



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

CALL TO ORDER

1. MINUTES – Review and approval of the minutes from the February 8, 2017, meeting.

2. PUBLIC HEARINGS – CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-09-2016 444 E. 4th Street Request for Certificate of Appropriateness to Demolish the Existing Zook House in the Robbins Park Historic District (Continuation from February 8, 2017 HPC hearing).
- b) Case HPC-01-2017 605 S. Garfield Ave. Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District.

3. PUBLIC MEETINGS – CERTIFICATE OF APPROPRIATENESS

 a) Case HPC-01-2017 – 20 E. Maple Street - Request for Certificate of Appropriateness to install a new ground sign for the Hinsdale Public Library at the Memorial Hall (a Local Landmark).

4. SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT

a) Case A-02-2017 – 29 E. 1st Street – Request for Certificate of Appropriateness to install a canopy sign in the Downtown Historic District for Levato Salon.

5. DISCUSSION

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

6. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the

facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: www.villageofhinsdale.org

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

<u>Minutes</u>

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.

<u>Adjournment</u>

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,

12 , 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.)

CONTINUED REPORT OF PROCEEDINGS had and testimony taken at the Certificate of Appropriateness Public Hearing of the aboveentitled 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.

	21		23
1	ALSO PRESENT:	1	testimony I gave last time.
		2	CHAIRMAN BOHNEN: If I'm correct,
2	MR. CHAN YU, Village Planner;	3	Mr. Coules, your client is looking to gain our
3	MR. PETER COULES, Attorney for	4	approval for the possibility of demolition on
	Applicant.	5	this property?
4		6	MR. COULES: Correct.
_		7	CHAIRMAN BOHNEN: Because you are
5		8	currently at market with a realtor and no
6	CHAIRMAN BOHNEN: We are going to have	9	determination has been made. You don't have any
7	a motion to reopen the public hearings for the	06:09:36PM 10	contract at the current time?
8	first two items, 5th Street and 4th Street.	106:09:36PM	MR. COULES: We do not at the current
9	May I have a motion to reopen the		
06:07:50PM 10	hearings, please?	12	time.
11	MS. D'ARCO: Motion to reopen.	13	CHAIRMAN BOHNEN: Okay. So you are
12 13	CHAIRMAN BOHNEN: Second, please? MR. WILLETT: I second.	14	trying to have your options open?
14	CHAIRMAN BOHNEN: All in favor?	15	MR. COULES: Correct. There was a
15	(All aye.)	16	contract that was under attorney review at one
16	The hearings are now opened and the	17	point in time that was terminated upon attorney
17	first item on the agenda will be 120 East 5th	18	review.
18	Street, and I see Mr. Coules.	19	CHAIRMAN BOHNEN: I would compliment
19	MR. COULES: Thank you, Mr. Bohnen.	06:09:54PM 20	the realtor that you have chosen; the promotion
06:08:16PM 20 21	Once again, Peter Coules, on behalf of the	21	materials are very nice. They depict the home
21	Barbara Stucker Revocable Trust, the owner of the property in question.	22	even though today the home is in a bit of
	22		24
1	When we were on January 11th, we	1	disarray, anybody that would care to look at
2	only had three of the commissioners, now it's a	2	these is free to do so, and I brought copies
3	full board, there's six of you now, and at that	3	with me.
4	point in time only Janice and Jim had had a	4	MR. COULES: Thank you. They are part
5	chance to visit the home prior to that hearing.	5	of the record too. I put them in color in the
6	I put everything in the minutes. I don't have	6	record.
7	any additions or changes to what you already	7	CHAIRMAN BOHNEN: Okay. Let's open
8	have in your transcript.	8	this up for discussion. Frank?
9	I know you have a lot of business	9	MR. GONZALEZ: As I did see the home
06:08:42PM 10	before you tonight and I know since that time,	06:10:28PM 10	with Commissioner Willett, I did a walk through
11	Mr. Willett, Mr. Gonzalez and Mr. Bohnen were	11	and I reviewed the home for the aesthetics, the
12	able to go out and see the home. I guess when	12	aging 1863 home.
13	John called me, it's not in the same condition	13	I do understand that the floor
14	as when Jim and Jan saw it because I guess	14	plate within the home probably won't accommodate
15	there's some stuff moved all over in the house	15	a current family because of the there's
16	because the daughter had moved out.	16	certain rooms that were slightly a little bit
17	When we were here on January 11th	17	smaller, staircases were narrow, areas the
18	for the first hearing the house was still being	18	home had a very interesting aesthetic appeal
19	lived in and was very easy to get around and see	19	from the street and the surrounding area. And
	, , , ,		-
	everything.		so I was trying to wrap my head around whether I
21	So I'm here to answer anyone's	21	would live there, I would not live there, and
22	questions, but I have nothing new to add to the	22	trying to understand also the significance of

KATHLEEN W. BONO, CSR 630-834-7779 Attachment 1 - HPC 2.8.17- Case H-06-16² of 13 sheets

	25		07
	25		27
1	the home.	1	any part to do with the house.
2	The home is a very steady, well-	2	MR. GONZALEZ: Right. I see what you
3	built home. The exterior, it's like any	3	are saying.
4	exterior in an 1863 home, it needs some work.	4	CHAIRMAN BOHNEN: And you testified to
5	Actually, very mild work because I didn't see	5	that on the record too, Mr. Coules. The front
6	any rotting. But I did see cracking of the	6	of the house has got, first floor has 10-foot
7	paint. I saw deterioration but not something so	7	ceilings, the second floor has 9-foot ceilings.
8	significantly. I was prepared to see a home	8	It's not dissimilar to the house to
9	that was nearly in some form of collapse. I was	9	the west that Peter Holsten redid Tom Nelson's
06:11:44PM 10	impressed with the landscaping around it.	06:13:40PM 10	house. I used to live on that block on the
11	I'm still grappling whether the	11	corner of Garfield and 5th and that whole block
12	home should be torn down or not. I still	12	on either side is populated with older homes
13	feel I always lean towards well, maybe	13	except for one that Mr. Portillo built but he
14	there's always a possibility to renovate, to	14	built it in an old-fashioned style.
15	extend the house from some general direction to	15	So it's a pretty iconic-looking
16	improve it and try to save it. It has a huge	16	block when you are standing there looking down
17	lot. It has room to expand the home.	17	the block. This being one of the real
18	I would like to hear from what	18	showplaces, however, I agree with you. When you
19	other people are thinking here and the	19	get into the additions, it's a hodgepodge. It's
06:12:24PM 20	commission because I'm still grappling. I'm not	06:14:10PM 20	not atypical. And a lot of our older houses, I
21	going to make a decision at this point in time	21	mean, you have seen recently when we did 134
22	one way or another.	22	South Park and you were involved in that and we
	26		28
1	MR. COULES: John, at any point can I	1	talked about the addition that was going on the
2	interject at all?	2	back of that house to accommodate a family room
3	CHAIRMAN BOHNEN: Sure.	3	and a kitchen and a blow out top with a master
4	MR. COULES: Frank, did you see and	4	which is kind of a typical addition that we see
5	I know you are an architect and I am not. The		
6		5	when we are dealing with these older houses.
6	front part of the house, the side that you see	5 6	
7		_	when we are dealing with these older houses.
	front part of the house, the side that you see	_	when we are dealing with these older houses. Also doing that over on Biggerts' house on 425
7	front part of the house, the side that you see from 5th Street, those front four rooms, the two	6 7	when we are dealing with these older houses. Also doing that over on Biggerts' house on 425 East 6th Street, Mr. Robbins' own house, the
7 8	front part of the house, the side that you see from 5th Street, those front four rooms, the two down below and two above are the original	6 7 8	when we are dealing with these older houses. Also doing that over on Biggerts' house on 425 East 6th Street, Mr. Robbins' own house, the founder of Hinsdale, where the gentleman that
7 8 9	front part of the house, the side that you see from 5th Street, those front four rooms, the two down below and two above are the original portion of the house. Everything else has been built over time as numerous different additions to; they	6 7 8 9	when we are dealing with these older houses. Also doing that over on Biggerts' house on 425 East 6th Street, Mr. Robbins' own house, the founder of Hinsdale, where the gentleman that bought that house literally took off the back
7 8 9 06:12:46PM 10	front part of the house, the side that you see from 5th Street, those front four rooms, the two down below and two above are the original portion of the house. Everything else has been built over	6 7 8 9 06:14:54PM 10	when we are dealing with these older houses. Also doing that over on Biggerts' house on 425 East 6th Street, Mr. Robbins' own house, the founder of Hinsdale, where the gentleman that bought that house literally took off the back half of the house. The back half was a 1897
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	20		21
	29 that didn't go through after attorney review,		31 million times get done, you take off the stuff
1	what were some of the reasons?	1	that was done in the '60s, '70s, and early '80s
3	MR. COULES: Well, there's some	2	that were done when the numbers weren't so great
4	attorney/client privilege, but I will tell you	4	and people were building lower ceilings and
5	that the person they wanted to tear the house	5	cheaper materials, save that house and add on to
6	down while they are designing another house.	6	it. And a lot of these times when they add on,
7	They refused to live there because of the	7	we have been doing deeper basements, sink deeper
8	condition of the lower level and the condition	8	basements and the older parts become mechanical,
9	of the back part of the house. They would not	9	storage, wine cellars. In fact, you already got
40	let their family live in that house after they	9 06:17:36PM 10	a beautiful rustic old basement to put a wine
06:15:46PM 10	had an inspector go through it, yes.	06:17:36PM 10	cellar in. And I just have a real issue tearing
12	MS. D'ARCO: So they wanted to tear	12	down the front part of this house, which is in
13	down the house?	13	such great condition, works well on the block
14	MR. COULES: After they had an	14	and if somebody can take down the back like have
15	inspector go through it house, yes.	14	been done in probably several other locations in
16	MR. PRISBY: But their biggest issue	16	this part of town, I'd like to see that
17	was the rear of the house and the basement?	10	opportunity granted first. It seems like
18	MR. COULES: Yes, they didn't find the	18	when did this come on the market?
10	house to be safe to live in because the	19	MS. D'ARCO: About two months ago.
06:16:00PM 20	additions were actually built with the cloth	06:18:06PM 20	MR. GONZALEZ: October.
21	wiring. No one ever added a new electrical box.	21	MR. PRISBY: I'd almost like to see the
22	I think it was all done before people did	22	thing sit for a little while. I know that's not
	30		32
1	30 inspections and the like, but the man would not	1	32 what the homeowner wants to hear, right? But
1	inspections and the like, but the man would not	1	what the homeowner wants to hear, right? But
2	inspections and the like, but the man would not have his family live there at all.	2	what the homeowner wants to hear, right? But see if somebody wants to come in and actually do
2 3	inspections and the like, but the man would not have his family live there at all. CHAIRMAN BOHNEN: Actually, there's	2 3	what the homeowner wants to hear, right? But see if somebody wants to come in and actually do a type of addition off the back and make the
2 3 4	inspections and the like, but the man would not have his family live there at all. CHAIRMAN BOHNEN: Actually, there's nothing wrong with having tube wiring as long as	2 3 4	what the homeowner wants to hear, right? But see if somebody wants to come in and actually do a type of addition off the back and make the original part of the house viable, we can keep
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2 3 4 5 6	inspections and the like, but the man would not have his family live there at all. CHAIRMAN BOHNEN: Actually, there's nothing wrong with having tube wiring as long as you are not putting nails in the wall and disturbing the cloth sheathing.	2 3 4 5 6	what the homeowner wants to hear, right? But see if somebody wants to come in and actually do a type of addition off the back and make the original part of the house viable, we can keep this thing. MR. GONZALEZ: Yes, I'd be open to that
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	33		35
1	can't that I understand. But more so, many	1	Robbins home over on 6th Street took us over two
2	homes have been saved particularly. I think if	2	years to get the right buyer for that. Probably
3	it's well-priced, because I buy homes that	3	had 30 different people seriously consider it
4	people don't see certain things and I explain	4	and demur it for one reason or the other.
5	them in an email, in a letter, what I plan to do	5	But the ones that went pretty far
6	and this is my offer and many times it gets	6	down the road in their considerations we made
7	accepted. So it's something to explore.	7	them aware of the potential tax freeze, the
8	MS. D'ARCO: I agree with that as well.	8	eight-year tax freeze that's available for
9	I mean, I have all sentiments here.	9	people that buy historic homes and renovate
06:19:40PM 10	I think that I personally would not	06:21:30PM 10	them, and we educate our buyers in that.
11	want to make any decision today on a demo just	11	In fact, we had a seminar sponsored
12	to make it more marketable because I think that	12	by this group last year for the village so
13	there's a buyer out there that can come in and	13	people could understand how they could access
14	preserve some of this house, maybe not in its	14	essentially access dollars by tax savings that
15	entirety. God knows you have the square footage	15	might incentivize them to buy older houses and
16	to do it. It's a huge lot. You can build out	16	fix them up.
17	as far	17	And when this property on 5th
18	MR. COULES: I would rather get a no.	18	Street went on the market, I called the agent
19	I mean, this is an advisory board. This	19	that listed it and I just gave her a fast email
06:20:00РМ 20	property is not on the registry of any kind, not	06:22:00PM 20	and said I just want you to be aware that this
21	on the village one. Max Stucker did not put it	21	is in a historic district and as such, she was
22	on the village register. He did not put it on	22	marketing it as a house or as land and I said,
	34		36
1	34 the national register. It's in the district	1	36 it really cannot be torn down before it comes to
1		1	
	the national register. It's in the district		it really cannot be torn down before it comes to our commission for an opinion. Our opinion is advisory. We explained that the last time and
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2 3 4 5 6 7 8 9 0620.34PM 10 11 12 13 14 15 16 17 18 19 0620.54PM 20	the national register. It's in the district that was created for people to come here to get an opinion as to what they would like to see done but not a binding opinion. So I personally this is a property owned by a trust with a very sick woman who is the beneficiary of the trust. I'm better off with a no, because I have been here twice now, than to have you say you want to see me come back in another month. MS. D'ARCO: That's not what I'm saying. MR. COULES: I understand. I will pass on every comment that's being made today and I give you my word on that. I will put it in my report to the trustee what people would like to see. CHAIRMAN BOHNEN: Peter, I would I testified to this in our last discussion, but	2 3 4 5 6 7 8 9 08-22-26FM 10 11 12 13 14 15 16 17 18 19 08-22-46FM 20	it really cannot be torn down before it comes to our commission for an opinion. Our opinion is advisory. We explained that the last time and you understand that. MR. COULES: I do. I would love to see someone try to chop off the back of the house. I do not know the economics of that. CHAIRMAN BOHNEN: I don't either. MR. COULES: I think the front four rooms when I first walked in, as I said, I put it on the record, they are amazing. Then you walk in the rest of it and you are like, what the heck was going on here. CHAIRMAN BOHNEN: Which is kind of typical, frankly, of a lot of older houses as people tried to add on and make them more livable. I would suggest, No. 1, this hasn't been on the market long enough to really have

		1	
	37		39
1	interested in learning more about it and I'd	1	everyone can see.
2	like to talk to her about that.	2	It's not being marketed as just
3	I think it takes a best effort to	3	showing the survey and saying, let's just sell
4	save these houses on the part of our commission	4	the property. But a trustee needs the
5	and the realtors involved and certainly the	5	flexibility to be able to do what's best for the
6	buying public. But I don't think this house has	6	person that's being taken care of out of the
7	had a fair chance to be retailed, if you will,	7	money out of this thing.
8	and so my opinion is that to make any decision	8	Max had a right, who sat on this
9	about tearing it down would be very premature.	9	plan commission, to go and do certain things if
06:23:24PM 10	That would be my own opinion.	06:25:14PM 10	he so chose to do with registering the house.
11	MS. WEINBERGER: I'm looking at the	11	He understood all the laws very well. He chose
12	national register and it was marked as a	12	not to. And now we are trying to take care of
13	significant building, correct.	13	his wife, so they need the flexibility of
14	I would agree. This is way too	14	possibly selling this property. I'm not saying
15	early to decide to tear it down, to give you	15	that I have a buyer come knocking on my door
16	permission to tell a buyer they can tear it	16	tomorrow giving me a contract to have it torn
17	down. I think that would change just looking at	17	down. I don't know who is going to be the buyer
18	the home once it has this approval already or	18	of this property.
19	this idea that it might be okay to tear it down.	19	CHAIRMAN BOHNEN: Just so you folks in
06:23:56PM 20	I think that changes who's looking at it. So I	06:25:34PM 20	the audience understand, this commission, items
21	would think this is way too early to make that	21	such as this, we are advisory. Whatever our
22	decision.	22	findings are can go to the board of trustees and
	38		40
1	CHAIRMAN BOHNEN: You might be aware,	1	they can vote down our findings.
2	Peter, I don't know, but up in Lake Forest	2	When you have locally because
3	there's a one-year moratorium on any old house	3	these homes we are talking about are in a
4	that petitions to be knocked down. If it's	4	historic neighborhood, all right, the Robbins
5	decided that that's going to be the fate of the	5	Park historic neighborhood as designated, if a
6	house, there's a one year moratorium before they	6	home is actually locally landmarked in Hinsdale,
7	can knock the house down.	7	then that's a different type of landmarking and
8	MR. COULES: But that went to a public	8	when that sort of thing comes before this
9	vote of a referendum by the village itself.	9	commission, our decision is final.
06:24:22PM 10	CHAIRMAN BOHNEN: Correct. But it was	06:26:14PM 10	MR. COULES: Correct. No one can even
11	a cooling off period to give the opportunity, if	11	do an addition, can't put a porch, can't do
12	you will, the best effort to find somebody that	12	anything.
13	would buy the older properties before you	13	CHAIRMAN BOHNEN: Just so you
14	succumb to the wrecking ball.	14	understand the distinction on that.
15	MR. COULES: As I stated, I will put	15	MR. WILLETT: So I would also like to
16	all this in the memo to the trustee about having	16	opine some of the things that have been
17	talked to the realtor about the tax breaks and	17	mentioned previously. I do want to underscore
18	that, but I really think, like I said, I have an	18	the fact that it is very early in the process.
19	obligation to a client who wants a vote. And	19	I understand the role that we have but from a
06:24:46PM 20	they are going to try to market the house and	06:26:32PM 20	standpoint of the commission and our mission is
24		1	
21	show it as the house that it is and it being the	21	just to preserve historic the homes of
21	show it as the house that it is and it being the beautiful old house it is that's the pictures	21 22	just to preserve historic the homes of Hinsdale, I think it is extremely early in the

