

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

January 11, 2017

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

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

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

Minutes

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

Signage in the Historic Downtown District

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

Chairman Bohnen introduced the blade sign request by Casa Margarita.

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

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

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

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

Mr. Lotfi replied correct.

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

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

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

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

Chairman Bohnen asked for any comments by the Commissioners.

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

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

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

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

Chairman Bohnen asked if he is serving breakfast currently.

Mr. Lotfi replied no.

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

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

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

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

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

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

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

Mr. Lotfi replied no.

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

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

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

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

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

Public Hearing – Certificate of Appropriateness

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

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

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

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

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

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

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

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

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

Adjournment

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

Respectfully Submitted,

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

Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. JANICE D'ARCO, Member;
- MR. JIM PRISBY, Member.

ALSO PRESENT:

- MR. CHAN YU, Village Planner;
- MR. PETER COULIS.

* * *

1 CHAIRMAN BOHNEN: Next item before us,
2 we are going to have public hearings, two of
3 them. We have two applications before us to
4 tear down existing homes in the historic
5 district, the Robbins historic district.

6 By way of background, even though a
7 home is not locally landmarked, if it does exist
8 within the historic neighborhood district, which
9 would be 8th Street to Chicago Avenue to
10 Garfield to County Line Road, it's part of the
11 historic district and, therefore, it cannot be
12 demolished until a public hearing is held before
13 this Commission.

06:16:22PM

14 The findings of this Commission
15 would be in these cases advisory only because
16 these houses are not actually locally
17 landmarked. If these houses were actually
18 locally landmarked, be they in the historic
19 neighborhood or elsewhere in the Village, then
20 the decision of this Commission is final.

06:16:51PM

21 So we will be hearing your
22 testimony tonight. And we may or may not vote

1 on it, most probably not. But we will hear your
2 testimony tonight and for the public record, and
3 then we will take it under advisement. That's
4 probably the way it's going to go.

5 So the first one on the agenda
6 would be 120 East 5th Street, the home of -- the
7 Stucker home. Mr. Coulis.

8 MR. COULIS: Thank you, John.
9 (Audience sworn en masse.)

06:17:21PM

10 MR. COULIS: Good evening. Peter
11 Coulis on behalf of the Stucker, Barbara Stucker
12 Revocable Trust and Successor Trustee Northern
13 Trust. This is a property that's presently
14 being marketed for sale. It is not a guarantee
15 that this house would actually be filing for a
16 demo permit. But we have to go through the
17 process because anybody who has been looking at
18 the house so far, and the only people
19 interested, one person, one under contract and
20 canceled during inspection, was always to have
21 the house be torn down.

06:18:16PM

22 It's almost like a Hollywood

1 facade. I wish your Commission existed when the
2 multiple additions were built on this house.
3 Because if anyone visits the multiple additions,
4 you walk through the first two rooms and you go,
5 This house is great, it looks wonderful from the
6 street. You get past the front two rooms and
7 you walk into six rooms, two of which aren't
8 even heated, all of them have low and sloping
9 ceilings. The staircases don't make any sense.
10 You have to go up through rooms to get to other
11 rooms.

06:18:47PM

12 So when the additions were done --
13 And there is a back staircase where the risers
14 were 6 inches apart. I couldn't even walk up
15 it. I had to turn around and go back up the
16 front staircase. So when this house was
17 actually built and kept being added on and keep
18 being added on, it really wasn't done with any
19 historical preservation or any kind of rhyme or
20 reason done. In fact, the roof lines are even
21 all different on all the -- Actually when you
22 go back to the additions, some of them are

06:19:07PM

1 shingled, some of them are flat roofs. Like I
2 said, two of the rooms don't even have heating
3 or air conditioning in them. One has a space
4 heater, one has nothing.

5 So people that are looking at it
6 look at the first two rooms downstairs, look at
7 first two rooms upstairs, look at the bathroom
8 upstairs, and say, Not a bad house. As soon as
9 they walk further in, the ceiling drops a foot
10 to a foot and a half, it slopes. The basement
11 where the washer and dryer is, totally
12 unfinished, 6 feet high. I had to duck and walk
13 around down there. I can't even stand where the
14 washer and dryer is.

