEN: That's not so. There</p> <p>2 are quite a few of them.</p> <p>3 MS. BRADEN: Okay. I was under the</p> <p>4 impression there were three or four of them in</p> <p>5 the village.</p> <p>6 MS. WEINBERGER: That's national</p> <p>7 register.</p> <p>8 MS. BRADEN: National register, sorry,</p> <p>9 Shannon. So as a neighbor, I would really --</p> <p>07:32:46PM 10 CHAIRMAN BOHNEN: We want to save the</p> <p>11 Zook home too. We really want to save the Zook</p> <p>12 home.</p> <p>13 MS. BRADEN: It just doesn't give me</p> <p>14 much confidence with the pink home being torn</p> <p>15 down.</p> <p>16 MS. D'ARCO: This commission was not</p> <p>17 fully seated and actually, I don't think any of</p> <p>18 us were on the board when that house -- it never</p> <p>19 came forth. We never had a purview or any say</p> <p>07:33:08PM 20 in that. We never saw that. And that's part of</p> <p>21 the reason why you see the seats being filled</p> <p>22 because it is happening very quickly in town.</p>	<p style="text-align: center;">36</p> <p>1 to teardown and it's not an automatic that that</p> <p>2 would happen.</p> <p>3 So my concern is more of a</p> <p>4 subdividing, increasing density, and placing</p> <p>5 another home in between two homes on a street</p> <p>6 that is known to have a little more space.</p> <p>7 MS. BRADEN: It's an awesome lot</p> <p>8 though.</p> <p>9 MS. D'ARCO: You are not on that</p> <p>07:34:36PM 10 street. You are on a different street.</p> <p>11 MS. BRADEN: I'm on 1st.</p> <p>12 CHAIRMAN BOHNEN: We have a zoning code</p> <p>13 that dictates what is a legal lot. The</p> <p>14 subdivision of that lot would not be legal and</p> <p>15 whether there would be relief sought and</p> <p>16 granted, I don't know.</p> <p>17 MS. BRADEN: Once again, I respect you</p> <p>18 immensely, but if you look at the space between</p> <p>19 the Peterson's home and the Chilos' home, look</p> <p>07:34:58PM 20 between the space between the Chilos' home and</p> <p>21 the Geramis' home. This lot is huge so it could</p> <p>22 definitely a lot for another home.</p>
<p style="text-align: center;">35</p> <p>1 You are seeing -- my concern is</p> <p>2 subdivision of lots. This particular -- because</p> <p>3 this particular section of Hinsdale southeast is</p> <p>4 known not only for its lovely vintage historical</p> <p>5 homes but it's lot sizes.</p> <p>6 MS. BRADEN: Well, then subdivision of</p> <p>7 lot, so really in a grand scheme of things make</p> <p>8 these lots.</p> <p>9 MS. D'ARCO: Yes. You are creating two</p> <p>07:33:42PM 10 lots. You are creating two more families. You</p> <p>11 are increasing density.</p> <p>12 So there are other areas in town</p> <p>13 where we see houses right next to each other and</p> <p>14 that's the beauty of those parts of town. The</p> <p>15 beauty of this part of town is that there is</p> <p>16 space and there is room to have large stately</p> <p>17 homes.</p> <p>18 So while I don't want -- I will not</p> <p>19 ever vote for this home to be knocked down.</p> <p>07:34:08PM 20 Ever. Even if it's a new buyer that comes in,</p> <p>21 Mr. Bousquette is able to find another buyer and</p> <p>22 they still have to come before this commission</p>	<p style="text-align: center;">37</p> <p>1 MS. PARKER: So sorry to interrupt.</p> <p>2 CHAIRMAN BOHNEN: We are backing up</p> <p>3 against the Plan Commission here at 7:30 so I'm</p> <p>4 going to have to bring this discussion to a</p> <p>5 close. I'd like a motion --</p> <p>6 MR. BOUSQUETTE: Can I make one closing</p> <p>7 comment because I think people have been left</p> <p>8 with the wrong impression.</p> <p>9 Unfortunately for the Zook home,</p> <p>07:35:26PM 10 there is nothing the city can do to stop the</p> <p>11 future purchaser from knocking it down. And so</p> <p>12 for clarity for all of my neighbors, me</p> <p>13 included, my goal is to not let the house be</p> <p>14 knocked down.</p> <p>15 CHAIRMAN BOHNEN: Good.</p> <p>16 MR. BOUSQUETTE: I know as a fact that</p> <p>17 most, if not all, of the people that have</p> <p>18 approached me to buy the house want to knock it</p> <p>19 down. If we can't move it, I can't keep paying</p> <p>07:35:48PM 20 \$10,000 a month for some fantasy person that</p> <p>21 some day maybe come along and want to pay the</p> <p>22 taxes on an acre and a half to expand a 5,000</p>