	41		43
1	process in talking to the realtor. While she	1	comments about our house on 120 East 5th Street?
2	has certainly best intentions and she has a	2	MR. GONZALEZ: No comment from me.
3	mission just as yourself, which we certainly	3	CHAIRMAN BOHNEN: Anything else that
4	respect, it has been on the market since	4	needs to be said prior to taking this to a vote?
5	October 2016, not entirely a long enough time to	5	MR. PRISBY: No.
6	find that very passionate buyer in my opinion.	6	CHAIRMAN BOHNEN: May I have a
7	I think it's premature. And if you are looking	7	motion what are we moving here?
8	from a buyer standpoint as people walk into the	8	MR. COULES: For a certificate of
9	house as we were over this weekend, it does not	9	appropriateness?
06:27:14PM 10	sell and show well at all.	06:29:34PM 10	CHAIRMAN BOHNEN: So we want to have a
11	So, again, an opinion that in terms	11	motion to deny the certificate of
12	of buying and what your goal as I think that	12	appropriateness for tearing down this home.
13	that is at this point hampering the ability to	13	MR. PRISBY: I believe that's correct.
14	sell the home and I think one of the points that	14	CHAIRMAN BOHNEN: May I have a motion?
15	one of the commissioners had mentioned about if	15	MS. WEINBERGER: I move to deny the
16	this was in the case of a teardown, there is a	16	certificate of appropriateness for 120 East 5th
17	very high-impact ramification of a domino effect	17	Street.
18	that could be created in this district which is	18	CHAIRMAN BOHNEN: May I have a second,
19	where this house is currently built.	19	please?
06:27:46PM 20	A lot of the houses are very much	06:30:00PM 20	MS. D'ARCO: I second.
21	in a very classic manor and 425 East 6th is a	21	CHAIRMAN BOHNEN: All those in favor,
22	house that has done an amazing job, old house	22	say aye.
	42		44
1	though it may be, a good job reconfiguring the	1	(All aye.)
2	layout to match today's buyers' lifestyle and	2	Nay?
3	preference. So I'd make that as a note, 425	3	(No response.)
4	East 6th, great example of reconfiguring a home	4	Motion carries.
5	that is of a very classic sense.	5	MR. COULES: I will promise you I will
6	So in a nutshell, what we saw and	6	get a copy of the transcript and pass it on to
7	what the house offers, which is a tremendous	7	the trustee of what your concerns are and what
8	jewel within Hinsdale, I am not in favor of a	8	you would like to see happen with this house.
9	toordown of only kind. I think it's a hoovitiful	9	CHAIRMAN BOHNEN: Is that trustee
	teardown of any kind. I think it's a beautiful		
06:28:30PM 10	house and it can be reconfigured with the right	06:30:14PM 10	Northern Trust; is that correct?
11	house and it can be reconfigured with the right passionate buyer who is willing to invest.	11	Northern Trust; is that correct? MR. COULES: Correct.
11 12	house and it can be reconfigured with the right passionate buyer who is willing to invest. MR. PRISBY: Peter, I have just seen so	11 12	Northern Trust; is that correct? MR. COULES: Correct. CHAIRMAN BOHNEN: Fine. Good. Okay.
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45 **1** STATE OF ILLINOIS)) ss: 2 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 shorthand notes so taken aforesaid. 15 16 IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my notarial 17 18 seal this 15th day of February, A.D. 2017. 19 20 KATHLEEN W. BONO, 21 C.S.R. No. 84-1423, Notary Public, DuPage County 22

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

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

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

CONTINUED REPORT OF PROCEEDINGS had and testimony taken at the Certificate of Appropriateness Public Hearing of the aboveentitled 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.

	24		26
1	ALSO PRESENT:	1	26 MS. D'ARCO: Will you be pushing the
2		2	boundaries of the house as far as possible?
2	MR. CHAN YU, Village Planner;	3	Because right now you have some room between the
3	MR. MICHAEL BUHR; Architect for	4	neighbors.
	Applicant;	5	MR. BUHR: The existing house is like
4	MR. JOEL ANDERSEN; Builder for	6	20-foot off the front of the property. The new
5	Applicant;	7	zoning requires us to push it back about 45.
		8	And then on the sides there's a detached garage,
6	MR. DAN HILLEGASS, Applicant.	9	I can't remember exactly how many feet off, it's
7		06:34:06PM 10	less than 10-foot but we are going to be 20-foot
8	CHAIRMAN BOHNEN: Next item we have 112	11	on one side and 11 or 12-foot on the other side.
9	East 4th Street, the Hillegass' sold that home	12	So we are going to be farther away from the
06:30:46PM 10	to their son Dan and Dan is proposing that the	13	property line on the east side, probably about
11	current home be demolished and a new home be	14	the same on the west side and then farther back.
12 13	built.	15	MR. ANDERSEN: Again, what is
13	Gentlemen, can you pick up where we left off? I'd ask that you speak into the	16	beneficial is we have driveways also on both so
15	microphone, please, for the folks at home that	17	we are not creating such an enormous structure
16	are watching this on channel 6.	18	right next to something that's currently there.
17 18	(WHEREUPON, Mr. Andersen, Mr. Buhr, Mr. Hillegass were	19	MS. D'ARCO: My only concern was just
19	administered the oath.)	06:34:38PM 20	putting a house that are you kind of just
06:32:06PM 20	MR. ANDERSEN: So picking up from the	21	going, inching all the way to the end and it's
21 22	detail we gave you last time, we did put	21	all house, no space, cramming as much square
	together, hopefully, the nice rendering that 25		27
1	دے shows you what our client's new concept would be	1	footage as you can in there. That's the only
2	on how that would fit in nicely with what's	2	concern I would have.
3	currently existing, and then obviously was	3	MR. PRISBY: What were the side yard
4	followed up with a tremendous letter of the	4	setbacks?
5	history of the house and how it's been changed	5	MR. BUHR: I believe it was 11 was
6	and modified to its current state and many, many	6	required and we are at 12 on the west, and then
7	changes have been made, but now I think for us	7	we are 19 and a half and we are required 19, I
8	to get the next family in and make changes that	8	believe, on the east side. Total 30 setback.
9	are going to work for their family, we feel we	9	We are about 31 total.
06:32:50PM 10	are better to teardown the home and start from a	06:35:24PM 10	MR. ANDERSEN: Obviously that just
11	new foundation that fits in with the block.	11	creates even more air space.
12	CHAIRMAN BOHNEN: Would you like a copy	12	MR. PRISBY: Just looking at the new
13	of that letter to be put into the minutes of	13	plan, if you are only 19 feet, approximately on
14	this meeting from Mrs. Hillegass?	14	the side, what would be the east side, is that
15	MR. HILLEGASS: Yes.	15	even enough room to get into that garage?
16	MS. D'ARCO: I just have one question	16	MR. BUHR: That is 19 to the wing wall
17	with regards to the new house. Is the square	17	that we have in the front. The garages
18	footage of that house, how does that compare to	18	themselves were closer to 22, I believe, and
19	the existing versus the new? I read it was very	19	yes, that would be enough.
06:33:36PM 20	little but I just wanted to confirm.	06:35:50PM 20	CHAIRMAN BOHNEN: 22 for the swing?
21	MR. BUHR: I don't know exactly what it	21	MR. BUHR: Yes.
22	is but it's fairly close to the same size.	22	CHAIRMAN BOHNEN: 22 is the minimum.
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	28		30
1	MR. PRISBY: That's good. Because that	1	we gave you some pictures of those houses.
	_	2	There's also some down the street a little.
2	means you are not really maxing out. MR. BUHR: No. We have a wing wall	_	
3	5	3	It's still falling in line with all the
4	that we are contemplating taking off just to	4	different styles in the historic district, but
5	give us more room to shift the house back and	5	it's also an older house that needs a lot of
6	forth but we left it on. We still have room,	6	structural replacement, I mean, to the point
7	obviously, from that point to the face of the	7	that we would have to tear a lot of it down and
8	garage.	8	just rebuild it anyways.
9	MR. PRISBY: As I'm looking at the	9	CHAIRMAN BOHNEN: I'm not questioning
06:36:18PM 10	plan, there's the covered porches and sides that	06:38:36PM 10	that. We were through the house. I have known
11	still apply to that, so those are far back from	11	two of the past owners and spent a lot of time
12	the front elevation; correct?	12	in that house actually. So I'm pretty familiar
13	MR. BUHR: Correct.	13	with it, and I really don't personally, do
14	CHAIRMAN BOHNEN: I guess I got to ask	14	not have a quarrel with the request to demo this
15	you once again, what style do you call this	15	house. I don't think that in my mind
16	house?	16	architecturally it's particularly significant,
17	MR. BUHR: I call it more like an	17	and it does have some structural problems that
18	English manor type. Old world. There's a lot	18	you can easily sense. That part doesn't bother
19	of terms you can use.	19	me.
06:36:46PM 20	CHAIRMAN BOHNEN: I spent a fair amount	06:39:04PM 20	I'm really more concerned about
21	of time on that block because we were involved	21	what you are going to put in its place. I'm
22	in the renovation of Scott Jones' old house,	22	concerned about the streetscape. And to that
	00		04
	29		31
1	which is about four houses down east of there,	1	end, I mentioned to some of you, maybe in the
2	which is about four houses down east of there, the gray house next to Templetons, and I have	2	end, I mentioned to some of you, maybe in the last meeting we had, I don't know, but when we
2 3	which is about four houses down east of there, the gray house next to Templetons, and I have some familiarity with that block.	2 3	end, I mentioned to some of you, maybe in the last meeting we had, I don't know, but when we had Beth Barrow come in here, first house to be
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	32		34
1	replaced with houses of various size and type so	1	wing. Anybody else have comments?
2	that her house really looked out of place.	2	MR. PRISBY: Does anybody object to the
3	So a house that was deemed to be	3	house coming down first? Are we only focusing
4	worthy of the first landmark designation in	4	on the design of what
5	Hinsdale now looked like an orphan because it	5	CHAIRMAN BOHNEN: It's an open subject
6	had been dwarfed by all these other things that	6	right now. They are in for demolition on this.
7	had occurred. So I'm very conscious about the	7	MR. PRISBY: I'd like to know if that's
8	effect that we have when we teardown something	8	an issue at all? If there's board members here
9	of some vintage and replace it with something	9	that don't want it torn down, then we are kind
06:40:38PM 10	new. Because too easily have we seen it creep	06:42:52PM 10	of skipping a step in my opinion.
11	and go from new to new to new because it didn't	11	CHAIRMAN BOHNEN: How do you all feel
12	fit into the old neighborhood anymore.	12	about this house? Have you all visited this
13	So when we take issue with these	13	house?
14	things on the side, it isn't a personal thing,	14	MR. GONZALEZ: No, I haven't. I can't
15	please, accept that. We are just concerned	15	make out anything with these photographs because
16	about what sort of momentum we are creating and	16	they are very dark. I mean, I'm not sure what
17	in what direction is it going. And in my mind,	17	I'm looking at, just a shadow. So it's
18	the purpose of this commission is to be a	18	difficult for me to get a sense of the house.
19	resource for owners, architects and people that	19	Certainly I'd like to go visit the
06:41:10PM 20	are trying to create housing in our town and we	06:43:16PM 20	house and walk through it and understand the
21	would hope that any criticism that we give is	21	structure and the difficulties or the issues
22	taken constructively so that at the end of the	22	with the structure. Not saying it should be
	33		35
			80
1	decision-making process, the product that's	1	saved, just so I can understand it and feel
1		1	
	decision-making process, the product that's		saved, just so I can understand it and feel
2	decision-making process, the product that's built is something that you are fond of and we	2	saved, just so I can understand it and feel better when I make a decision whether to
2 3	decision-making process, the product that's built is something that you are fond of and we are fond of and life goes on and all the people	2 3	saved, just so I can understand it and feel better when I make a decision whether to teardown or not.
2 3 4	decision-making process, the product that's built is something that you are fond of and we are fond of and life goes on and all the people down the block who spent a lot of money	2 3 4	saved, just so I can understand it and feel better when I make a decision whether to teardown or not. Also, the drawings and I
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2 3 4 5 6	decision-making process, the product that's built is something that you are fond of and we are fond of and life goes on and all the people down the block who spent a lot of money renovating their older houses are also fond of it too because they feel that your new house	2 3 4 5 6	saved, just so I can understand it and feel better when I make a decision whether to teardown or not. Also, the drawings and I understand they are 8 and a half by 11 sheet, I'm trying to read the dimensions but having a
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	36		38
1	then.	1	the rendering in color that you had referenced
2	MR. PRISBY: I'm giving you my opinion.	2	in the last meeting.
3	MS. WEINBERGER: I was able to walk	3	MS. D'ARCO: They did it. We got it.
4	through this one today. I don't think there's	4	MR. WILLETT: I hadn't received that.
5	very much that's original left. It's been	5	MR. GONZALEZ: I hadn't received that
6	really piecemealed. It's unfortunate but	6	either.
7	there's not very much original left.	7	MS. D'ARCO: It's just a rendering of
8	MR. PRISBY: I agree.	8	the proposed home in between the two existing.
9	MR. GONZALEZ: Okay.	9	MR. WILLETT: Okay. Gotcha.
06:44:46PM 10	MS. D'ARCO: I have not walked through	06:46:52PM 10	CHAIRMAN BOHNEN: So you are in here to
11	the house. I just have walked by it many times;	11	get a certificate of appropriateness to demolish
12	I'm familiar with it. I'll take everyone's word	12	the existing home.
13	on the interior. I don't have an issue with the	13	MR. BUHR: Correct.
14	teardown.	14	CHAIRMAN BOHNEN: I think that before I
15	My only concern is more of	15	could vote for that I would have to see more as
16	aesthetically what gets put in place and even	16	to what you are going to build there because I
17	though a red farmhouse isn't significantly	17	am very concerned about the streetscape.
18	historic, it's still a nice red farmhouse.	18	MR. ANDERSEN: More than the elevation?
19	So not saying you have to put	19	CHAIRMAN BOHNEN: Yes. I still have
06:45:10PM 20	another red farmhouse up, it just would be nice	06:47:26PM 20	problem with the look of this, I'll be honest
21	to replace something new, something old with	21	with you. I'm not an architect. I am an old
22	something new that's in the likeness of, and	22	house aficionado. I have a little bit of
	37		39
		4	
1	that I would just like to see in general. Not a	1	architecture background on the undergraduate
2	replica, not the exact same thing, but something	1	level but based on what I'm looking at, I would
			level but based on what I'm looking at, I would have to vote no.
2	replica, not the exact same thing, but something similar. Unless what's going down is a complete eyesore, you don't want to repeat that, but	2	level but based on what I'm looking at, I would have to vote no. MR. ANDERSEN: I mean, we discussed
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2 3 4 5 6 7 8 9 06:45:46PM 10 11 12 13 14 15 16 17 18 19	replica, not the exact same thing, but something similar. Unless what's going down is a complete eyesore, you don't want to repeat that, but there is some charm to your existing home on the exterior and I really appreciate the fact that you are keeping the land and the lot in the family; it has special meaning to you and I respect that, and I appreciate it wholeheartedly. So I would like to see you build on it. Obviously, this is all to your discretion, but I would really like to see something there that really goes with the true spirit of the street. Ultimately, it's your decision, but I agree with Jim's comments and John's comments and everyone else's comments. MR. WILLETT: I have not seen the property but I plan to.	2 3 4 5 6 7 8 9 08-4804PM 10 11 12 13 14 15 16 17 18 19	level but based on what I'm looking at, I would have to vote no. MR. ANDERSEN: I mean, we discussed this, obviously, we were after a very toned-down monochromatic look last time. This isn't going to be standing out as another enormous stone structure. That's why it's being complemented with a combination of brick and stone so it eased in there. CHAIRMAN BOHNEN: It just I have a hard time identifying your style, to be honest with you. It looks like you have taken things in fact, you suggest that you took certain features of things that you liked and put it together and it looks to me like it's a composite. I'm not sure that English manor would be what I would consider this to be. If we were to approve the