06:19:31PM

15 And it's an additional foundation
16 that who knows what kind of condition that's in.
17 As I said, the people backed out because they
18 said there is no way they would live in that
19 house while they were doing plans to tear it
20 down and build a new house was their direct
21 quote from their lawyer, who terminated the
22 actual agreement.

06:19:53PM

1 So the bids have been coming in
2 basically as property value. We all know it's a
3 beautiful piece of property. It goes from 5th
4 all the way to 6th. It's very wide, 230 by 129.
5 The front part of the house was built in 1863
6 approximately. I mean that's the year people
7 are guesstimating that. And I believe that to
8 be the case. There is no reason not to believe
9 that to be the case.

06:20:20PM

10 CHAIRMAN BOHNEN: Supposedly it was a
11 spec house built by William Robbins when he was
12 starting to develop Hinsdale. His own house
13 being 1864 --

14 MR. COULIS: Down the block.

15 CHAIRMAN BOHNEN: -- 1864, a bigger
16 house over on 6th Street. Yes.

17 MR. COULIS: Like I said, from the
18 street, it looks really nice. Mr. Prisky says
19 tonight, I don't know what he thought of it, but
20 I understand he went into the house. I don't
21 know if anyone else went.

06:20:41PM

22 CHAIRMAN BOHNEN: I haven't had a

1 chance yet, I apologize.

2 MR. COULIS: That's okay. So that was
3 the main reason is this is a house that may be
4 torn down, it may not be torn down. A lot of
5 people that are interested don't want to come
6 before the Board and feel guilty if they do want
7 to tear it down. So they've asked the owner
8 before they even contemplate any kind of offer
9 on the property to go through this process.

06:21:05PM

10 And I honestly when I walked
11 through it was very surprised by the condition
12 of two thirds of the back half of the house.
13 I'm really surprised they got permits and were
14 able to build it the way they built it.

15 Because, John, they didn't even use any new
16 wiring. They used the old fuse boxes with the
17 cloth in them for the new additions. So I don't
18 know what year those were built in, but it's not
19 under today's scrutiny and standards that the
20 Village requires people adding additions to
21 their house.

06:21:29PM

22 CHAIRMAN BOHNEN: Well, I want to go

1 through it; and I want all the Commissioners to
2 go through it.

3 MR. COULIS: Understandable.

4 CHAIRMAN BOHNEN: Before we render a
5 decision on this. As you know, I'm in the real
6 estate business.

7 MR. COULIS: Correct.

8 CHAIRMAN BOHNEN: I, for better or for
9 worse, have gotten a reputation of being able to
10 sell vintage homes. And it's a chore. And I
11 live in one, and I know why it's a chore. And
12 it takes a very special buyer to want to buy a
13 vintage home. And I understand these things.

06:21:55PM

14 And before I would pass any
15 judgment one way or the other, I want to get
16 through it myself. I haven't been feeling well
17 the last ten days and so I didn't get a chance
18 to get over there; but I will.

19 MR. COULIS: Just let me know, we will
20 get you in. There is one daughter, the Stucker
21 daughter, is still living there. The daughter
22 is still there. She will be moving out shortly,

06:22:20PM

1 but yes.

2 CHAIRMAN BOHNEN: I would like to do
3 that. Frank Gonzalez, I want to make sure Frank
4 gets to do it, Tom Willett. And we have another
5 gal just joined our Commission in February,
6 Shannon Weinberger from the Historical Society.

06:22:47PM

7 MR. COULIS: I have no problem with
8 anyone going through this house. Like I said, I
9 was surprised by the workmanship and the design
10 of these additions.

11 CHAIRMAN BOHNEN: I understand what
12 you're saying.

13 MR. COULIS: If anyone, if Janice or
14 Jim have any comments about it or any questions
15 for me that I can answer, because like I said, I
16 went through it all. And I talked to the
17 inspector of the house myself, too.