<p style="text-align: center;">38</p> <p>1 square foot house.</p> <p>2 CHAIRMAN BOHNEN: Mr. Bousquette, your</p> <p>3 realtor is from Barrington area or somewhere,</p> <p>4 she works for Baird and Warner. There has never</p> <p>5 been a sign in front of your house for sale.</p> <p>6 MR. BOUSQUETTE: John, that's not true.</p> <p>7 CHAIRMAN BOHNEN: You have an out of</p> <p>8 area realtor. If you had any real interest in</p> <p>9 getting the house sold as it exists today, you</p> <p>10 would take a different approach.</p> <p>11 MR. BOUSQUETTE: Thank you, very much,</p> <p>12 for your professional opinion.</p> <p>13 CHAIRMAN BOHNEN: I'll close in saying,</p> <p>14 I'm not going to close this hearing. Hinsdale</p> <p>15 is on the endangered species with the state of</p> <p>16 Illinois. You should know that. You also -- if</p> <p>17 you have never looked at this book here, Shannon</p> <p>18 can get you copies at the historical society.</p> <p>19 This book will give you an idea of how many</p> <p>20 beautiful homes we have lost in Hinsdale over</p> <p>21 the last 30, 40 years.</p> <p>22 Now, if you people want to preserve</p>	<p style="text-align: center;">40</p> <p>1 MR. PARKER: Well, there's additional</p> <p>2 money involved in that that we just don't have.</p> <p>3 I wish we did. If you want to lend it to us or</p> <p>4 you want to give it to us, we would be happy to</p> <p>5 have it.</p> <p>6 But I am a little concerned about</p> <p>7 the just offhand remark that he should wait and</p> <p>8 try longer to sell it while he's burning through</p> <p>9 cash and so are we. We made a significant</p> <p>10 investment in just getting the house up and</p> <p>11 running already.</p> <p>12 So I think what I was hoping we</p> <p>13 were going to achieve tonight is that somebody</p> <p>14 was going to say hey, why don't we put a motion</p> <p>15 before you that if the commission is willing to</p> <p>16 give us the zoning variance, that you guys are</p> <p>17 on board with the house being moved.</p> <p>18 CHAIRMAN BOHNEN: I don't think we are</p> <p>19 anywhere near coming to that conclusion tonight</p> <p>20 and we are going to have to adjourn because the</p> <p>21 Plan Commission is already three minutes late</p> <p>22 trying to get in the door.</p>
<p style="text-align: center;">39</p> <p>1 Hinsdale, I suggest you work proactively and</p> <p>2 help us do it. I think it's very important.</p> <p>3 And that's all I really have to say tonight</p> <p>4 about that and I'm going to close --</p> <p>5 MR. PARKER: Before you close the</p> <p>6 meeting can I ask one question?</p> <p>7 CHAIRMAN BOHNEN: Yes.</p> <p>8 MR. PARKER: It seems to pertain to a</p> <p>9 couple of the cases that have come before you</p> <p>10 guys tonight. You asked a previous case to give</p> <p>11 it more of a college effort to try to sell the</p> <p>12 home and it sounds like you are asking</p> <p>13 Mr. Bousquette to do the same thing.</p> <p>14 That concerns me because I don't</p> <p>15 know that there's necessarily a concrete</p> <p>16 nonsubjective standard for what constitutes a</p> <p>17 college effort or a legitimate effort to sell a</p> <p>18 home and even if there were one, that would pose</p> <p>19 some serious consequences for the owner. It</p> <p>20 also poses consequences for our family.</p> <p>21 CHAIRMAN BOHNEN: Why don't you buy it</p> <p>22 the way it is now?</p>	<p style="text-align: center;">41</p> <p>1 I'm going to make a motion that we</p> <p>2 roll this hearing over to the next meeting and</p> <p>3 we will have to suspend the rest of our agenda</p> <p>4 because we didn't have an opportunity to get</p> <p>5 through that.</p> <p>6 MR. GONZALEZ: I make a motion.</p> <p>7 CHAIRMAN BOHNEN: Second?</p> <p>8 MS. WEINBERGER: Second.</p> <p>9 CHAIRMAN BOHNEN: All in favor?</p> <p>10 (All aye.)</p> <p>11 Motion carries.</p> <p>12 Motion for adjournment, please?</p> <p>13 MS. WEINBERGER: So moved.</p> <p>14 CHAIRMAN BOHNEN: Second, please?</p> <p>15 MR. GONZALEZ: Second.</p> <p>16 CHAIRMAN BOHNEN: Voice vote, please?</p> <p>17 (All aye.)</p> <p>18 Meeting is adjourned. Thank you.</p> <p>19 (WHICH, were all of the</p> <p>20 proceedings had, evidence</p> <p>21 offered or received in the</p> <p>22 above entitled cause.)</p>

1 STATE OF ILLINOIS)
2) ss:
3 COUNTY OF DU PAGE)

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

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 15th day of February, A.D. 2017.

19

20

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

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