	40		42
1	what you choose to do anyway because we are	1	CHAIRMAN BOHNEN: Unfortunately, I
2	advisory. But I really would feel better if we	2	don't see any neighbors out here. Well, I'm
3	could have a little input with you going forward	3	going to leave it up to you folks. If you want
4	on some design features so that we could all	4	to make a motion.
5	approve this and be happy about it.	5	MR. BUHR: We would really like to have
6	I have some very distinct feelings	6	some kind of decision tonight so we can move
7	for the people up and down that block who I	7	forward. This has been a long process. We have
8	happen to know most of them who have invested a	8	been going through this since July.
9	lot of time and a lot of money into preserving	9	CHAIRMAN BOHNEN: I don't recall seeing
06:49:06PM 10	the looks of their older houses and I'm not sure	06:50:54PM 10	you in July.
11	that they have any sense of what this might be	11	MR. BUHR: We weren't with you in July.
12	and it isn't required that you send them all	12	I mean the design process we were going through,
13	copies of your renderings certainly, but I would	13	making decisions, designing a home for these
14	feel better if our commission could send them	14	Hillegass' that they liked.
15	copies of what you have submitted to us so that	15	CHAIRMAN BOHNEN: Again, we are not the
16	they would know what's going to be dropped in	16	sheriff's of this.
10	their laps and see if they have some opinions.	17	MR. BUHR: I respect everybody's
18	And again, you don't have to comply	18	opinion and stuff, but you know what they say
19	with our wishes. You can just proceed forward	19	about opinions.
06:49:40PM 20	even if we voted no. You can go and try and get	06:51:14PM 20	CHAIRMAN BOHNEN: I understand. I feel
21	it overridden.	21	responsibility to the other people on the
22	MR. ANDERSEN: I think we tried to open	22	street. I, frankly, do. And I'm not so sure
	41		43
1	41 up as many opportunities as we can in the last	1	43 MR. BUHR:The longer we wait it's
1		1	
	up as many opportunities as we can in the last	_	MR. BUHR: The longer we wait it's
2	up as many opportunities as we can in the last couple of months.	2	MR. BUHR: The longer we wait it's money out of his pocket. He's paying the bills
2 3	up as many opportunities as we can in the last couple of months. CHAIRMAN BOHNEN: Have you talked to	2 3	MR. BUHR: The longer we wait it's money out of his pocket. He's paying the bills and he wants to move in.
2 3 4	up as many opportunities as we can in the last couple of months. CHAIRMAN BOHNEN: Have you talked to any of the neighbors?	2 3 4	MR. BUHR: The longer we wait it's money out of his pocket. He's paying the bills and he wants to move in. MR. HILLEGASS: We want to move our
2 3 4 5	up as many opportunities as we can in the last couple of months. CHAIRMAN BOHNEN: Have you talked to any of the neighbors? MR. ANDERSEN: I personally knocked on	2 3 4 5	MR. BUHR: The longer we wait it's money out of his pocket. He's paying the bills and he wants to move in. MR. HILLEGASS: We want to move our family in.
2 3 4 5 6	up as many opportunities as we can in the last couple of months. CHAIRMAN BOHNEN: Have you talked to any of the neighbors? MR. ANDERSEN: I personally knocked on every single door.	2 3 4 5 6	MR. BUHR: The longer we wait it's money out of his pocket. He's paying the bills and he wants to move in. MR. HILLEGASS: We want to move our family in. MR. BUHR: They have young kids. They
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	44		46
1	house.	1	conditions. If we deny the demolition, you
2	MS. WEINBERGER: So can we approve that	2	don't get your certificate of appropriateness
3	with conditions?	3	and you can either try and work with us on
4	CHAIRMAN BOHNEN: You can certainly	4	conditions, or you can go over our heads to the
5	have conditions. If you want to approve it or	5	board of trustees and plead your case there and
6	you can disapprove it. If you you can turn	6	say that you want to proceed. That would be the
7	it down unless conditions are met. Do you want	7	difference. It's just a positive approach or a
8	to do a positive phrasing or a negative	8	negative. So what would you like to vote on?
9	phrasing?	9	MR. ANDERSEN: Run that by me one more
06:52:18PM 10	MR. BUHR: I do have a question. You	06:54:12PM 10	time, please? I don't think I'm following
11	are talking about making some suggestions on	11	along.
12	style and stuff like that but you have six of	12	CHAIRMAN BOHNEN: We can vote it up or
13	you. Are we going to have six different ideas?	13	down on the demolition today. Yes, we approve
14	I mean, I have dealt with a lot of	14	the demolition with conditions, and then we
15	clients and I can honestly tell you that all six	15	would sit down, or we deny the demolition with
16	of you have different ideas. I used to deal	16	conditions.
17	with schools and stuff like that trying to get	17	In a sense if we deny you, then we
18	board members to decide on a school, it's hair	18	said a no. If you don't come with us and work
19	pulling.	19	with the conditions, our no stands and then you
06:52:46PM 20	CHAIRMAN BOHNEN: We would proffer to	06:54:34PM 20	go to override us.
21	you that in a perfect world, our two architects,	21	MR. ANDERSEN: I think we would go with
22	who sit on the commission, have an opportunity	22	the approval with conditions, I suppose.
	45		47
1	to sit down with you and your owner and your	1	CHAIRMAN BOHNEN: Is that the
2	builder just to run through the plans and put	2	consensus?
3	their minds at ease that I'm wrong.	3	MR. HILLEGASS: Yes.
4	MR. ANDERSEN: I don't think we are	4	CHAIRMAN BOHNEN: So if one of the
5	unwilling to see some correspondence and stuff	5	commissioners wants to make that motion, we can
6	from them. But like I said, at this point, we	6	vote on that. It could go up or down.
7	want to at least get the approval going here for	7	MS. D'ARCO: I'll make the motion to
8	the demolition.	8	approve demolition with conditions.
9	But I would say if you are looking	9	CHAIRMAN BOHNEN: State your
06:53:16PM 10	for some type of condition or something, well, I	06:55:08PM 10	conditions.
11 12	don't know what point that can go to, but then	11 12	MS. D'ARCO: Well, based on what I'm
12	by all means, we are willing to see some correspondence between the two.	12	hearing, I think I don't know if people will
13	MR. PRISBY: At the moment I'm not sure	13	disagree or agree, but some alternative proposal to the facade of the house. The interior, your
14	how far we go with that.	14	design, everything can still remain the same,
16	MR. ANDERSEN: I think we have to stay	16	architecturally, your rooms, your bathrooms. In
17	on task.	17	my opinion, I don't believe that fits the
18	CHAIRMAN BOHNEN: Let me rephrase so we	18	street.
19	understand exactly.	10	CHAIRMAN BOHNEN: So the conditions
06:53:36PM 20	We could have a vote and we could	об:55:36РМ 20	that you are proposing we approve the demolition
06:53:36PM 20 21	have a vote to approve the demolition with	06:55:36PM 20 21	with the conditions that we caucus with the
21	conditions or to deny the demolition with	21	builder and the owner and the architect as to on
22	-		

	48		50
1	the style of the facade of the house?	1	allowing them to teardown the house but not
2	MS. D'ARCO: Yes.	2	granting a certificate of appropriateness, you
3	CHAIRMAN BOHNEN: Can I have a second?	3	are putting them in a bind potentially
4	MR. GONZALEZ: Second.	4	putting the owner in a bind where he may not be
5	CHAIRMAN BOHNEN: Roll call vote,	5	able to do anything that he wants to do with his
6	please?	6	property.
7	Frank?	7	CHAIRMAN BOHNEN: We are advisory. We
8	MR. GONZALEZ: Aye.	8	can meet. If they don't like the input of our
9	CHAIRMAN BOHNEN: Tom?	9	architects, they go over our heads.
10	MR. WILLETT: Aye.	10	MS. HILLEGASS: And that's what I
11	MS. WEINBERGER: Aye.	11	understood. I'm not sure that that's what we
12	CHAIRMAN BOHNEN: Nay.	12	all understood by what just happened here.
13	MS. D'ARCO: Aye.	13	I appreciated your no vote on it
14	MR. PRISBY: Nay.	14	because it wasn't clear to me that they could
15	CHAIRMAN BOHNEN: Carries 4 to 2.	15	have asked for essentially a vote and you could
16	(WHEREUPON, Ms. Hillegass was	16	have denied them a certificate of
17	administered the oath.)	17	appropriateness, and then the owner could have
18	MS. HILLEGASS: This is on the last	18	actually been allowed to go before not the
19	one. My name is Louise Hillegass.	19	village board but I believe the village building
20	So I'm curious as to the conditions	20	commissioner and received either his approval or
21	that you put on here. And I'm just asking	21	not approval.
22	because I understood that this commission was	22	CHAIRMAN BOHNEN: Not the village
	49		51
1	advisory and so you have approved demolition	1	building commissioner. The village building
2	with the condition that you want to give or not	2	commissioner does not have the authority to
•		3	override our decision.
3	give a certificate of appropriateness to a	•	
3 4	give a certificate of appropriateness to a future house and you have decided that two	4	MS. HILLEGASS: I didn't think it would
	future house and you have decided that two architects are going to go against another	-	
4	future house and you have decided that two	4	MS. HILLEGASS: I didn't think it would
4 5 6 7	future house and you have decided that two architects are going to go against another architect or advise another architect? Is that within the purview of this commission?	4 5	MS. HILLEGASS: I didn't think it would be overriding your decision. I would just be you didn't approve, you didn't give a certificate of appropriateness. So then they
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	52		54
1	I came up here just to ask questions so that I	1	to the village board on the decision that was
2	could understand.	2	made today. But the decision is advisory only.
3	MS. D'ARCO: We went through it and we	3	CHAIRMAN BOHNEN: We are trying to
4	explained it twice.	4	create an atmosphere of cooperation so that
5	MS. HILLEGASS: But you didn't explain	5	everybody can work through a few details. We
6	it well enough that I can understand it and I'm	6	are not trying to be obstructionists.
7	a policy person. I'm not like a person that	7	MS. HILLEGASS: Yes, but it's
8	can't understand this.	8	MS. D'ARCO: The village board will get
9	So I understand you gave a vote to	9	our recommendation basically. They will note
10	approve demolition and you want another review,	10	that we approved the demolition but that we had
11	okay, on the appropriateness of the building	11	concerns about the style of the home and that
12	plans.	12	will be noted with them when they consider your
13	So my question is: If you vote to	13	permit.
14	not give a certificate of appropriateness, what	14	CHAIRMAN BOHNEN: We think we have an
15	is the remedy? And I understood tonight, which	15	obligation to the neighbors.
16	I hadn't understood before, that you have to go	16	MS. HILLEGASS: Okay. I think I
17	before the village board. That is okay.	17	understand now. It's not as clearly worded as I
18	CHAIRMAN BOHNEN: Yes.	18	would appreciate it. Thank you.
19	MS. HILLEGASS: That's all I wanted was	19	CHAIRMAN BOHNEN: Any further comments
20	that question answered. Thank you, very much.	20	on 4th Street?
21	MR. YU: Maybe I can clarify a little	21	(No response.)
22	bit.	22	
	53		55
1	The decision that they made is	1	(WHICH, were all of the
2	advisory only and you can choose to appeal to	2	proceedings had, evidence
3	the board of trustees, however, the approval	3	offered or received in the
4	with conditions would be written and given to	4	above entitled cause.)
5	the building commissioner and it's advisory	5	
6	only. This won't hold your permit up.	6	
7	MS. HILLEGASS: I'm sorry if I'm, like,	7	
8	dense, but so what that means is so there's	8	
9	no certificate that has been voted on tonight?	9	
10	MR. YU: It's a certificate of	10	
11	appropriateness, but it's an approval with	11	
12	conditions. So a decision has been made. So	12	
13	with respect to a public hearing at the HPC this	13	
14	is over.	14	
15	MS. HILLEGASS: Okay. So then am I to	15	
16	understand that the owner could decide to just	16	
17	go on and go to the village manager for approval	17	
18	or building commissioner for approval?	18	
19	MR. YU: Yes.	19	
20	MS. HILLEGASS: So they do not have to	20	
21 22	go before the village board?	21	
22 15 shee	MR. YU: No. Unless you want to appeal ts KATHLEEN W. BONG	22	

56 **1** STATE OF ILLINOIS)) ss: 2 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 shorthand notes so taken aforesaid. 15 16 IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my notarial 17 18 seal this 15th day of February, A.D. 2017. 19 20 KATHLEEN W. BONO, 21 C.S.R. No. 84-1423, Notary Public, DuPage County 22

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

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

1

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 aboveentitled 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.

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

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1	in this case. There are a large number of homes	1	village attractiveness to perspective home
2	that are undergoing other alterations in this	2	buyers.
3	neighborhood which have not been brought before	3	3. To maintain and improve
4	this board which fall outside of one of those	4	property values.
5	three.	5	4. To protect, preserve and
6	A need for me to appear here has	6	enhance the village's aesthetic appearance and
7	extended our already six month and our next five	7	character.
8	months by an additional two months and delay the	8	It would seem to me allowing the
9	process and cost an additional \$20,000. With	9	Zook house to be saved in its entirety and
07:08:36PM 10	that stated, in terms of HPC-08-2016	07:10:28PM 10	repositioned on the lot, which would meet all of
11	repositioning the house on Woodside, these are	11	the objectives, versus having the house
12	the facts.	12	dismantled and used in part somewhere else.
13	No. 1. There is a contract between	13	Should the demolition approach be
14	myself and Mr. and Mrs. Parker, residents of	14	taken and the movement in the lots not be
15	Woodside, who are here tonight to answer	15	permitted, the sale of all six lots will occur
16	questions, to remove the existing house and	16	and it would be one of the largest under and
17	reposition it on Woodside.	17	undeveloped lots in the village of Hinsdale. As
18	2. The movement would include a	18	such, it would allow a home construction
19	brand new foundation poured in the new location.	19	significantly out of scale to our sub
07:09:04PM 20	3. The house would be rotated 180	07:11:00PM 20	neighborhood.
21	degrees from its current position.	21	I would cite for you to draw your
22	4. Several professional moving	22	attention to the construction currently going on
			, 5 5
	7		9
1	· ·	1	9 on 8th Street between Park and Elm.
1	companies have been bidding on the project and	1	on 8th Street between Park and Elm,
2	companies have been bidding on the project and all indicate it's very doable, albeit expensive.	2	on 8th Street between Park and Elm, affectionately called the east coast girls'
2 3	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on	2 3	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called
2 3 4	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000	2 3 4	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace.
2 3 4 5	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second	2 3 4 5	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of
2 3 4 5 6	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only	2 3 4 5 6	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have
2 3 4 5 6 7	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000	2 3 4 5 6 7	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR
2 3 4 5 6 7 8	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to	2 3 4 5 6 7 8	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback
2 3 4 5 6 7 8 9	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on	2 3 4 5 6 7 8 9	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could
2 3 4 5 6 7 8 9 9	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street.	2 3 4 5 6 7 8 9 9 07:11:28PM 10	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in
2 3 4 5 6 7 8 9 07.09.429M 10 11	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include	2 3 4 5 6 7 8 9 07:11:28PM 10 11	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed.
2 3 4 5 6 7 8 9 9 07.09.429M 10 11 12	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that
2 3 4 5 6 7 8 9 07.08-42PM 10 11 12 13	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location.	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub
2 3 4 5 6 7 8 9 07.08.429M 10 11 12 13 14	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13 14	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As
2 3 4 5 6 7 8 9 07.08-42PM 10 11 12 13 14 15	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13 14 15	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions
2 3 4 5 6 7 8 9 07.08-42PM 10 11 12 13 14 15 16	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned home would require no other variances from the	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13 14 15 16	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions tonight.
2 3 4 5 6 7 8 9 07.08-4294 10 11 12 13 14 15 16 17	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned home would require no other variances from the village for front yard, side yards or back	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13 14 15 16 17	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions tonight. I'd like to see the house preserved
2 3 4 5 6 7 8 9 07.08-42PM 10 11 12 13 14 15 16 17 18	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned home would require no other variances from the village for front yard, side yards or back yards.	2 3 4 5 6 7 8 9 07.11.28PM 10 11 12 13 14 15 16 17 18	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions tonight. I'd like to see the house preserved and moved, however as I stated, in this process
2 3 4 5 6 7 8 9 9 07.09-42PM 10 11 12 13 14 15 16 17 18 19	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned home would require no other variances from the village for front yard, side yards or back yards. Recognizing that the goal of this	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13 14 15 16 17 18 19	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions tonight. I'd like to see the house preserved and moved, however as I stated, in this process I started in June of 2016 and at a cost of
2 3 4 5 6 7 8 9 07.08-42PM 10 11 12 13 14 15 16 17 18 19 9 07.1004PM 20	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned home would require no other variances from the village for front yard, side yards or back yards. Recognizing that the goal of this body is to 1. Preserve, promote and maintain	2 3 4 5 6 7 8 9 07.11.28PM 10 11 12 13 14 15 16 17 18 19 9 07.11.54PM 20	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions tonight. I'd like to see the house preserved and moved, however as I stated, in this process I started in June of 2016 and at a cost of \$10,000 a month, \$10,000 a month, my emotional
2 3 4 5 6 7 8 9 9 07.09-42PM 10 11 12 13 14 15 16 17 18 19	companies have been bidding on the project and all indicate it's very doable, albeit expensive. 5. The house would be located on lots 18 and 19 facing Woodside comprising 20,000 square feet. That would make it the second largest lot on the entire street. There's only one lot larger, which is approximately 1,000 square feet more. In most cases, there's 2 to 3,000 square feet larger than any other lot on the street. 6. The movement would include maintaining the existing footprint and the exterior of the house in its new location. 7. With the exception of allowing for a 20,000 square foot lot, the repositioned home would require no other variances from the village for front yard, side yards or back yards. Recognizing that the goal of this	2 3 4 5 6 7 8 9 07:11:28PM 10 11 12 13 14 15 16 17 18 19	on 8th Street between Park and Elm, affectionately called the east coast girls' school or the home on Taft basically called Buckingham Palace. Both of those houses are on lots of similar size and two different architects have come to us and said with all of the FAR requirements and all of the setback requirements, either one of those houses could be constructed on this lot should it be sold in its entirety and the Zook house removed. I fail to understand how that endgame would be the right solution for our sub neighborhood or would fulfill your charter. As such, I urge you to vote to affirm our petitions tonight. I'd like to see the house preserved and moved, however as I stated, in this process I started in June of 2016 and at a cost of