06:23:05PM

18 CHAIRMAN BOHNEN: I had occasion to
19 grow up with folks that owned the little Zook
20 house over on 4th Street that we moved out to
21 Katherine Legge park. And you literally had to
22 be a rabbit to get through the stairways and all

1 of that house. And yet, people loved it and
2 lived in it. And so sometimes layouts don't
3 necessarily doom a house.

4 But some of the things you are
5 talking about, the level of construction and
6 wiring and all that sort of thing, would have a
7 definite bearing on any decision that I made. I
8 really feel I need to see that myself before I
9 could render a vote on it.

06:23:41PM 10 MR. COULIS: Correct. Just please keep
11 in mind that only a third of the house is
12 actually an original house. It's self-made to
13 be --

14 CHAIRMAN BOHNEN: I read your
15 application thoroughly, and it was well done. I
16 mean I appreciate where you are going on this
17 thing.

18 MR. COULIS: And like I said, if
19 someone, the right person came along and wanted
20 to save the house, God bless them.

06:23:58PM 21 CHAIRMAN BOHNEN: Exactly. As I said,
22 when we go to sell these vintage houses, it's

1 not unusual for us to take two years to get the
2 right buyer. And so it isn't that they are easy
3 to sell even when they are in maybe better shape
4 than this.

5 However, we have to, as
6 preservationists, we have to look at the value
7 of the house and the potential. And that's why
8 Frank Gonzalez, our architect, and Jim Prisby,
9 our architect, and Janice and I being old house
10 aficionados, we all come with different points
11 of view. And I'm sure Shannon will have a
12 different point of view and Tom will, too. But
13 I don't want you to think we are leaning one way
14 or the other.

15 MR. COULIS: Oh, I understand.

16 CHAIRMAN BOHNEN: We are not. I just
17 would like to be correct on this. Because it's
18 a pretty iconic home in town. And those of us
19 who have gone by it for 70 years marvel at the
20 setting and the through block and this kind of
21 thing.

06:24:37PM 22 MR. COULIS: Yes.

1 CHAIRMAN BOHNEN: And it always gives
2 me concern when we are tearing down these older
3 houses as to what might go up there because part
4 of what we are also trying to do is to maintain
5 the nature of neighborhoods in our historic
6 district specifically. And some of the things
7 that are being built in place of these older
8 homes really don't blend in very well in my
9 opinion so -- But that's another story.

06:25:34PM 10 MR. COULIS: Correct. But yes, if
11 anyone wants to reach out to me or reach out
12 directly to Kim Lotka, one of us can get ahold
13 of the trustee to get you in. Because like I
14 said, I believe the daughter is moving out. If
15 she hasn't moved out already this week, John,
16 she will be out shortly.

17 CHAIRMAN BOHNEN: We will have a
18 meeting in February. It will be the second
19 Wednesday of February, and we will have been
20 through it and be ready to give you the
21 decision.

06:25:53PM 22 MR. COULIS: Can we at least close the

1 public hearing tonight because I sent the
2 notices out for today.
3 MR. YU: We need a vote and a motion to
4 continue the public hearing to next month.

5 CHAIRMAN BOHNEN: Do you need the
6 decision rendered during a public hearing?

7 MR. YU: No. But you need a formal
8 continuation of it, otherwise you have to
9 restart the notification process.

06:26:18PM 10 MR. COULIS: What if I'm not going to
11 give any testimony?

12 CHAIRMAN BOHNEN: If he's giving no
13 testimony, can't he close the hearing? If we
14 are done --

15 Well, there will be more discussion
16 however, Peter.

17 MR. COULIS: I can answer questions.
18 That's just not a public hearing.

06:26:31PM 19 CHAIRMAN BOHNEN: We won't have people
20 here that might have germane questions.

21 MR. COULIS: That's fine. I'll try and
22 keep --

1 CHAIRMAN BOHNEN: I think we'll have to
2 keep it open.

3 MR. YU: The Code says, The Commission
4 shall notify the applicants with its decision
5 within 30 days of closing the public hearing.

6 CHAIRMAN BOHNEN: I'm not trying to
7 string you along.

8 Could I have a motion to extend the
9 public hearing, please, over to the next
10 meeting.

06:26:46PM

11 MS. D'ARCO: I motion to extend.

12 CHAIRMAN BOHNEN: Second, please.

13 MR. PRISBY: Second.

14 CHAIRMAN BOHNEN: All in favor, aye?

15 MS. D'ARCO: Aye.

16 MR. PRISBY: Aye.

17 MR. COULIS: Thank you. I truly
18 appreciate the fact that your Commission is out
19 there trying to educate as part of your purpose
20 everybody what's happening with these houses and
21 what's going.

06:26:59PM

22 CHAIRMAN BOHNEN: Thank you. We

1 appreciate you appreciating us.

2 * * *

3 (Whereupon said public hearing
4 was continued to February 8,
5 2017, at 6 o'clock p.m.)

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1 STATE OF ILLINOIS)
) ss.

2 COUNTY OF DU PAGE)

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

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

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1 CHAIRMAN BOHNEN: Okay. Second
2 home to be considered, we have a home at
3 112 East 4th Street that is in for a demolition.
4 And we have a plan for a home to go on that
5 site.

6 MR. BUHR: It's Mike Buhr, B-u-h-r.
7 Yes. Like I said, my name is Mike
8 Buhr. We are in for --

06:27:53PM

9 CHAIRMAN BOHNEN: You are the
10 architect?

11 MR. BUHR: I'm the architect of the
12 project, yes. We are requesting to have the
13 house at 112 demo'd. And the homeowner is here
14 with us, Dan Hillegass. We also have the
15 builder, Joel Andersen. So we can answer a lot
16 of questions for you.

17 CHAIRMAN BOHNEN: So the applicant in
18 this is --

19 MR. BUHR: Joel Andersen.

06:28:14PM

20 CHAIRMAN BOHNEN: The builder?

21 MR. BUHR: I'm just here I guess to
22 explain some of the decisions that were made.

1 CHAIRMAN BOHNEN: And is this going to
2 be a new home for you, Mr. Hillegass? Is that
3 what you're --

4 MR. HILLEGASS: Yes.

5 CHAIRMAN BOHNEN: This is for your own
6 purpose?

7 MR. HILLEGASS: Myself and my wife and
8 children.

06:28:29PM

9 CHAIRMAN BOHNEN: You are building it
10 for yourself?

11 MR. HILLEGASS: Yes. We plan to live
12 there.

13 CHAIRMAN BOHNEN: Okay. Fine. And Mr.
14 Andersen is going to be the builder of record
15 here.

16 Okay. Your thoughts?

17 MR. BUHR: Yes. The house when we
18 looked at it is, you know, the house, it's
19 obviously old, has a bunch of additions on it.

06:28:52PM

20 The original house is kind of buried in amongst
21 all the additions. The layout doesn't really
22 work with what the homeowner wanted to

1 accomplish on the home.

2 The basement is not as deep as you
3 want. I mean, obviously, there is anywhere from
4 7 something to just about 6 foot in some of the
5 shorter basements. The old foundation, the
6 original house is the old stone foundation. Any
7 time you touch one of those, as architects know,
8 if you start cutting through those or adding
9 some other additions that we would like to do to
10 expand the house, if we use the bottom part, you
11 can disturb that and cause more problems than
12 you want.

06:29:32PM

13 The structure in the basement that
14 I could see, the floor joists, it's old growth
15 lumber, obviously, so it can span a little bit
16 further. But a lot of the joists or most of the
17 joists in the basement have been notched
18 3 inches. So technically they are, in today's
19 standards they are overspanned is what they are.

06:29:58PM

20 Obviously, there are ways you can do to correct
21 that problem; but it's one of those troublesome
22 things that we are worried about what we might

1 find as we open it up.

2 All the windows would have to be
3 replaced. They are all single pane. The
4 siding, the intent is to do, update the house.
5 We want to put new siding on there to bring the
6 house up to current energy codes. We have
7 2-by-4 walls. While you can do it with the
8 2-by-4 walls with high-efficiency insulation,
9 it's a little more cost prohibitive doing it
10 that way as opposed to what we are proposing on
11 the current house or on the newly designed
12 house.