	10		12
1	So I would urge you to make a	1	MS. D'ARCO: Is it 10,000 square feet?
2	decision tonight and I know that I have already	2	MR. BOUSQUETTE: I don't know.
3	spent \$90,000 in my attempt to save this house	3	MS. D'ARCO: I'm curious because I
4	and if this process continues to drag out, I	4	think that the argument of having a large home
5	will note I will be able to sleep soundly	5	next to your home is not a legitimate one.
6	knowing that if I knocked it down, I went over	6	MR. BOUSQUETTE: I know there's a lot
7	and above making an attempt to save it. I would	7	of neighbors here and I would ask each one of
8	be happy to answer any questions. The Parkers	8	them if they want the east coast girls' school
9	are here to answer any questions. Thank you.	9	built in that
07:12:30PM 10	CHAIRMAN BOHNEN: Okay. So you come	07:13:56РМ 10	MS. D'ARCO: We are not talking about
11	before us with two proposals?	11	other homes. We are talking about your lot and
12	MR. BOUSQUETTE: Yes, sir.	12	your rationale for wanting
13	CHAIRMAN BOHNEN: Am I to understand	13	MR. BOUSQUETTE: My house was built in
14	this is an either or situation?	14	1987. The facade of my house is still the same
15	MR. BOUSQUETTE: Yes. It's a binary	15	it was in 1987 and it fits in the neighborhood
16	choice.	16	quite nicely.
17	CHAIRMAN BOHNEN: Either or. You are	17	MS. D'ARCO: It does. I love your
18	telling us we can pick one or pick the other,	18	house. Beautiful.
19	one of two?	19	MR. BOUSQUETTE: Okay. So it's not
07:12:54PM 20	MR. BOUSQUETTE: Yes, sir.	07:14:12PM 20	overbuilt. My house is on a 40,000 square foot
21	CHAIRMAN BOHNEN: Kind of a veiled	21	lot. I do believe it's one of the larger house
22	threat frankly.	22	in the neighborhood. So I think my house is
	11		13
1	11 MR. BOUSQUETTE: No. I'm spending	1	13 appropriate relative to the lot size so I'm not
1		1	
	MR. BOUSQUETTE: No. I'm spending		appropriate relative to the lot size so I'm not
2	MR. BOUSQUETTE: No. I'm spending \$10,000 a month.	2	appropriate relative to the lot size so I'm not quite sure where you are going with the
2 3	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you	2 3	appropriate relative to the lot size so I'm not quite sure where you are going with the question.
2 3 4	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor.	2 3 4	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to
2 3 4 5	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor. MR. BOUSQUETTE: Yes.	2 3 4 5	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to understand the rationale for wanting to subdivide a lot and increase density in a historic district in a town that is known for
2 3 4 5 6	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor. MR. BOUSQUETTE: Yes. CHAIRMAN BOHNEN: Have you ever thought about just putting it back on the market? MR. BOUSQUETTE: Yes, I have. And I	2 3 4 5 6	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to understand the rationale for wanting to subdivide a lot and increase density in a historic district in a town that is known for larger land lots and not squeezing homes onto
2 3 4 5 6 7 8 9	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor. MR. BOUSQUETTE: Yes. CHAIRMAN BOHNEN: Have you ever thought about just putting it back on the market? MR. BOUSQUETTE: Yes, I have. And I have been approached by several people, who are	2 3 4 5 6 7 8 9	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to understand the rationale for wanting to subdivide a lot and increase density in a historic district in a town that is known for larger land lots and not squeezing homes onto smaller lots. That's what I'm trying to
2 3 4 5 6 7 8 9 9 07:13:12PM 10	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor. MR. BOUSQUETTE: Yes. CHAIRMAN BOHNEN: Have you ever thought about just putting it back on the market? MR. BOUSQUETTE: Yes, I have. And I have been approached by several people, who are currently in construction, all of which wanted	2 3 4 5 6 7 8 9 07:14-36PM 10	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to understand the rationale for wanting to subdivide a lot and increase density in a historic district in a town that is known for larger land lots and not squeezing homes onto smaller lots. That's what I'm trying to understand.
2 3 4 5 6 7 8 9 07:13:12PM 10 11	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor. MR. BOUSQUETTE: Yes. CHAIRMAN BOHNEN: Have you ever thought about just putting it back on the market? MR. BOUSQUETTE: Yes, I have. And I have been approached by several people, who are currently in construction, all of which wanted to knock the house down. All of which had plans	2 3 4 5 6 7 8 9 07:14:36PM 10 11	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to understand the rationale for wanting to subdivide a lot and increase density in a historic district in a town that is known for larger land lots and not squeezing homes onto smaller lots. That's what I'm trying to understand. MR. BOUSQUETTE: I'll explain again.
2 3 4 5 6 7 8 9 07:13:12PM 10 11 12	MR. BOUSQUETTE: No. I'm spending \$10,000 a month. CHAIRMAN BOHNEN: I believe I sold you that house as a realtor. MR. BOUSQUETTE: Yes. CHAIRMAN BOHNEN: Have you ever thought about just putting it back on the market? MR. BOUSQUETTE: Yes, I have. And I have been approached by several people, who are currently in construction, all of which wanted to knock the house down. All of which had plans to build enormous houses.	2 3 4 5 6 7 8 9 07:14:36PM 10 11 12	appropriate relative to the lot size so I'm not quite sure where you are going with the question. MS. D'ARCO: I'm just trying to understand the rationale for wanting to subdivide a lot and increase density in a historic district in a town that is known for larger land lots and not squeezing homes onto smaller lots. That's what I'm trying to understand. MR. BOUSQUETTE: I'll explain again. Maybe I'm not clear.
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	14		16
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1	with our street and our neighborhood.	1	MS. D'ARCO: They may not knock it
2	MS. D'ARCO: I agree with that but you	2	down.
3	don't know what people are going to build there	3	CHAIRMAN BOHNEN: Why would you say
4	until it's sold.	4	that, Mr. Bousquette, when we pride ourselves on
5	MR. BOUSQUETTE: I do. I don't want to	5	being able to find buyers for older homes who
6	sell it to them when I know what they are going	6	would take that house I'm very familiar with
7	to build there. I, as the seller, I can ask	7	that house would take that house and would
8	them what they are trying to build. I do know.	8	add a kitchen and a family room off the back and
9	MS. D'ARCO: Because just for the	9	put a master suite above it and have it as a
07:15:18PM 10	record, I am not I do not support the	07:17:04PM 10	lovely Zook home brought to today's standards.
11	demolition of a Zook home in Hinsdale period.	11	MR. BOUSQUETTE: Isn't that fabulous.
12	Because that home is in wonderful condition. I	12	That's great. But I have three contractors, all
13	walked through it the other day.	13	want to buy it, all want to knock it down.
14	The Parkers are willing to buy it	14	CHAIRMAN BOHNEN: So find another
15	as is and reposition it and it's not an option	15	buyer, Mr. Bousquette.
16	to demolish that. I just in my heart don't	16	MR. BOUSQUETTE: No, I'll sell it.
17	believe that. I feel that there are supporters.	17	I'll sell it to them and let them knock it down
18	We have gotten various letters in	18	then.
19	support of the Parkers to please not demo the	19	CHAIRMAN BOHNEN: Are you going to
07:15:48PM 20	home but we are given one alternative. And the	07:17:18PM 20	continue to try and live in Hinsdale? You
21	only alternative here is to reposition it and	21	sought out Hinsdale, we didn't seek out you. It
22	there's got to be other alternatives. I just	22	just doesn't you are not acting like a good
	15		17
1	15 have to believe that.	1	17 neighbor and it's a veiled threat, and I'm
1		1	
-	have to believe that.	-	neighbor and it's a veiled threat, and I'm
2	have to believe that. MR. BOUSQUETTE: At \$10,000 a month if	2	neighbor and it's a veiled threat, and I'm really not pleased with it. And had I known you
2 3	have to believe that. MR. BOUSQUETTE: At \$10,000 a month if you would like to make a payment.	2 3	neighbor and it's a veiled threat, and I'm really not pleased with it. And had I known you were going to take this approach, I never would
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2 3 4 5 6 7 8 9 07.16.12PM 10 11 12 13 14 15 16 17 18 19 07.16.38PM 20	have to believe that. MR. BOUSQUETTE: At \$10,000 a month if you would like to make a payment. MS. D'ARCO: We have seen various houses being redone, Zoberis' on 3rd Street, beautiful home. I don't know if you have seen it. MR. BOUSQUETTE: I have no understanding what anybody else's financial condition is or what the terms were or what anything else is, but I have my situation, my financial situation, and my ownership and that's what I'm presenting you tonight. I'd like to save the house as well. I think it's a fantasy to believe that somebody is going to go buy the house in its existing location on the full lot and just renovate it a little bit. I guarantee you if I put that house on the market for the full lot, I guarantee you it will be short in a short period of time and	2 3 4 5 6 7 8 9 07:17:42PM 10 11 12 13 14 15 16 17 18 19 07:18:00PM 20	neighbor and it's a veiled threat, and I'm really not pleased with it. And had I known you were going to take this approach, I never would have sold it to you. MR. BOUSQUETTE: John, I'm going to ask you you recuse yourself from this hearing because you are the gentleman who sold me the house and you told me it will probably have to be torn down. CHAIRMAN BOHNEN: That's not true. MR. BOUSQUETTE: It is true, John. So you had a financial interest in it. And the fact that you just brought that up and the fact that you made that accusation to me, I ask you to recuse yourself from this hearing because you are bias and you sold me the house and you had a financial interest in it and you are not telling the truth, I'm sorry. CHAIRMAN BOHNEN: I represented the estate in good faith. You wanted to buy it
2 3 4 5 6 7 8 9 07:16:12PM 10 11 12 13 14 15 16 17 18 19	have to believe that. MR. BOUSQUETTE: At \$10,000 a month if you would like to make a payment. MS. D'ARCO: We have seen various houses being redone, Zoberis' on 3rd Street, beautiful home. I don't know if you have seen it. MR. BOUSQUETTE: I have no understanding what anybody else's financial condition is or what the terms were or what anything else is, but I have my situation, my financial situation, and my ownership and that's what I'm presenting you tonight. I'd like to save the house as well. I think it's a fantasy to believe that somebody is going to go buy the house in its existing location on the full lot and just renovate it a little bit. I guarantee you if I put that house on the market for the full lot, I guarantee you	2 3 4 5 6 7 8 9 07:17:42PM 10 11 12 13 14 15 16 17 18 19	neighbor and it's a veiled threat, and I'm really not pleased with it. And had I known you were going to take this approach, I never would have sold it to you. MR. BOUSQUETTE: John, I'm going to ask you you recuse yourself from this hearing because you are the gentleman who sold me the house and you told me it will probably have to be torn down. CHAIRMAN BOHNEN: That's not true. MR. BOUSQUETTE: It is true, John. So you had a financial interest in it. And the fact that you just brought that up and the fact that you made that accusation to me, I ask you to recuse yourself from this hearing because you are bias and you sold me the house and you had a financial interest in it and you are not telling the truth, I'm sorry. CHAIRMAN BOHNEN: I represented the

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

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

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	26		28
1	would move it, maintain it, reposition it and	1	for rent sign in it?
2	keep it in its architecturally significant	2	MR. BOUSQUETTE: It had a for sale and
3	fashion. They said, yes. And unfortunately,	3	a for rent and now we have a renter.
4	between then and now you guys have fired up your	4	CHAIRMAN BOHNEN: I think it's
5	committee and that's why I'm here versus going	5	disingenuous of you to suggest that you have
6	back through the other process which I'm very	6	been trying to sell it as a property. I just
7	familiar with.	7	want that on the record.
8	CHAIRMAN BOHNEN: But you would	8	MR. BOUSQUETTE: Okay. Then I find
9	concede, Mr. Bousquette, that no way possible	9	that insulting again. Thank you, very much. So
07:26:18PM 10	could we even talk about moving the Zook house	07:27:36PM 10	I'll advise the realtor who, John, you wrote to,
11	until it was determined whether or not a lot	11	and so you are very familiar who the listing
12	could be created to move it.	12	agent is, and you wrote to her and told her that
12	MR. BOUSQUETTE: No, John. Actually, I	13	we had
14	was told by the head of the community the	14	CHAIRMAN BOHNEN: She should be aware
14	head of your department that they had gotten	14	that it was in a historic district, which she
16	direction from the board of trustees that I		was not, and she was advertising a lot for sale
10	should come here first.	16 17	that was not subdivided which is against the law
18		18	of the MLS.
	CHAIRMAN BOHNEN: I don't disagree with	_	
19	you.	19	MR. BOUSQUETTE: I guess that as the
07:26:38PM 20	MR. BOUSQUETTE: So here I am. And so	07:27:54PM 20	selling realtor, I would have expected you to
21	we have the chicken and the egg. So we are here	21	disclose that we would have to show up in front
22	seeking you guys to say one or the other, either	22	of this committee and as all the realtors
	27		
1	vote for it or against it and then we are going	1	CHAIRMAN BOHNEN: You were going to
2	to proceed to the next step and talk with those	2	sell it as a property when you got done
3	people.	3	remodeling your house. You never suggested any
4	CHAIRMAN BOHNEN: Again, just for the	4	of this to me.
5	record, I want to ask you. There is a third	5	MR. BOUSQUETTE: You knew I was going
6	alternative and that's to place the property as	6	to sell it as a property.
7	it exists for sale.	7	CHAIRMAN BOHNEN: How could I look into
8	MR. BOUSQUETTE: It is and has been for	8	a crystal ball to see what you had up your
9	sale since June of last year.	9	sleeve?
07:27:04PM 10 11	CHAIRMAN BOHNEN: Not to my knowledge and I'm a realtor.	о7:28:14РМ 10 11	MR. BOUSQUETTE: As an owner of a brokerage and a member of this committee and to
12	MR. BOUSQUETTE: That's great. If you		-
		12	the other brokerage on this committee, I would
13	go by, there's a sign there and it has been for	13	suggest that in the future in your listings that
14	some time.	14	you disclose that if somebody is making any
15	CHAIRMAN BOHNEN: In the MLS?	15	alteration, not a demolition, any alteration to
16	MR. BOUSQUETTE: Yes, it's in the MLS.	16	the exterior of the house, that they are going
17	CHAIRMAN BOHNEN: Was it in the MLS?	17	to have to come in front of this committee,
18	MR. BOUSQUETTE: Yes.	18	which you did not disclose, and you don't
19 20	CHAIRMAN BOHNEN: Was it in the MLS	19	disclose in your listings either, okay? So I
07:27:16PM 20	since last summer?	07:28:40PM 20	would suggest if we are going to do that, you
21	MR. BOUSQUETTE: No.	21	guys make sure you disclose
22	CHAIRMAN BOHNEN: Okay. Did it have a KATHLEEN W. BONO	22 , CSR 630-8	CHAIRMAN BOHNEN: Part of the mission 8 of 19 sheets
			8 of 19 sheets Attachment 3 - HPC 2.8.17- Case H-08-16

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

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	34		36
1	CHAIRMAN BOHNEN: That's not so. There	1	to teardown and it's not an automatic that that
2	are quite a few of them.	2	would happen.
3	MS. BRADEN: Okay. I was under the	3	So my concern is more of a
4	impression there were three or four of them in	4	subdividing, increasing density, and placing
5			another home in between two homes on a street
6	MS. WEINBERGER: That's national	5	that is known to have a little more space.
7	register.	7	MS. BRADEN: It's an awesome lot
8	MS. BRADEN: National register, sorry,	8	though.
9	Shannon. So as a neighbor, I would really	9	MS. D'ARCO: You are not on that
40	CHAIRMAN BOHNEN: We want to save the		street. You are on a different street.
07:32:46РМ 10 11		07:34:36РМ 10 11	MS. BRADEN: I'm on 1st.
	Zook home too. We really want to save the Zook		
12	home.	12	CHAIRMAN BOHNEN: We have a zoning code
13	MS. BRADEN: It just doesn't give me	13	that dictates what is a legal lot. The
14	much confidence with the pink home being torn	14	subdivision of that lot would not be legal and
15	down.	15	whether there would be relief sought and
16	MS. D'ARCO: This commission was not	16	granted, I don't know.
17	fully seated and actually, I don't think any of	17	MS. BRADEN: Once again, I respect you
18	us were on the board when that house it never	18	immensely, but if you look at the space between
19	came forth. We never had a purview or any say	19	the Peterson's home and the Chilos' home, look
07:33:08PM 20	in that. We never saw that. And that's part of	07:34:58PM 20	between the space between the Chilos' home and
21	the reason why you see the seats being filled	21	the Geramis' home. This lot is huge so it could
22	because it is happening very quickly in town.	22	definitely a lot for another home.
	35		37
1	You are seeing my concern is	1	MS. PARKER: So sorry to interrupt.
		-	
2	subdivision of lots. This particular because	2	CHAIRMAN BOHNEN: We are backing up
3	this particular section of Hinsdale southeast is	3	against the Plan Commission here at 7:30 so I'm
3	this particular section of Hinsdale southeast is known not only for its lovely vintage historical	3	against the Plan Commission here at 7:30 so I'm going to have to bring this discussion to a
3 4 5	this particular section of Hinsdale southeast is known not only for its lovely vintage historical homes but it's lot sizes.	3 4 5	against the Plan Commission here at 7:30 so I'm going to have to bring this discussion to a close. I'd like a motion
3 4 5 6	this particular section of Hinsdale southeast is known not only for its lovely vintage historical homes but it's lot sizes. MS. BRADEN: Well, then subdivision of	3 4 5 6	against the Plan Commission here at 7:30 so I'm going to have to bring this discussion to a close. I'd like a motion MR. BOUSQUETTE: Can I make one closing
3 4 5 6 7	this particular section of Hinsdale southeast is known not only for its lovely vintage historical homes but it's lot sizes. MS. BRADEN: Well, then subdivision of lot, so really in a grand scheme of things make	3 4 5 6 7	against the Plan Commission here at 7:30 so I'm going to have to bring this discussion to a close. I'd like a motion MR. BOUSQUETTE: Can I make one closing comment because I think people have been left
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	38		40
1	square foot house.	1	MR. PARKER: Well, there's additional
2	CHAIRMAN BOHNEN: Mr. Bousquette, your	2	money involved in that that we just don't have.
3	realtor is from Barrington area or somewhere,	3	I wish we did. If you want to lend it to us or
4	she works for Baird and Warner. There has never	4	you want to give it to us, we would be happy to
5	been a sign in front of your house for sale.	5	have it.
6	MR. BOUSQUETTE: John, that's not true.	6	But I am a little concerned about
7	CHAIRMAN BOHNEN: You have an out of	7	the just offhand remark that he should wait and
8	area realtor. If you had any real interest in	8	try longer to sell it while he's burning through
9	getting the house sold as it exists today, you	9	cash and so are we. We made a significant
07:36:18PM 10	would take a different approach.	07:38:04PM 10	investment in just getting the house up and
11	MR. BOUSQUETTE: Thank you, very much,	11	running already.
12	for your professional opinion.	12	So I think what I was hoping we
13	CHAIRMAN BOHNEN: I'll close in saying,	13	were going to achieve tonight is that somebody
14	I'm not going to close this hearing. Hinsdale	14	was going to say hey, why don't we put a motion
15	is on the endangered species with the state of	15	before you that if the commission is willing to
16	Illinois. You should know that. You also if	16	give us the zoning variance, that you guys are
17	you have never looked at this book here, Shannon	17	on board with the house being moved.
18	can get you copies at the historical society.	18	CHAIRMAN BOHNEN: I don't think we are
19	This book will give you an idea of how many	19	anywhere near coming to that conclusion tonight
07:36:40PM 20	beautiful homes we have lost in Hinsdale over	07:38:30PM 20	and we are going to have to adjourn because the
21	the last 30, 40 years.	21	Plan Commission is already three minutes late
22	Now, if you people want to preserve	22	trying to get in the door.
	39		41
			17
1	Hinsdale, I suggest you work proactively and	1	I'm going to make a motion that we
1 2	help us do it. I think it's very important.	1 2	I'm going to make a motion that we roll this hearing over to the next meeting and
_	help us do it. I think it's very important. And that's all I really have to say tonight		I'm going to make a motion that we roll this hearing over to the next meeting and we will have to suspend the rest of our agenda
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42 **1** STATE OF ILLINOIS)) ss: 2 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 shorthand notes so taken aforesaid. 15 16 IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my notarial 17 18 seal this 15th day of February, A.D. 2017. 19 20 KATHLEEN W. BONO, 21 C.S.R. No. 84-1423, Notary Public, DuPage County 22