06:30:36PM

13 I think like the previous applicant
14 here, the house is kind of hodgepodge with
15 additions, rooms going through rooms, up and
16 down, different level changes. The 2nd floor
17 hall in one part is -- How many?

18 MR. ANDERSEN: 27 or 28.

19 MR. BUHR: 27 or 28 inches.

06:31:01PM

20 The back stair, that's way below
21 the 3 foot. The front stair does meet the
22 width. I'm not sure if it means the height, but

1 we can check that. Basement stairs is
2 undersized, too. And then as, especially in
3 older homes, if you start ripping out drywall
4 and trying to update things, we don't know what
5 we are going to find with rot or other
6 structural things on the 2nd floor in the attic.

7 The basement beams are wood. And
8 we are carrying three floors. I anticipate we
9 are a little bit overloaded in the basement.

06:31:40PM 10 But it's been there for -- Part of it's been
11 there for, what, 100 and some odd years so it's
12 probably done settling. But anything you add
13 new to it is -- or potentially going to cause
14 problems or concerns.

15 So the intent is, like I said, to
16 tear it down, build a new home. I think you
17 have got the drawings that were done there that
18 we are proposing. We are in for permit right
19 now. That's one of the things we are trying to
06:32:05PM 20 get through this Commission so we can get our
21 permits secured. So if there is a hope that we
22 can make a decision tonight, we would appreciate

1 it.

2 CHAIRMAN BOHNEN: Again, we probably
3 will not be making any decision tonight. This
4 will be carried over to February because of the
5 other Commissioners that weren't able to be
6 here.

7 But I'm looking at, how would you
8 characterize the home that you are proposing to
9 build there, Mike?

06:32:30PM 10 MR. BUHR: It's I would call it -- The
11 idea was kind of like an English manor home.

12 CHAIRMAN BOHNEN: English manor?

13 MR. BUHR: Yes.

14 CHAIRMAN BOHNEN: I'm looking at stone
15 and brick, is that right?

16 MR. BUHR: It's going to be -- Like
17 the current home is just a sided home. We are
18 proposing a brick veneer, brick-and-stone veneer
19 all the way around the house, the whole house

06:32:50PM 20 so --

21 CHAIRMAN BOHNEN: How do you think
22 that's going to look between the two houses that

1 are there now?

2 MR. BUHR: Well, it's, I mean -- It's
3 an opinion. I mean it doesn't bug me. I mean I
4 like character where you don't have all the same
5 looking houses down the -- same material
6 everywhere. I'm the type that likes to see
7 multiple materials even on a house.

8 So I mean it's -- I think it would
9 fit in fine. The intent was to have a house
06:33:17PM 10 that looked old and had been here for a while.

11 So that was kind of the decision of why we
12 picked the style that we did, so it would kind
13 of fit in. Because there are houses in that
14 area that are similar style. So I think it fits
15 for the historic district. It's not something
16 that -- We are not proposing a modern-style
17 house.

18 CHAIRMAN BOHNEN: Are there any houses
19 on that block that you think look like this?

06:33:46PM 20 I'm trying to think.

21 MR. ANDERSEN: Hopefully not right in
22 the initial stretch, there is nothing.

1 MR. BUHR: There is one, I think it's
2 across the street and kitty-corner, it's kind of
3 a Tudor flare, it's white stucco. So it's got
4 some of the character. But like Joel said, we
5 don't want to have a house that matches.

6 MS. D'ARCO: What color, what color is
7 it going to be?

8 MR. ANDERSEN: Yes. I was going to
9 say that's, that was something on the popup
06:34:12PM 10 here. We are really kind of a monochromatic
11 look. So we don't want a big red brick home
12 with white stone. We want the two treatments
13 and elements to be pretty much blending right
14 together so they don't stand out like.

15 We have all seen some really large
16 castles, right, stone? That's not what this is
17 supposed to be about.

18 CHAIRMAN BOHNEN: Again, I kind of go
19 back to my thought about it fitting into the
06:34:36PM 20 neighborhood. I know the house to the east of
21 this was renovated completely, but it was done
22 eventually the same style as it was originally

1 built.

2 Is it possible for you to bring us
3 any kind of a color rendering or something for
4 our next meeting that we could look and see what
5 you --

6 MR. ANDERSEN: Yes. We can do -- We
7 have a home that we are emulating our colors
8 exactly from --

9 CHAIRMAN BOHNEN: Something like that?

06:35:08PM

10 MR. ANDERSEN: -- that we traveled over
11 and had a look. And so, again, I think it would
12 maybe ease everyone's mind, too, that this is
13 going into these blocks but not going to stand
14 out too much.

15 CHAIRMAN BOHNEN: Our concern is, and
16 I'm sure you can appreciate this, if in a block
17 something is built that is a beautiful, new
18 English-manor home --

19 MR. ANDERSEN: Yep.

06:35:35PM

20 CHAIRMAN BOHNEN: -- but it dwarfs
21 everything in the neighborhood, it's only a
22 matter of time before the people on either side

1 come and say, We liked our frame farmhouse until
2 this went up; now we don't feel like we fit in
3 the neighborhood so we want to knock ours down
4 and build something also.

5 And we had this argument come
6 before us last year --

7 MR. ANDERSEN: Yes.

8 CHAIRMAN BOHNEN: -- where the original
9 landmarked house in Hinsdale, they came in and
10 asked to be unlandmarked. I voted no, I was
11 overvoted on that.

06:36:00PM

12 MR. ANDERSEN: Yes.

13 CHAIRMAN BOHNEN: But their argument
14 was that they didn't feel that their landmarked
15 house fit in their neighborhood anymore because
16 under past administrations everything else had
17 been knocked down all around them.

18 MR. ANDERSEN: Right.

19 CHAIRMAN BOHNEN: And I get it.

06:36:21PM

20 MR. ANDERSEN: Right.

21 CHAIRMAN BOHNEN: And so what we are
22 trying to do, this teardown phenomenon in

1 Hinsdale that came in the Joyce Skoog era, we
2 are trying to slow this down. Obviously, there
3 have been a lot of teardowns. I think we have
4 lost about 40 percent of our housing stock. But
5 those of us who have lived here all our lives do
6 cherish a lot of our older homes. And our
7 historic neighborhood is about the last bastion
8 where we have an opportunity to talk about this.

9 MR. ANDERSEN: Right. Right. I think
10 there are elements that are being added to this
11 home that we could -- I don't know every block
12 around here. But I have certainly seen the same
13 elements from, you know, the cast balusters out
14 front to the turrets and things like that. You
15 know, I can see those in north locations as
16 well. And I think the architect has done a good
17 job of putting in those elements.

18 CHAIRMAN BOHNEN: I'm not suggesting
19 you haven't, Mike.

20 MR. ANDERSEN: No. I just want to say,
21 I know I could drive around and capture elements
22 that we are putting on this home that are

06:36:54PM

06:37:16PM

1 certainly elements that were part of the early
2 history of the town is what I'm saying.

3 CHAIRMAN BOHNEN: Yes.

4 MR. ANDERSEN: And I think helping the
5 element of the monochromatic look, too, so it
6 isn't just one big stone structure between the
7 couple of farmhouse looks. We are very
8 respectful of that. We are very respectful of
9 the neighbors. But we are also looking to get,
10 you know, longer, a longevity to this home
11 that's structured for this new family, who has
12 also been there the last 30 years, which I had
13 said to Mr. Prisby this morning.

14 So with Dan, he's also where he was
15 raised with his parents in this location.

16 MS. D'ARCO: And so it's your --

17 CHAIRMAN BOHNEN: Yes.

18 MR. ANDERSEN: We think that's really
19 important that everyone knows those family
20 members are really going to continue there in
21 that beautiful spot.