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wait [1] - 40:7 walked [1] - 14:13 Warner [1] - 38:4 waste [1] - 19:19 WEINBERGER [4] -1:21, 34:6, 41:8, 41:13 well-manicured [1] -21:16 WHEREOF [1] -42:16 WHEREUPON [4] -2:10, 18:12, 20:6, 30:18 WHICH [1] - 41:19 white [1] - 32:10 whole [2] - 4:9, 21:19 WILLETT [1] - 1:20 willing [3] - 14:14, 32:21, 40:15 windows [1] - 32:11 wise [1] - 11:21 wish [1] - 40:3 witnesses [2] - 42:8, 42:11 wonderful [1] - 14:12 woods [2] - 21:8, 21:10 Woodside [16] -2:15, 3:8, 5:4, 6:11, 6:15, 6:17, 7:4, 17:22, 19:2, 21:6, 22:6, 22:19, 24:3, 31:7, 32:22 works [1] - 38:4 worries [1] - 33:7 worth [1] - 21:3 writing [1] - 42:11

wrote [2] - 28:10, 28:12 Y yard [2] - 7:17, 21:16 yards [2] - 7:17, 7:18 year [1] - 27:9 years [7] - 3:16, 5:12, 13:15, 20:17, 22:18, 31:1, 38:21 yourself [2] - 17:6, 17:15 yourselves [1] - 20:5 YU [1] - 2:2 Z Zoberis' [1] - 15:5
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zoning [4] - 23:11, 24:15, 36:12, 40:16 Zook [17] - 8:9, 9:11, 14:11, 16:10, 19:9, 20:19, 21:14, 22:16, 25:16, 26:10, 30:7, 30:8, 32:9, 32:13, 34:11, 37:9



MEMORANDUM

DATE:	March 8, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	444 E. 4th Street –Application for Certificate of Appropriateness to Demolish a Single Family Home in the Robbins Park Historic District *Continuation from 02.08.17*

Summary

The Village of Hinsdale has received an application from Matthew Bousquette, the owner of 444 E. 4th Street, requesting approval for a Certificate of Appropriateness to demolish the home on this lot. Per the Village Code, no permits shall be issued for the demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC). This request was heard at the Public Hearing on February 8, 2017, HPC meeting and was continued to the March 8, 2017, HPC meeting.

Request and Analysis

The subject property features a two-story residence constructed in 1929, in the Tutor Revival style. The home is also known as the Marshall Keig House, and designed by R. Harold Zook. The applicant would like to seek the right to demolish it. The house is located in the R-1 Single Family Residential District and borders the same to the north, east, west and south. The home, per the National Register of Historic Places, is a contributing structure to the Robbins Park Historic District.

Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of,



MEMORANDUM

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

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

Attachments:

- Attachment 1 Application for Certificate of Appropriateness for Demolition (HPC-09-2016)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Robbins Park Historic District Map
- Attachment 4 Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 National Register of Historic Places Sheet (Section Number 7 Page 13)
- Attachment 6 Public Support for Zook House Emails (8)

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property under review: <u>444 E fourth st</u> Property Identification Number: <u>69-12-121-008</u>				
I.	GENERAL INFORMATION			
1.	Applicants Name: MATTHEW BOUSQUETC Address: 44 9 E founder 37 <u>Husdale</u> <u>2</u> 60531 Telephone Number: 630-468-2725			
2 .	Owner of Record (if different from applicant):			
	Telephone Number:			
3.	Others involved in project (include, name, address and telephone number): Architect:			
	Attorney: NA			
	Builder: Ken ORTIZ DEOUSTRUCTION Solutions . Reuse people			
	Engineer:NIA			
II. SIT	EINFORMATION			
1.	Describe the existing conditions of the property: Deterioration circa			
2.	Property Designation:			

Listed on the National Register of Historic Places? ____YES ____NO Listed as a Local Designated Landmark? ____YES ____NO Located in a Designated Historic District? ____YES ____NO

2

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

The existing home will be deconstructed and All building materials will be donated. Beusuble tourpation will be Removed The EXISTING Der Wittlaye Grees. back- Filled AND

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

4.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

martin C Signature of Applicant

Signature of Applicant

Signature of Applicant's Secretary

Signature of Applicant's President

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this 9 day of

Jan ,2017

Signature of Applicant

Signature of Applicant

OTHER

Signature of Authorized Officer

mberil Notary Public



4

Attachment 1



Front (above) / East Side (below)





Rear (above) / West Side (below)





Attachment 8

ROBBINS PARK HISTORIC DISTRICT



CERTIFICATE OF APPROPRIATENESS

Attachment

14-5-2: CRITERIA:

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

A. General Standards:

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

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

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

Robbins Park Historic District Name of Property

NPS Form 10-900-a (8-86) OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 13

Robbins Park Historic District Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORIC NAME	OR NC	SECONDARY STRUCTURES CORINC	ARCHITECT	BUILDER	SELOCIDARY STRUCTURE
200 E	FOURTH	Neo-Colonial	c. 1960		NC	-			
202 E	FOURTH	Queen Anne - Free Classic	1886	Hinkley House	С	NC			detached garage
205 E	FOURTH	Neo-Prairie School	1992	Niem, Bob & Dana House	NC	-	Mizani & Associates	Steben Bldrs., Inc.	
211 E	FOURTH	Craftsman	1914		c	с			detached garage
222 E	FOURTH	Under construction	2007- 08		NC				
310 E	FOURTH	Colonial Revival	c. 1935		c				
320 E	FOURTH	Neo-Traditional	1999		NC	-	Johnson, Erick	North Ridge builders	
323 E	FOURTH	Prairie	1905	Welles, Edward P. House	С	c	Spencer & Powers		detached garage
411 E	FOURTH	Neo-Traditional	2005- 06		NC	-			
412 E	FOURTH	Ranch	1972		NC	-	Nemoede, Albert H.		
419 E	FOURTH	Dutch Colonial Revival	c. 1925	<u></u>	c	_			
420 E	FOURTH	Mansard	1969	Hilton, John House	NC	NC	Smithson, A. T.	Sather, John & Son	shed
425 E	FOURTH	Neo-Traditional	1995		NC	-	Olson, Steven C., LTD.		and the state of the
435 E	FOURTH	Colonial Revival	1931	Wheeler, Gordon B. House	С	-	Marx, Elmer W.	Nelson, N. J.	
441 E	FOURTH	Under construction	2007- 08		NC	-			
444 E	FOURTH	Tudor Revival	1929	Keig, Marshall House	с	-	Zook, R. Harold		
445 E	FOURTH	Neo-Traditional	1989	an a	NC	-	Lisec & Biederman, Ltd.	Neighborhood Homes, Inc.	
448 E	FOURTH	Neo-Traditional	1987		NC	-	George, Charles Vincent	Dressler, Phil	
452 E	FOURTH	Neo-Traditional	2004		NC	-	Estenssoro, Sergio G.		
23 S	GARFIELD	Queen Anne	c. 1890		с	-			
27 S	GARFIELD	Queen Anne	c. 1890		c	NC			detached garage
33 S	GARFIELD	Bungalow	1903		с	c		1	coach house

From:	Robert McGinnis
Sent:	Wednesday, February 01, 2017 7:54 AM
То:	Sarah
Cc:	Chan Yu
Subject:	RE: 444 E. 4th Street
Follow Up Flag:	Follow up
Flag Status:	Flagged

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

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

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

Mr. McGinnis,

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

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

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

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

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

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

Hello Mr. McGinnis,

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

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

Natalie Ryan Broker

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

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

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

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

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

Mr. McGinnis,

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

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

Thank you, Kristin Korn

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

For the packet.

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

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

Mr. Mcginnis,

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

AM

Thank you for your consideration!

Jen and Dean Rischitelli

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

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

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

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

Dear Mr. McGinnis,

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

I appreciate your time and consideration.

Cara & Joe Omiecinski

From:	Robert McGinnis
Sent:	Wednesday, February 08, 2017 1:12 PM
To:	Kim Beard
Cc:	Chan Yu
Subject:	RE: 444 East Fourth - R. Harold Zook Home
Follow Up Flag:	Follow up
Flag Status:	Flagged

Kim, Thank you for your comments, we will be sure to pass them along to the HPC members.

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

From: Kim Beard [mailto:kimbeard@yahoo.com] Sent: Wednesday, February 08, 2017 12:58 PM To: Robert McGinnis Subject: 444 East Fourth - R. Harold Zook Home

Dear Mr. McGinnis,

I am writing to express my support for a Certificate of Appropriateness to relocate the R. Harold Zook house at 444 East Fourth Street in Hinsdale.

This is a prime example of Zook's architecture and it would be a travesty to see it torn down. I am quite shocked that anyone would even consider it.

As a past member of the Historic Preservation Commission, I feel it is our job as a Village to preserve and maintain Hinsdale's charm and historical legacy.

Thank you,

Kim Beard

17 S. Bruner Street

Hinsdale IL 60521

From: Sent: To: Cc: Subject: Robert McGinnis Thursday, February 09, 2017 9:34 AM Anne Williams Chan Yu RE: A plea to preserve 444 E Fourth

Anne, Thank you for your thoughtful comments, we will be sure to pass them along.

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

From: Anne Williams [mailto:annewilliams11@me.com]
Sent: Thursday, February 09, 2017 9:12 AM
To: Robert McGinnis; #VOH Website HPC
Subject: A plea to preserve 444 E Fourth

Dear Mr. McGinnis and Members of the Historic Preservation Commission,

We recently moved to Hinsdale with our family from Nashville. In Nashville, the real estate market is booming due to the rapid growth and growing popularity of the city. Unfortunately, beautiful historic homes are being torn down left and right, lots are being split, and multiple cookie cutter homes that lack character and charm are being built all with the goal of profit in mind. As a result, many beautiful neighborhoods are changing dramatically and historic homes are being destroyed, it is truly sad to see the landscape changing and history being lost in the rubble.

When we moved here, we hoped to find a community that respected, cared for, and protected the beautiful, older homes of the past. We very quicky fell in love with Hinsdale for its history, community, and all the old homes that make this village truly special and unique. Tonight you will be hearing two proposals, one to save the Zook home on E Fourth and one to tear it down. As you consider the proposals before you, I strongly encourage you to vote to preserve the history and beauty of Zook home. Please don't let this piece of history be destroyed, let it be preserved and cherished by a new family in our community. Remember, the most beautiful towns and those most interesting to visit are those smart enough to welcome progress while honoring and preserving their treasures from the past. Let's be a smart community and look forward while respecting and caring for what came before. Let's treasure the Zook home, not demolish it.

Sincerely, Mark & Anne Williams 321 Springlake

Sent from iCloud

Date: February 21, 2017

To: Robert McGinnis, Director of Community Development/Building Commissioner Chan Yu, Village Planner Hinsdale Historical Preservation Commission

From: Kevin and Joy Holmes, 425 Woodside Ave, Hinsdale

RE: Case HPC-08-2016 – 444 E. 4th Street – Request for Certification of Appropriateness to Relocate the Existing Zook House in the Robbins Park Historical District

Dear Mr. McGinnis:

I wanted to take the time to write a letter regarding the Certification of Appropriateness application for the right to obtain a permit to relocate the existing Zook home at 444 E. 4th Street in the Robbins Park Historical District (H-08-2016). First, I'd like to say how thankful I am that there is an active commission which listens to these matters and works as not only a voice for the neighbors but also represents the Village of Hinsdale's best interests in these types of applications.

My name is Kevin Holmes and I reside with my wife, Joy, and our 3 children ages 6, 4 and 1 at 425 Woodside Avenue (so our lot sits directly to the south west of Mr. Bousquette's lot). To give you a little background, we moved into a newly constructed house in early May, 2016. During our initial walkthrough we fell in love with not only the home, but the neighborhood and areas immediately surrounding the property. Although there were no sidewalk, the large lot sizes in the Robins Park Historical District and the abundant tree coverage (especially in the back of 444 E. 4th Street lot) provided a feel that is hard to find in Hinsdale. The idea of raising our family in this area excited us so we bought the house and moved in. This excitement changed a short 8 months later when we received the certified letter informing us of Mr. Bousquette's plans.

My main objection to the proposal is in reference to the requested division of the lot. 444 E. 4th Street is in the R-1 zoning district and according to the Village of Hinsdale's <u>Zoning Section 3-101</u>: <u>Purposes</u> "The single-family district provide for a limited range of housing densities consistent with the village's established residential neighborhoods. **The R-1 and R-2 district allows for lower density residential use and larger lot sizes.** The R-3 and R-4 districts allow for somewhat higher density residential use and smaller lot sizes". So, the zoning codes specifically state that the R-1 district should focus on preserving lower density residential use and larger lot sizes. Splitting this lot does not comply with this purpose. Further, the request is to split the lot so the new Woodside Ave lot would be 20,092 sq ft. According to <u>Section 3-110</u>: <u>Bulk, Space And Yard Requirements</u> the minimum lot area in the R-1 zone is 30,000 sq ft. This variance request is proposing the size of the new lot to be $2/3^{rd}$ the minimum which is required according to the zoning code. We aren't talking about a small concession with this variance request. To my knowledge there hasn't been a single request for a variance related to the lot size in the R-1 zoning district approved in a least 10 years. I don't believe a variance request of this magnitude should be the first. Approving this variance request would go against the Village's code as well as the clearly stated objective of the R-1 district while also set a dangerous precedent for future lot size variance requests.
What was most disappointing about Mr. Bousquette's testimony at the Historic Preservation Commission meeting on Wednesday, February 8, was that he seemed to be giving an ultimatum to the village: 1) either you let me divide the lot and move the Zook house or 2) I will sell the lot, the Zook house will be demolished and a massive new house will be built on the lot. He was using the historical significance of the Zook house as a pawn in his attempt to make a substantial profit on the subdivision and subsequent sale of the existing lot as two newly created properties.

From what I have seen, there has never been an attempt to put the existing house/lot onto the market to see what value it might bring. The only sign I've seen outside the house was a red "For Rent By Owner" sign. The first time I saw it go to market was the day it went up on the MLS - December 6, 2016, with a note "Existing home will be demolished". We all know that Zook homes are sought after properties with potential buyers purchasing them and making renovations/additions which bring them more in-line with the day's current standards. The village has even enacted a real estate tax freeze program to encourage these type of renovation. My guess is that Mr. Bousquette never attempted this because he knows that whatever he sells the existing house/lot for won't compare to the profit he collects by selling 2 separate lots at this location. If he were serious about his concern for his neighbors he would have given a serious attempt at selling the property as is. If the carrying cost of this were going to be too onerous why not put the property on the market as the renovations on his nearly 1 acre property next door at 448 E. 4th Street were nearing completion? Perhaps he could have put a contingency clause on the sale that stated the renovations at 448 E. 4th needed to be completed before we would be willing to close on the 444 E. 4th Street property.

Finally, I'd like the Historical Commission and the Village of Hinsdale to give some thought to whether these 2 choices are really the only choices available. Here are my questions/concerns with Mr. Bousquette's request:

- Couldn't there be an honest attempt at selling the Zook house on the current lot to see if there is a buyer? The village offers an 8 years tax freeze for owners who want to make improvements to existing historic homes. This program was set up specifically for this type of situation and there have been several other Zook home buyers who have taken advantage of this program and rehabbed an older home. The Zoberis home at 430 E. 3rd is a great example of a Zook home being preserved on a large existing lot. Why has this not been pursued?
- If Mr. Bousquette is going to donate the Zook house and relocate it why does it require a division of the existing lot? Couldn't the Zook house be moved to another lot in Hinsdale (maybe a different zoning district that doesn't state its main emphasis as lower density and larger lot sizes)?
- If the village were to approve this variance request there is no guarantee that the Zook home is preserved. What happens if something goes wrong in moving the house? What if the new owner or subsequent owners no longer want the Zook home on this new lot? Nothing would keep them from building a new house once the lot has been divided.

The idea of my family (with our small children) and the neighbors living through what will surely be several years of construction seems like an unnecessary burden. Woodside Avenue is a short/narrow street with limited sidewalks and is not designed for high traffic. Adding a construction project and another residence to this small block doesn't seem to be the most prudent course of action. In addition, moving the Zook house to the smaller lot with a driveway on Woodside Avenue would also require the

removal of several large/old trees. Allowing this would seem to go against the village's tree preservation initiative as well.

In closing I'd like to emphasize a final point. I moved my family from our home at 532 Walker Rd, a home and a neighborhood we very much enjoyed, to the Robins Park Historical District because we wanted a larger lot and more space. We chose 425 Woodside specifically because we liked the house and loved having the views from the east side of the house which look out onto the back half of the neighboring lot. Splitting the 444 E. 4th Street lot and adding a home directly to our east goes against the very reason we moved. And, as stated above, goes against the intention of The Robins Park Historical District's purpose and codes.

I trust the Village of Hinsdale and the Historical Preservation Society will give much thought into what is in the best interests of my family, our neighbors, the village and The Robins Park Historical District.

Thank you in advance for your time and attention to this matter.

Sincerely-

Kevin Holmes



MEMORANDUM

DATE:	March 8, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	605 S. Garfield Ave. – Application for Certificate of Appropriateness to Demolish Home and Garage in the Robbins Park Historic District to Construct a New Home

Summary

The Village of Hinsdale has received an application from Bayit Builders, LLC., representing the owner of 605 S. Garfield Avenue, requesting approval for a Certificate of Appropriateness to demolish an existing home and garage in the Robbins Park Historic District to construct a new house. Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

Request and Analysis

The subject property is located on the corner of Garfield Avenue and Sixth Street. The existing home was constructed in 1872, and also known as the Mrs. Sarah House. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The home is located in the R-1 Single Family Residential District and borders the same to the north, east, south and R-4 Single Family Residential District to the west. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is approximately 21,960 SF in area. The home and garage, per the National Register of Historic Places, are contributing structures to the Robbins Park Historic District.

Process

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



MEMORANDUM

certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

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

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

Attachments:

- Attachment 1 Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Robbins Park Historic District Map
- Attachment 4 Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 National Register of Historic Places Sheet (Section Number 7 Page 14)



ELECTRICAL SERVICE SHALL COMPLY WITH SECTION 9-6-3: SERVICE ENTRY CAPACITY AND EQUIPHENT REQUID. OF THE VILLAGE OF INSDALE, TITLE 9 BUILDING REGULATIONS, CHAPTER 6 ELECTRICAL CODE AMENOMENTS.

2015 IECC MANDATORY REQUIREMENTS RESIDENTIAL ENERGY EFFICIENCY CODE PRESCRIPTIVE METHOD

RADON CONTROL SYSTEM SEE SHEET - All

BUILDING CODE DATA:

VILLAGE OF HINSDALE ZONING CODE W/ AMENDMENTS ICC INTERNATIONAL RESIDENTIAL CODE 2006 W/ AMENDMENTS ICC INTERNATIONAL PLUMBING CODE 2006 W/ AMENDMENTS NATIONAL ELECTRICAL CODE 2005 W/ AMENDMENTS

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New Residence for: BAYIT BUILDERS

605 S. GARFIELD ST. HINSDALE, IL 60521

GENERAL NOTES:

BUILDING ORDINANCES.

OVER SCALED DIMENSIONS.

FIRST FLOOR SQ. FT.	2,618 Sq. Ft.
SECOND FLOOR SQ. FT. THIRD FLOOR SQ. FT.	2,675 Sq. Ft. 726 Sq. Ft.
TOTAL :	6,079 Sq. Ft.

GENERAL NOTES:

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CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF. (PER SOILS REPORT)

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE

CONCRETE SHALL ATTAIN & 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.

- PROVIDE 3-2x4% MINIMUM AT EACH END OF ALL WOOD BEAMS, HEADERS AND GIRDER TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE. WALLS ARE DIMENSIONED TO FACE OF STUD.
- FIRESTOP ALL SOFFITS, PENETRATIONS BETWEEN STORIES, THE ROOF SPACES AND DROPPED CLGS. W/ $^{5}\!_{2}$ " DRYWALL OR 3/4" PLYWOOD. ALL SOFFITS AND LOWERED CEILINGS ARE TO BE 2x4 ON EDGE AT 16" OC.
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-R3/0/11 MINIMY OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A MINIMY NET CLEAR OPENING OF 5.1 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMY NET CLEAR OPENING OF 5 SQUARE FEET.

-R3/0/12 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

-R3/0/13 MINIMUM OPENING WOTH. THE MINIMUM NET CLEAR OPENING WOTH SHALL BE 20 INCHES.

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ADDITIONAL GENERAL NOTES

ELECTRICAL OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE SHALL BE MORE THAN 6'-0' FROM A RECEPTACLE.

ELECTRICAL QUILETS AT ALL COUNTERTOPS SHALL BE SPACED SO THAT NO POINT ALONG THE COUNTERTOP SPACE SHALL BE MORE THAN 24" FROM A RECEPTACLE.

PROVIDE ARC FAULT PROTECTION FOR ALL CIRCUITS SERVING BEDROOM OUTLETS.

ALL GFCI OUTLETS TO BE LED TYPE.

ALL WHIRLFOOL TUBS SHALL BE ON A SEPARATE CIRCUIT AND GFCI PROTECTED.

NOTE: ELECTRIC SERVICE SHALL COMPLY WITH SECTION 9-6-3. SERVICE ENTRAYCE CAPACITY AND EQUIPYENT REQUIRED: OF VILLAGE OF INISOALE, TITLE 9 BUILDING REGULATIONS, CHAPTER 6, ELECTRIC CODE AMENDMENTS

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ADDITIONAL GENERAL NOTES

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ADDITIONAL GENERAL NOTES

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SECOND FLOOR ELECTRICAL PLAN





BATHTUB OR SHWR STALL 6

1 X 1 X

KITCHEN SINK





- LIN EACH SLEEPING ROOM













TYPICAL OVER HANG

TYPICAL SECOND FLOOR

TYPICAL MASONRY WALL

TYPICAL FIRST FLOOR

TYPICAL SILL PLATE

10" CONC. FND. WALL W 7-5 BARS & TOP AND BITH. CONTINUOUS W DAMPPROOFING

• 6 BARS • 22' VERTICAL • 5 BARS • 36" HORIZONTAL

TYPICAL SLAB

TYPICAL FOOTING

TYPICAL DRAIN TILE













BUILDING COVERAGE GARAGE PLAN BOLLENATION & ME ARCHITECTS LTD.



F.A.R C	CALCULATIONS
22,027 Sq. Ft. x .20 + 2,00	00 = 6,405 TOTAL ALLOWABLE F.A.R
FIRST FLOOR F.A.R.:	3,218 Sq. Ft.
SECOND FLOOR F.A.R .:	2,820 Sq. Ft.
15'-9" x 22'-9" GARAGE: 14'-0" CLG. HT BELOW	358 Sq. Ft.
3RD, FLOOR CLG:	23 Sq. Ft.













EXHAUST TO BE MIN. 10'-0" FROM ANY WINDOW OR OTHER OPENINGS INTO



RADON CONTROL SYSTEM

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2. ALL OPENNAS, GAPS AND JONTS IN FLOOR AND WALL ASSEMBLES IN CONTACT WITH SOLL OR GAPS AROUND PIPES TOLLETS, BATH-TUBS OR DRAINS FENETRATING THESE ASSEMBLIES SHALL, BE FILLED OR GLOBED WITH MATERIALS THAT PROVIDE A REPORTAGE TA RETAIL STATUS OPENNAS WITH VOL-SHORN K NORTAR GROUTS OR EXPANDING FOAT MATERIALS AND SYALLER GAPS WITH AN ELASTOPERIC JOINT SEALANT, AS DEFINED IN ASTM COMPANY

R4012 COMPLIANCE. PROJECTS SHALL COMPLY WITH SECTIONS IDENTIFIED AS MANDATORY AND WITH EITHER SECTIONS IDENTIFIED
AS PRESCRIPTIVE OR THE PERFORMANCE APPROACH IN SECTION R405.

AD TRANSMITTE ON THE LEVEN DATE AT ROMAN REAL TAXEN REAL DE CONFLETED AND PORTED ON OR IN THE ELECTRICAL DISTRIBUTION PAREL BY THE BUILDER OR REGISTRED DESIGN REACTEMENT. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE YISBUTION PAREL BY THE BUILDER OR REGISTRED DESIGN REACTEMENT. OR OTHER SHALL NOT COVER OR OBSTRUCT HE YISBUTION PAREL BY THE BUILDER OR REGISTRED. DESIGN REACTEMENT, OR ON CERLINGRROT, MALLS, STOR COVER OR OBSTRUCT HE YISBUTION PAREL BY THE BUILDER ON THE REL. SERVICE DISCONSICT LABLE. OR OTHER REACHERD TRAINING ARE BASED HILL CRAILERAGE MULL ADVICE TO DESIGN TO THE CONTINUES OF PARES. U-REGISTRED AND THE ARE BORNON THE ARE STORY STORY AND ADVICE THE REACTEMENT OF THE BUILDEN. UNDER CONTINUES AND REACES. U-REGISTRED DUST STORY AND BUILDING EXPLOYED AN ELEXAGE TESTING DONE OF THE BUILDEN. UNDER THE ME INFO MY REQUEED DUST STORY AND BUILDING EXPLOYED AN LEXAGE TESTING DONE OF THE BUILDEN. UNDER THE ADA PRACE THAN DE VALLE FOR EACH OPPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LAGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND ETHORES THE BUILDING. UNDER STORY ADVICE THAN DEVIN THE REACTER THE RESTRED UNDER THE ADA PRACE WORK THE ADA PRACE COVERED ONE THAT RE ELECTREC THE SHALL LIST THE TYPE AND ETHORES AND ETHORE WORK THE COVIN THE THER ADA PRACE UNIVERSE AND ENTITIES AND ETHORES AND ETHORES AND ETHORES AND ENTITIES AND ETHORES AND ETHORES AND ETHORES AND ETHORES AND ETHORES AND ETHORES AND ENTITIES AND ETHOR AND REAL ATTRES AND ETHORES AND ETHORES AND ETHORES AND ENTITIES AND ETHOR AND REAL ENTITIES AND ETHORE UNIVERSE AND THE REAL ADA PROVIDED ROOM HEATER ELECTRIC REAL AND ELESTING LEARS AND THE DEVINCE DOWN THAT RE ELECTRIC ADARDY. GAS RED UNVENTED ROOM HEATERS ELECTRIC BASEBOARD HEATERS.

TABLE R402.12

NGLIATION AND FENESTRATION RECORRENTENTS BY COMPONENT INNODILISKTUCHTS AND RUDING GLASS DOORS SHALL HAVE AN AR INFILTRATION RATE OF NO MORE THAN 03 CPT PER 65, AND SUNGING DOORS NO MORE THAN 03 CPT PER 65, LEAVE MANUFACTURES STICKERS ON INNOUI AND DOOR INTIL AFTER NOLLATION INSPECTION IS COMPLETED AND APPROVED

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT UALL R-YALUE	SLAB R-VALUE I DEPTH	CRAUL OPACE WALL R-VALUE
5 AND MARINE 4	032	055	NR	49	20 ar 13-5 h	13/1T	30 g	10/13	10,2 ft	15/19

G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-13 MINIMUM. H. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION , SO 13-5"MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION

R40123 EAVE BAFELE, FOR AIR PERYEABLE NOULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS, BAFFLES SHALL MAINTAIN AN OFENING EQUAL OR GREATER THAN THE SHE OF THE VENT. THE BAFFLE SHALL EXTEDIO OVER THE TOP OF THE ATTIC INSULATION.

R40719 BASEMENT WALLS, WALLS ASSOCIATED UITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO BEFEET (3040 MMV BELOU GAVOE OR TO THE BASEMENT FLOOR, WHICHEVER IS LEES MALLS ASSOCIATED UNT INCONDITIONED BASEMENTS SHALL THET THIS REQUIREMENT INLESS THE FLOOR OVER-EAD IS NULLATED IN ACCORDANCE WITH SECTIONS R40711 AND R40718 STATE OF IL AMENDMENTS, EXCEPTION WALLS ASSOCIATED DATE CONDITIONED BASEMENTS ANY BE INSULATED FROM THE TOP OF THE BASEMENT WALLE DOWN TO A FEET (23 mM) BELOU GAVOE WHEN THE BASEMENT WALLS IS AT LEASTB/R

ABLE R402.4.1.

COMPONENT	CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING BIVELOPE, EXITERIOR THERMAL BIVELOPE CONTAINS A CONTINUOUS AIR BARRER BREAKS OR JOITS IN THE AIR BARRER SHALL BE SEALAIL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OFFICIENTSS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORRESS AND HEADERS SHALL BE NAILATED AND THE JUNCTION OF THE FONDATION AND SILL PLATE SHALL BE SEALED. THE INCION OF THE TOP PLATE AND TOP OF EXTERIOR MALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSLATION FOR FRAMED WALLS SHALL BE INSTALED. IN SUBSTANTIAL CONTACT AND CONTINUOS ALLOWENT WITH THE ARE BLARKER. INCE WALLS SHALL BE SEALED. CAVITES UTING CORRESS AND TEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVIT UTIN A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 FER NCH MIN.
UNDOUS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN UNDOUDDOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JO'615	RIM JOISTS SHALL BE NEULATED AND INCLUDE THE AIR BARRIER
RLOORS (INCLUDING ABOVE-GARAGE AND CANTLEXERED RLOORS)	THE ARE DERREGE SHALL BE INSTALLED AT ANY EXPOSED EDGE OF ASULATON FLOOR FRAMME CANTY INSULATION INCLU BE INSTALLED TO KINATAN FERMIORATI CONTACT UTH THE UDDERRIGE OF SUB-FLOOR DESKING, OR FLOOR FRAMME CANTY INSULATION SHALL BE FERMITED TO BE IN CONTACT WITH THE TOP SO BY SHEATING, OR CONTINUES ASULATION SHALL BE FERMITED TO BE IN CONTACT WITH THE TOP SO BY SHEATING, OR CONTINUES ASULATION SHALL BE FERMITED TO BE IN CONTACT WITH THE TOP SO BY SHEATING, OR CONTINUES ASULATION SHALL BE FERMITED TO BE IN CONTACT WITH THE TOP SO BY SHEATING, OR CONTINUES ASULATION SHALL BE FERMITED TO BE IN CONTRACTING AND BE KIENDES FROM THE BOTTOM TO THE TOP OF ALL PERMITER FLOOR FRAMING MEMBERS
CRAUL SPACE WALLS	ULERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERTAVENTLY ATTACHED TO THE CRAILSPACE WALLS. EXPOSED EARTH IN INVENTED CRAIL, SHALL BE COVERED WITH CLASS I VAPOR RETARCER WITH OVERLAPPING JOINTS TAPPED.
SHAFTED, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR INCONDITIONED SPACE SHALL BE SEALED.
NARROU CAVITES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRIVIALL
PLUMBING AND WRING	BATT NALLATION SHALL BE OUT NEATLY TO FIT ARONO WIRNS AND PLIPEDAG IN EXCERIOR WALLS, OR INDULATION THIN ON INSTALLATION READLLY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIFING AND WIRNS.
SHOLER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOLLERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOLLERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER GHALL BE INSTALLED BEHIND ELECTRICAL OR COMMICATION BOXES OR AIR SEALED BOXES GHALL BE INSULATED.
HVAC REGISTER BOOTS	HV/C REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRIVIALL.
	WNOON, SKYLIGHTS AND SUDING GLASS DOORS SHALL HAVE AN AIR INFLITATION RATE OF NO YORE THAN 03 CRI FER SF, AND SUNGING DOORS NO INCRE THAN 05 CRI FER SF, LEAVE MAURACTURES STICKERS ON WNOON AND DOOR NITA AFTER NSULTION INSPECTIONS COMPLETED AND APPROVED