22 CHAIRMAN BOHNEN: I spent a lot of

06:37:46PM

06:38:08PM

1 hours in that house with the Jordans and the
 2 Finnegans.
 3 MR. ANDERSEN: Yes. We think that just
 4 shows for, you know, what a great location this
 5 stuff is I think is what I'm trying to state.
 6 CHAIRMAN BOHNEN: You understand my
 7 concerns.
 8 MR. BUHR: Yes.
 9 CHAIRMAN BOHNEN: I'd appreciate
 10 between now and next meeting, it will be the
 11 second Wednesday in February, if you could bring
 12 us something that would bring us some comfort in
 13 how the facade is going to look so we can have a
 14 better sense how we fit in the neighborhood.
 15 MR. BUHR: We have a 3D rendering of
 16 the house that just hasn't been updated with the
 17 color.
 18 CHAIRMAN BOHNEN: That would be great.
 19 I don't need anything elaborate. But if you
 20 could just --
 21 MS. D'ARCO: Yes. No, I agree.
 22 MR. PRISBY: I agree.

06:38:28PM

06:38:48PM

1 by the way.
 2 MR. BUHR: The massing is going to be,
 3 it's not going to be 30 foot above anything
 4 around it.
 5 CHAIRMAN BOHNEN: Yes.
 6 MR. BUHR: It's going to be a similar
 7 size and similar massing to what's there. Plus
 8 the new house will be pushed back further on the
 9 lot so it's not so close to the property line as
 10 it currently is.
 11 MR. ANDERSEN: Well, you know what's
 12 nice, too, you don't end up with this big tower
 13 because you have driveways on the east and the
 14 west from those farmhouses. So that will help
 15 buffer this so we are not just having a big wall
 16 next to someone's farmhouse or their porch or
 17 something as well.
 18 CHAIRMAN BOHNEN: Okay. Well, I
 19 appreciate you coming before us. If you do
 20 that, we will render our decision and give
 21 you -- In the meantime, anybody that needs to
 22 get over there, I will make sure they do prior

06:39:50PM

06:40:11PM

1 MS. D'ARCO: Maybe if you are able to
 2 get the picture of the -- I know we have
 3 pictures of the houses in and around. But
 4 somehow --
 5 MR. BUHR: I have got it on my phone.
 6 Do you want that?
 7 MS. D'ARCO: No. I walk past there
 8 quite a bit. So I know the house, I just --
 9 MR. BUHR: Do you want it in, I mean
 10 tied with the rendering or just --
 11 MS. D'ARCO: If it's possible.
 12 MR. BUHR: I think I might be able to
 13 do it. I will try.
 14 MS. D'ARCO: If you can, just to see
 15 how it's going.
 16 MR. BUHR: Because I think the massing,
 17 I mean the house I know to the east is a pretty
 18 good-size house. And I'm trying to remember the
 19 one to the west, I can't quite see it.
 20 CHAIRMAN BOHNEN: The one to the west
 21 on the corner, it's a frame house, wood
 22 balusters all around the house. For sale also

06:39:09PM

06:39:29PM

1 to the next meeting.
 2 MR. BUHR: Do you want that in advance,
 3 the rendering, as soon as possible?
 4 CHAIRMAN BOHNEN: If you could, that
 5 would be great.
 6 MR. BUHR: I will try and get it.
 7 MR. PRISBY: That would be terrific.
 8 MR. ANDERSEN: In the next few days.
 9 MR. BUHR: We will try to get it out.
 10 CHAIRMAN BOHNEN: Thank you very much.
 11 MR. BUHR: Thank you.
 12 MR. PRISBY: We continue with this one
 13 as well?
 14 MR. YU: That's correct. You have a
 15 vote and a motion to continue this public
 16 hearing.
 17 CHAIRMAN BOHNEN: Okay. We have a
 18 motion to continue this public hearing over to
 19 February, please.
 20 MS. D'ARCO: Motion to continue.
 21 CHAIRMAN BOHNEN: Second, please.
 22 MR. PRISBY: Second.

06:40:32PM

06:40:49PM

1 CHAIRMAN BOHNEN: All in favor?

2 MS. D'ARCO: Aye.

3 MR. PRISBY: Aye.

4 CHAIRMAN BOHNEN: Carried.

5 * * *

6 (Whereupon said public hearing
7 was continued to February 8,
8 2017, at 6 o'clock p.m.)

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1 STATE OF ILLINOIS)
) ss.

2 COUNTY OF DU PAGE)

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

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

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