RAGIA AR LEAKASE (MANDATORY). THE BULDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKASE IN ACCORDANCE WITH THE REQURREYENTS OF SECTIONS R40221 THROUGH R402.4.4.	R403321 SEALED / FOR AN AIR LEAKA TESTED IN ACCORD	GE OF NO M	ORE THAN
RADALI BULDING THERAL EVELOPE. THE BULDING THERAL ENVELOPE SHALL COMPLY WITH SECTIONS RADALI AND RADALI. THE SEALING THETHOOS BETWEEN DISSITLAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL RANASION AND CONTRACTOR.	R40335 BUILDING DUCTS OR PLENUM	CAVITES (* 5.	IANDATORY
R467.41 BATALATION THE COTPONENTS OF THE BALDING THERML ENVELOPE AS UBJED IN TABLE R467.41 SHALL BE NATALED IN ACCOMMC4 UITH HANARCURRER'S ANTICHOR AND THE CORTERAL LIGHT IN ADJED R467.411, AS APPLICASE TO THE YETHCO OF CONSTRUCTION, UHSER SEQUED BY THE CODE OFICIAL, AN APPROVED THEO PART SHALL INSECT COMPONENTS AND VERYER COMPLAKE.	R403.4 MECHANICA CAPABLE OF CARP TO A MINIMUM OF R	RYING FLUID	191NG INBU 5 ABOVE IA
RAGALD TESTING. THE BUILDING OR DUELLING UNT SHALL BE TESTED AND VERIFED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING & AIR CHAKES PER HOIR: THE BUILDING OR DUELLING SHALL BE PROVDED UTH A UHOLE HOUSE TECHANCAL VENTILATION STOTET AS DESIGNED IN ACCORDANCE UTH	R403311 CIRCULAT SHALL BE PROVID TURN OFF THE HOT-	ED WITH AN	AUTOMATIC
SECTION R4036, TESTING SHALL BE CONDUCTED WITH A BLOUER DOOR AT A PRESSURE OF 02 NO-ES WG (50 PASCALL W-ERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THRO PARTY, A WRITEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGKED BY THE PARTY CODUCTING THE	R40353 HOT WATE MINIMUM THERMAL		
TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.	I. PIPING LARGER 1	THAN 3/4 INC	HNOMINAL
HAVE BEEN SEALED.	2. PIPING SERVING	MORE THAN	ONE DUEL
DURING TESTING: L EXTERIOR WINDOUS AND DOORS, FIREPLACE, AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED,	3. PIPING LOCATED		
BEYOND THE NIENDED WEATHERSTIR PPING OR OTHER INFILTRATION CONTROL MEASURES!	4. PIPING FROM THE 5. PIPING LOCATED		
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUM AIR, BACKDRAFT AND FLIE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILIRATION CONTROL MEASURES:	6. BURIED PIPING.	UULKA	LUCKULA
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN:	T. SUPPLY AND RE	TURN PIPING	N RECIRC
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED:	5151215		
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF: AND	R4036 MECHAN	CAL VENTIL	ATION (MAN
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN	SECTION, THE BU OF THE INTERNAT APPLICABLE, OF	IONAL RESI	DENTIAL CO
RADIAL FREPLACES, NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS, OR DOOR AND OUTDOOR COMBUSTION AIR	EXHAUSTS SHALL SYSTEM IS NOT C	HAVE AUTO	
R407,43 RECESSED LKHTMA, RECESSED LMMARES INSTALLED IN THE BUILDING THERTAL ENVELOPE SHALL BE R44LED TO LIMIT AR LEAKAGE BETUREN CONDITIONED AND INCONTIONED SPACES, ALL RECESSED LIMINARES SHALL BE CARTER NOL LÖRELED AND LARANG AN AR LEAKAGE RATE NOT TORE TO CM LIMINARES SHALL BE LORATED NOL LÖRELED AND LARANG AN AR LEAKAGE RATE NOT TORE TO CM	R40361UHOLE- AMENDMENTS FO EFFICACY REQUI	R THIS SECT	ION MECHA
RECESSED LIMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.	EXCEPTION: UHB EQUIPMENT, THEY		
Air leakage for light fixtures recessed into inconditioned spaces shall be not more than 20 CPM	R40362 RECIRC NOT BE RECIRCU EXHAUSTED DIRE SHALL NOT DISC	LATED WITH	N A RESID
SECTION R403	R403.1 EQUIPME EQUIPMENT SHAL		
SYSTEMS	CALCULATED IN COOLING CALCU	ACCORDAN	CE WITH AC
R4031 CONTROLS (MANDATORY), AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE	EQUIPMENT SHALL REQUIRED BY FE	L HAVE AN	FOR THE
HEATING AND COOLING SYSTEM. RAGALL PROGRAMMABLE THERMOSTAT, THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING	NGTALLED, PRO FRAMING INSPEC	TION	OF MANUAL
SMOULTERASERTERADE LEEKING IAL, HE HERRICH CONTROLLING HE FRIMAKT FEMILING OR COULD STIETIC CT- HE DELLING WIT FALL BE CARAGE CO CONTROLLING HE FEMILING OR COULD STIETIC AL DALLY SCHEDULE TO MANTAN DIFFERENT TEMPERATURE SCH PONTS AT DIFFERENT IMES OF THE DAY. THS THERRICHT ALL NOLUDE HE CARAGELITY OSET BACK OR THERRORLING OR COULD STIETIC ALL MANTAN ZOR TEMPERATURES DOWN TO SOF (ISCL OR UP TO SOF (ISCL) THE THERRORT SHALL NITALL. BE PROGRAMMED UTH A FEATURES TEMPERATURE SET PONT NOT INCLUSE THE THERRORT SHALL NITALL.	R4038 SYSTEMS DUELLING UNITS FROVISIONS IN L R4033 SNOUME	SHALL COM IEU OF SECT	PLY WITH S TION R403. CONTROLS
TEMPERATURE SET POINT NO LOVER THAN "8"C (26"C).	SUPPLIED THROUS CAPABLE OF SH NO PRECIPITATION	UTTING OFF	THE SYSTEM
<u>R4033 DUCTS,</u> DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTION R40321. R4 <u>0331 NSULATION (PRESCRIPTIVE)</u> , SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMIM	SHUTOFF WHEN TH	E OUTDOOR	TEMPERA
OF R-3 ULFRE 3 NO-ES IN DAMETER AND GREATER AND R-S WERE LESS TAWN 3 NO-ES IN DIAMETER, SUPPLY AND RETURN DUCTS IN OTHER PORYICAS OF THE BUILDING SHALL BE INSULATED TO A MINIMAT R-S WERE 3 NO-ES IN DIAMETER OR GREATER AND RA SWEELESS THAN 3 NO-ES IN DIAMETER OF ADMETER EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.			
R403.32 SEALING (MANDATORY), DUCTO, AIR HANDLERS AND FILTER BOXED SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL			
CODE, 45 APPLICABLE.	TABLE R40 MECHANICAL VE		
	FAN LOCATION	AIR FLOU	MN EFFIC
EXCEPTIONS:		RATE MN. (CFM)	(CFM/LIAT
LAR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT	RANGE HOOD	ANY	2.8 CFMALL
SEALS. 2. FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 Pa)	IN-LINE FAN	ANY	2.8 CFMAD
2, FOR DUC'S HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 7 INCHES OF BALEN OLD IN 1990 PAY ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUESE ORE CONTUNAUSLY UELDED NOTIS AND SEAMS, AND LOCKING TYPE JONI'S AND SEAMS OF OTHER THAN THE SNAP LOCK AND BUTTON LOCK TYPES	UTILITY ROOM BATHROOM	90 90	1.4 CFM/UA 2.8 CFM/UA
3. R40333 DUCT TESTING (MUNDATORY), DUCTS S-MULL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ORE OF THE FOLLOWING METHODS. I. ROUGH IN TEST: TOTAL LEAKAGE S-MULL BE MEASINED WITH A PRESSURE DIFFLERENTAL OF BI NOU 49, (75 PR) ADROSS THE SYSTEM, NOLUDING TAMPACTURERS AIR HARDLER EXCLOSURE IN VISIALLED AT THE THE OF THE TESTICAL LEGGSTRES SHALL BE THERD OR OTHERUS SEALED	SECTION R	404	L
DURING THE TEST. 2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE	R4Ø4J LIGHTING	EQUIPMENT	MANDATO
DIFFERINTIAL OF ØJ NOH u.g. (15 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE, REGISTERS SHALL BE TARED OR OTHERUISE SEALED DURING THE TEST, ENCERTION: A DUCT ARI LEAKAGE TEST SHALL NOT BE REGUIRED UHERE THE DUCTS AND AIR HANDLERS ARE LOCATED	PERMANENTLY IN		
EXTIRCLY WITHIN THE BUILDING THERMAL ENVELOPE. A URITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SKALED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.	EXCEPTION: LO		
R40334 DUCT LEAKAGE (PRESCRIPTIVE): THE TOTAL LEAKAGE OF THE DUCTS, UHERE MEASURED N ACCORDANCE WITH SECTION R40333 SHALL BE A \$ FOLLOUS	R404JI LIGHTING CONTINUOUSLY E	S EQUIPMENT SURNING PILI	r (mandato ot lights.
2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 GPM (IB3 L/MN) FER 16/0 SQUARE FEET (323 M2) OF CONDITIONED PLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 00 INCHES WA (25 PA) ACROSS THE ENTIRE SYSTEM (ACLUDNA THE MAXIFACTURERS) AR HANDLER ENCLOSURE. ALL REGISTER 2005 SHALL BE LARED OR OTHERWISE SEALED DURK THE THIST.	TABLE R4	OLE-HOUSE	MECHANIC,
L ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (1133 LMIN) PER 100 SOUARE	SYSTEM AIRFLO	NUMB	R OF BED
FEET (233 %) OF CONDITIONED FLOOR AREA WEN TESTED AT A PRESSURE DIFFERENTIAL OF ØJ UA (75 PA) AGROSSI THE SYSTEM, INCLUDING THE MANIFACTURERIS AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OH-TERUISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TOP THE	FLOOR AREA (BOUARE FEET)	0-1	2-3 AIRFLO
THE DOK DIFERANCE BEALED BURNE HE TEST, FITHE AIR HARDLER IS NOT TOTALLED AT THE THE OF THE TEST, TOTAL LERACGE SHALL BE LESS THAN OR EQUAL TO 3 OFH (65 LMIN) PER '80 SQUARE FEET (923 M2) OF CONDITIONED FLOOR AREA	< 1,500	30 45	45 60
FROVIDE COPY OF TEST TO BLDG DEPT, PRIOR TO CALLING FOR FINAL INSPECTION	3,001-4,500	60	75
EXCEPTION THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY	4,501-6,000 6,001-7,500	75 90	90 105
WITHN THE BUILDING THERMAL ENVELOPE.	> 7,500	105	120
	FOR SI: 1 SOU FOOT PE	R MINUTE - 6	

FOR THE TATION OF PARK TEAT TO BE RESERVED BY

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ER, AIR HANDLER SHALL HAVE A MANFACTURER'S DESKAATION MORE HAN 2 PERCENT OF THE DESKA AIR HLOW RATE WAYN H ASKRAE 133. (MANDATORY), BUILDING FRAMING CAVITES SHALL NOT BE USED AS (MANDATORY), BUILDING FRAMING CAVITES SHALL NOT BE USED AS (DE ABOVE 105 TF (ATC) OR BELOU 55 TF (IVC) SHALL DE INSULATED ALER SYSTEMS (MANDATORY), CIRCULATING HOT WATER SYSTEM IN AUTOWARD OR READLY ACCESSIBLE MANAUL SUTCH THAT CAN ROLLATING AIR MUCH THE SYSTEM IN DIA IN USE. SULATION (PRESCRIPTINE), INSULATION FOR HOT WATER PIPE UITH A 20 (PRESCRIPTINE), INSULATION FOR HOT WATER PIPE UITH A 26 (R-YALUE) OF R-3 SHALL BE APPLIED TO THE POLLOWAS.	(c) 2016 Copyright JMB Archürects, Lud. All röghts reserved. These drawings, specifications, floor plans, and departicant jointerby's. Architecturant Plansy and nany rate for disclosed to anyone not directly involved to the project that in the subject of these architecturant Plans are reproduced by any maans without the prior written permission of JMB. You may not prepare are architecturant to the repecific allocated the active active and the there are prepared for these on the repecific allocated and a state rest for the there are prepared for these on the repecific allocated and a state and then here and there are not statistic and a state in state dute. You use of the great and enforcement costs of JMB.
VCH NOMINAL DIAMETER	
N ORE DUELLING UNIT. THE CONDITIONED GPACE. FATER TO A DISTRIBUTION MANFOLD. NFLCOR GLAD.	ter ALA. N.C.A.R.B. Suite 10 0126 11 16 17 10 1 16 11 10 1
ILATION (MANDATIGEN) SEE ALSO STATE AMENDMENTS FOR THIS ALL DE PROVIDED WITH VENTLATION THAT MEETS THE RECOIREMENTS BODENTAL COR SAMPLING THAT DUE WENT THE VENTLATION A CONSCIL VENTLATION STOLEMENT THE VENTLATION A CONSCIL VENTLATION STOLEMENT FANS SHALL MEET THE CHANCAL VENTLATION STOLEMENT FANS SHALL MEET THE CON MECHANICAL VENTLATION STOLEMENT FANS SHALL MEET THE CON MECHANICAL VENTLATION STOLEMENT FANS SHALL MEET THE CON MECHANICAL VENTLATION STOLEMENT FOR SHALL THE CONDORS FOR AND THE ROOT BATHROOMS AND TOLET ROOMS SHALL THE CONDORS FOR AND THE ROOT BATHROOMS AND TOLET ROOMS SHALL THE CONDORS FOR HAR THE ROOT BATHROOMS AND TOLET ROOMS SHALL THE CONDORS FOR HARD THE ROOT BATHROOMS AND TOLET ROOMS AND THE CONDORS FOR HARD THER ROOT BATHROOMS AND TOLET ROOMS THE CONDORS FOR HARD THE ROOT BATHROOMS AND TOLET ROOMS THE CONDORS FOR HARD THE ROOT BATHROOMS AND TOLET ROOMS THE CONDORS FOR HARD THE ROOT BATHROOMS AND TOLET ROOMS THE CONDORS FOR HARD THE ROOM BATHROOMS AND TOLET ROOMS THE CONDORS FOR HARD THE ROOT BATHROOMS AND TOLET ROOMS THE CONDORS FOR HARD THE ROOM BATHROOMS AND TOLET ROOMS THODO CORES THAT ACCONTAINED STOLET AND THE BUILDING AND EFFECTION RATING FOR STOLER APPROVED HEAT NA DO THODO CORES TO AND THE ACCONTAINED STOLET ROOMS THODO CORES THAT ACCONTAINED STOLET ROOMS AND TOLET ROOMS THODO CORES THE AND THE ATTER AND TOLET ROOMS AND FIRE CONTAINED FOR THE ATTER AND THE MINICH ALTONE WITH ACCONTAINED THE ATTER AND THE BUILDING AND FIRE CONTAINE FOR ACTION THERE THE EQUIPTION TO THE CONTAINE FOR ACTION THERE THE EQUIPTION TO ALTONE AND THE CONTAINED FOR THE ACCONTAINED FOR TO ALTONE AND ALL TO DEAD THE PRION TO CALLING FOR ROOG HEAD AND FIRE EFFECTION CONTAINED FOR ROOG HEAD THE AND FOR ROOG HEAD THE ALTONE THE GEODENT FOR TO CALLING FOR ROOG HEAD THE AND FOR ROOG HEAD THE AND FOR ROOG HEAD THE AND FOR R	◆ 「 「 「 」 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 」 し 一 」 し 一 」 180 West Park Ave. Si 180 West Park Ave. Si 日 一 一 一 一 一 一 一 180 West Park Ave. Si 一 一 一 一 180 West Park Ave. Si 一 一 一 一 一 一 一 180 West Park Ave. Si 一 一 一 一 一 一 一 一 一 一 一 一 一
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09-12-400-001

MARK

the southwest treet and Garfield NAVD 88)

action Sequencing

eter safety fence. rosion and sediment control measures. I where necessary (clear & grub). rotection fencing iting structures. I rough grade side

where necessary and seed site with construction ind sediment control maintenance mus

wo weeks and after every 1" or greater

erosion control devices shall be functional before land is ed on the site. Soil disturbance shall be conducted in such a imize crosion. Soil stabilization measures shall consider the conditions and the use of temporary or permanent measures.

ripped areas shall be permanently or temporarily protected within 15 days after final grade is reached. Stripped areas that will remain undisturbed for man than 15 days after e shall be protected from erosion. If a stockpile is to remain than 3 days, then sediment and erosion control devices shall aid stockpile

is shall be protected with sediment trapping or filter control instruction. Water pumped or otherwised discharged from instruction dewatering shall be filtered.

debris washed, tracked, or deposited onto the street shall be the end of each working day

the site shall be restricted to a gravel drive. Said drive shall re any construction begins above the top of foundation..

of material shall be done. Il be removed the same day

storation Plan for proposed site

eas shall be seeded.

lote ater and sewer lines shall be

their respective mains in h the Village standards.

tility Note

he location of the existing sanitary and atermain services are approximate. The ontractor shall confirm the location with the illage Public Works Department



Lot 4 (except the South 10 feet thereof) of Buchholz Subdivision of Lots 4 and 5 and the West 85 feet of Lot 3 in Block 14 of W. Robbins Park Addition to Hinsdale, in the Northwest Quarter of the Southeast Quarter of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat of Buchholz Subdivision recorded May 8, 1918 as Document Number 133109, in DuPage County, Illinois.



TREE PROTECTION NOTES

- 1. All work must be performed according to the approved Tree Preservation Plan 2. An approved Tree Preservation Plan must be available on the building site.
- activity.
- 4. Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' chain link fence to prevent Keep Out"
- 6. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
- Locate the proposed water and sewer lines outside the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pits outside of the Tree Protection Zone.
- 12. Removal of any hardscape within the Tree Protection Zones will be done by hand. No roots larger than two inches
- The Tree Protection Zone may be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn.

Address	Setback
605	39.7
114	40.8
118	39.9
124	36.3*
132	47.9*
138	42.3
144	40.6
Average	= 40.7

Garfield Ave **Block Setbacks** Address 605 617 629 631 639

CERTIFICATION I hereby certify that this plan was prepared under my direct supervision, and meets the minimum criteria for stormwater management in accordance with the DuPage County Stormwater Ordinance. Dated at St. Charles, Illinois, This 12th day of December, 2016.



GF = Gan LO = Loc WO = Wa	
	Public Utility Easement rainage Easement
* 100.00	 Proposed Elevation Existing Elevation Final Contour Proposed Contour B-box Storm Manhole San Manhole Valve Vault
	 Fire Hydrant Down spout Drainage Flow Watermain Storm Sewer Sanitary Sewer Exst. Tree Remove Tree
	- Proposed Evergreen

3. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction

is to the parkway tree(s) as well as soil compaction. Post the fence with a sign stating "Tree Protection Zon

5. All required tree protection fencing shall remain in place until the time of the finished grading and landscaping.

7. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.

8. Should it be necessary to trench within the TPZ for utilities, including disconnection or capping of existing utilities, all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time tworty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.

10. The proposed water service line valve (8-Box), is to be ten feet (10') from parkway trees. If future utility excavations need to occur, this reduces the chances of extensive stem or root damage, which could lead to tree decline.

11. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpster within the drip-line (TPZ) of the parkway tree(s).

(2') shall be cut unless no alternative is feasible. Cuts will be made with a sharp pruning saw to avoid tearing and will be flush with the tree side of the trench.

Existing Site Runoff Site Area: 22,027 sf Impervious Area: CN=98 4,634 sf Total impervious: Pervious Area: Soil Group C 17,393 sf Lawns: CN=74 Composite CN 4,634x98 + 17,393x74 = 7922,027 Runoff for 7.58" (100 yr storm) = 5.12" = 0.2159 Ac. Ft. Runoff for 2" (2 yr storm) = 0.52" = 0.0221 Ac. Ft.

Setbac 39.1* 58.6 60.3 51.0 Average = 56.6

Offsets are to the house not to any front porches *excluded from average **Existing Impervious** House & Garage: Patios Drive & Walks: Total impervious:

1.984 sf 1,130 sf 1,520 sf 4,634 sf





NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION



605 S GARFIELD

5

6



FRONT OF HOUSE

SOUTH SIDE HOUSE





North Side

Northwest Side





3

4



PROPERTY TO SOUTH (GARFIELD)

PROPERTIES ALROSS STREET (SOUTH)



AD JACENT PROPERTIES - 605 S. GARFIELD

1



GARFIELD& 6th Street

6th Street













ROBBINS PARK HISTORIC DISTRICT



CERTIFICATE OF APPROPRIATENESS

Attachment 4

14-5-2: CRITERIA:

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

A. General Standards:

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

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

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

Robbins Park Historic District Name of Property

NPS Form 10-900-a (8-86) OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 14

Robbins Park Historic District Hinsdale, DuPage County, IL

NO	STREET	ARCHILASS	DATE.	HISTORIC NAME	CA OR NC	SECONDARY STRUCTURES COR NOT	ARCHITCH	TRUIDER	SECONDARY STRUCTURE
35	S GARFIELD	Shingle Style	1903	Buchholz House	с	-			
101	GARFIELD	Freestanding	1954	Hinsdale Dental & Medical Building	с		Ekroth, Martorano & Ekroth	Schillmoeller & Krofl Co.	
111	GARFIELD	Bungalow	c. 1910		NC	-			
115	GARFIELD	Gable Front	c. 1865		c	<u> </u>			
119	GARFIELD	Parking Lot			NC				
137	5 GARFIELD	Church/Gothic Revival	1916	Union Church of Hinsdale	с	-		Soltwisch and Bucholz	
305	S GARFIELD	Colonial Revival	c. 19 10		с	с			detached garage
321	SGARFIELD	Gothic Revival	c. 1865		С	-			
415	S GARFIELD	Tudor Revival	1937		С	-	Mooney, R. R.		
425	S GARFIELD	Colonial Revival	c. 1900		c	NC	τος στο που το		detached garage
431	5 GARFIELD	Gable Front Cottage	1882		İc	NC			detached garage
513	S GARFIELD	Queen Anne	1887	Collins House	NC	NC		Froscher, Adolph	detached garage
605	5 GARFIELD	No Style	1872	Slocum, Mrs. Sarah A. House	c	С			detached garage
617	S GARFIELD	Neo-Traditional	1991		NC	-	Olsen, Steven	McNaughton, James	
629	SGARFIELD	Cape Cod	c. 1940		с	NC; C			detached garage; shed
631	S GARFIELD	Neo-Traditional	1990		NC	-	Parsons, Dennis	R & G Homes	
639	S GARFIELD	Italianate	1873	Mcintyre, F. A. House	с	NC			detached garage
711	S GARFIELD	Colonial Revival	1922	Tousey, Chester A. House	С	c	Knapp, George	Soltwisch, William	detached garage
719	5 GARFIELD	Colonial Revival	1925	Hildebrand, Helen House	NC	NC			detached garage
725	S GARFIELD	Shingle Style	1905	Delano, S. House	c	с			detached garage
735	SGARFIELD	Tudor Revival	1923	Smith, Walter House	С	NC	Barfield, William Gibson	Gleismann, Frederick	detached garage
741	SGARFIELD	Craftsman	1907	Dow, Florence House	с	NC			Detached garage
3	S OAK	Neo-Traditional	1994		NC	-	Anderson Assoc.	Bernard, Ross	


MEMORANDUM

DATE:	March 8, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Ground Sign Application for Hinsdale Public Library, attached to Local Landmark Memorial Hall - 20 E. Maple Street

Summary

The Village of Hinsdale has received an application from Ms. Karen Keefe, Executive Director of the Hinsdale Public Library (Library) requesting approval to install a Code compliant ground sign at 20 E. Maple Street. The Library is attached to the Locally Landmarked Memorial Hall building at 19 E. Chicago Avenue, and requires a Certificate of Appropriateness for new signage.

Request and Analysis

Currently, the Library only has a wall sign above the front entrance. Per the applicant, the wall sign is not visible to patrons until they are already entering the building. The proposed location for the ground sign is at the corner of Washington Street and Maple Street. The Code compliant ground sign structure is 4 feet tall and 11 feet wide. It features brick to match the building brick and a limestone base, sill and caps. The actual signage area is 10 SF and uses Times New Roman font to reflect "Hinsdale Public Library". The address "20 East Maple Street" is located underneath the signage on the limestone base. The ground sign will be installed 10 feet from both lot lines. The applicant proposes to use external LED floodlights to face and illuminate the ground sign (one on each side).

On November 9, 2016, the applicant reviewed the request to the Historic Preservation Commission (HPC) as a discussion item for feedback. Per the HPC recommendations, the applicant has: reduced the height of the middle section of the sign structure from 3'-6" to 3'-4" to better define the columns, thickened the edge of the limestone column caps to prevent chipping, and spelled out "East" and "Street" on the sign.

The Library is attached to the Locally Landmarked Memorial Hall building at 19 E. Chicago Avenue. In the Library expansion schematic design (Attachment 6) of June 8, 1987, one of the architectural design objectives was to carry over and match the Georgian style of the building. The subject property was locally landmarked in 2001. Per the approved 2001 Findings and Recommendations (Attachment 7), the building has significant historic value and embodies elements of design, detail, and materials that should be protected and preserved.



MEMORANDUM

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 14-5-1(A), no permits shall be issued for signage of a designated landmark without prior issuance of a Certificate of Appropriateness.

- Attachment 1 Cover Letter from Ms. Karen Kleckner Keefe, Library Director (dated 2/14/17)
- Attachment 2 Ground Sign Application
- Attachment 3 Village of Hinsdale Zoning Map and Project Location
- Attachment 4 Aerial Parcel Map of 20 E. Maple Street
- Attachment 5 Streetview of Washington Street and Maple Street
- Attachment 6 Hinsdale Public Library Expansion Schematic Design (dated 06/08/87)
- Attachment 7 HPC Findings and Recommendations and photos (dated 02/13/01)

February 14, 2016

Dear Members of the Hinsdale Historic Preservation Commission,

Thank you for taking the time to discuss the Hinsdale Public Library's interest in adding free-standing, external signage in front of the Library at your November meeting.

We asked our sign fabricators to incorporate your feedback, and the revised drawings include your recommendations to:

- Reduce height of the middle part of the sign from 3'6" to 3'4" to make the columns more distinct.
- Thicken the edge of the limestone column caps to prevent chipping.
- Spell out both East and Street.

We have also reduced the overall size slightly to reduce our costs.

We are also suggesting a rectangular shaped LED floodlight on the north and south side of the monument.

As I shared with you previously, the Village of Hinsdale has a longstanding tradition of supporting its public library. The Hinsdale Library Association was incorporated in 1886, and the tax-supported Hinsdale Public Library was created in 1893.

The Public Library relocated six times between 1893 and 1929. The completion of the Memorial Building in 1929 gave the Hinsdale Public Library its first permanent home. Building additions increased library space in 1958 and again in 1976. In, 1987, a successful \$3.95 million building referendum provided most of the funding for the library's current 32,000 square foot facility.

We would like to make it even easier for patrons to distinguish the Library from these other service points by installing a ground sign near the corner of Washington and Maple.

Currently, the only identifying building signage is affixed to the building directly over the front doors. This lettering is not visible to most visitors until they have already parked and are entering the building.

opening doors . . . Attachment 1



20 E. Mapie Street Hinsdale, IL 60521

T 630.986 1976 F 630.986.9654

ww.hinsdaleiibrary.info

The Hinsdale Public Library seeks to meet all recommendations set forth in the Illinois Library Association's *Serving Our Public 3.0: Standards for Illinois Public Libraries*. One of the standards for Illinois Libraries (Facilities 4.8) states, "The library has an identifying sign clearly visible from the street. Additional signs guide users from arterial streets to the library."

The Hinsdale Public Library Foundation has agreed to invest in a monument sign for the Library, and we appreciate your support for the need for this signage and the appropriateness of the proposed design.

I have attached a revised design and lighting specifications for your review.

Thank you for your consideration,

0

Karen Kleckner Keefe, Executive Director





Sign panels: limestone w/ recessed copy and inline, infilled Black Font is Times New Roman Regular

Foundation: 2^{-4} W × 11'-4" L × 6^{-1} D concrete pad foundation - (2) 2'-0" dia. x 3'-6" deep concrete pier foundations

Mounting: (2) 4^{H} (4% 0.D) sch. 40 steel pipes set into concrete pier foundations



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(1) 4'-0" × 11'-0" × 2'-0" Double Face Masonry Monument Sign

Brick piers and wall: match building brick

Address: 1/4" FCO acrylic painted Black, satin smooth finish Base, sill and caps: limestone



J J

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

¢ 1

Applicant Name: PARNIN CLAUSS SLANCO Address: 65 TOBENBY DR City/Zip: CACEL STREAM IL Phone/Fax: 630 510 1200 Acto E-Mail: MCanSCO PONYINGANS, Contact Name: Maxwy CLAUSS	Contractor Name: PAON (N-CLANESS GES) (C Address: SMOK City/Zip:
20 E MARIE ST Sign Type: ZONING DISTRICT: Permanen Wall Sign Wall Sign	
Sign Information: Overall Size (Square Feet): $(18x 6')$ Overall Height from Grade: $4'$ Ft. Proposed Colors (Maximum of Three Colors): BLACK 2 Type of Illumination: Note Candles:	Site Information: Lot/Street Frontage: 512 Building/Tenant Frontage: 974 Existing Sign Information: Business Name: 8 Size of Sign: Square Feet Business Name: Square Feet Size of Sign: Square Feet Size of Sign: Square Feet
I hereby acknowledge that I have read this application and and agree to comply with all Village of Hinsdale Ordinance Signature of Applicant Date Signature of Building Owner Date	the attached instruction sheet and state that it is correct 9(9(17))
	are foot, not less than \$75.00 per sign
Total square footage: x \$4.00 =	RECEIVED
Plan Commission Approval Date:	FEB 1 3 2017

Date: February 8, 2017

To: Parvin-Clauss Sign Company 165 Tubeway Drive Carol Stream, II 60188

This letter authorizes Parvin-Clauss to proceed with the permit process for the following project:

Outdoor Monument Sign

If you have any questions, you may contact me.

Sincerely,

le

Company: Hinsdale Public Library **Address:** 20 E Maple St. | Hinsdale, IL 60521

*NOTE: if your lease agreement requires landlord approval first in order to install any type of signage the landlord must endorse this letter.



JOB NAME:





- · · · ···=·	
DATE:	
TYPE:	

DESCRIPTION

Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

SPECIFICATIONS

NEMA Type			_	lector				
7H x 6V Beam Spread				•	ular anodized a	aluminur	n	
Airflow				skets				
Patent pending Airflow technology for superior cooling	y heat s	INK			erature silicone	gasket	S	
LEDs				ish	ade resistant p	olvoctor		
18 Watt high performance LEDs				•	hnology	olyestei		
Driver					d UV free			
Constant Current, Class 2, 100 - 2	277V, 50) -		•	-79 & LM-80 T	estina		
60 Hz, 100 - 277VAC 0.4 Amps					uminaires have	•	ested b	y an
Input Watts					nt laboratory in			th
22					79 and LM-80			•
Fixture Efficacy				eived th cts label	e Department	of Energ	gy Light	ing
73 Lumens per Watt					Title 24			
Surge Protection 6 KV					complies with C	California	a Title 2	24
Ambient Temperature					d electrical coo			
Suitable for use in 40C ambient				rranty				
temperatures.					ixtures give yo			
Cold Weather Starting					oth the fixture a			
The minimum starting temperatur	e is				s are backed b For more infor		s 5 rea	ſ
-40F/-40C.				ents		ination,		
Heatsink Housing					018 design is p	rotected	d by	
Die-cast aluminum housing, lens mounting arm	frame a	nd			nding in the U.	S., Cana	ada, Ch	ina,
Mounting					d Mexico.			
Heavy-duty mounting arm with O	ring sea	al &		Listing		0.14		
stainless steel screw					or Wet Location			
Color Stability			mo	unung v			ground	4
RAB LEDs exceed industry stand	ards for							
chromatic stability.			Co	lor				
Color Accuracy				nze				
70 CRI	•T		We	ight				
Color Temperature (Nominal CO	(1)		4.8	•				
5000K								
Color Uniformity RAB_•_s range of CCT (Correlate	ad Color							
Temperature) follows the guidelin								
American National Standard for (S								
Products, ANSI C78.377-2008.								
ORDERING INFORMATIO	N							
LED	Total	Lan	•	Lamp	Dellast		g Amps/ (•
Lamp supplied with fixture	Watts	Тур	e	Base	Ballast	120V	208V	240

LI Starting Amps/ Operating Amps Input LAMP Initial Lamp 120V 208V 240V 277V La Watts ANSI Lumens Hours 18 LED Heat-Constant Current 0.2 0.15 0.13 0.11 22.4 N/A 1624 50000 sink

Factory Installed Options Add suffix to Catalog Number

Note: Specifications may change without notice

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Aerial View of 20 E. Maple Street





Attachment 5: Streetview of Washington St. and Maple St.

HINSDALE PUBLIC LIBRARY EXPANSION

Schematic Design June 8, 1987

FRYE GILLAN MOLINARO Architects Ltd. 308 W. Erie Chicago, Illinois

Attachment 6

FROM JACK

1

BUILDING DESCRIPTION

Nature and Scope of Project

Our charge was to design an expanded library of approximately 30,000 net usable square feet (interior dimensions) at the Hinsdale Memorial Building site. The design process was guided by, and the following plan is consistent with, specifications set forth in the building program prepared by library building consultant Richard E. Thompson and adopted by the Hinsdale Board of Library Trustees. This program, which describes the individual areas required for the expanded library and establishes the desired functional relationship between these areas, is appended to the <u>Report On Long Range</u> Planning accepted by the Library Board on March 12, 1985 and subsequently published and disseminated by the Board. Copies are available from the library.

The design proposes an addition to the west of the Memorial Building for the library. This design also incorporates approximately 4,000 square feet of contiguous space currently housing Village offices. Displaced Village offices would relocate to space now occupied by the library.

The plan provides needed additional space for the Village, offering it a net gain of approximately 7,000 square feet in the existing library.

This concept offers the added benefit of permitting the library to expand at the Memorial Building site with little, if any, disruption of service.

The overriding architectural objectives are: • to enhance the symmetry and balance of the Memorial Building and Library;

- to carry over and match the Georgian style of the building;
- to restore the Memorial Building Lobby as the entrance to the Library.

The proposed library is centered on a wing which matches the present east library wing in roof line and width. To provide the library

Basic Concept

Architectural Design

BUILDING DESCRIPTION

First Floor

The first floor provides 13,447 square feet for the Adult Library services, Library or Lobby and Entrance, Circulation Desk/Workroom and Reference Desk/Workroom.

Adult areas are organized around the central stair/elevator core. Special areas are developed for each adult service.

Careful consideration has been given to the proximities of functions, separation of quiet study areas from more active, and supervision of the first floor and mezzanine.

8

BUILDING DESCRIPTION

Basement Level

The basement provides 12,049 square feet of space for Youth Services, Staff Offices and Workrooms, and a Library Programming Room. In addition, the majority of the Library's storage and mechanical spaces have been located here.

All major rooms have exterior windows, due to the library's sloping site and the use of landscaped areaways. On the west elevation full height windows in a curving bay create a bright Children's Story Hour Room.

Direct access from this level to the basement level of the Memorial Building is provided for emergency and special situations.

BUILDING DESCRIPTION

Mezzanine

A 4,727 square foot mezzanine is provided by raising the roof in the central bay and forming a dormer. The non-fiction portion of the circulating collection is housed here, as well as lounge and carrel seating.

Skylights over the stairwell and lounge seating will provide natural light to this level and the floor below.

The mezzanine opens up to the Adult Service areas providing good visibility from the first floor.

The mezzanine does not connect with the Memorial Building's second floor. The Village Board Room, Village Manager's Office, and The Soldier's and Sailor's Room are not affected by this plan.

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 19 East Chicago Avenue (Memorial Building) Designation as Landmark Building - HPC Case 01-2001

DATE OF PLAN COMMISSION REVIEW: January 9, 2001

DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 22, 2001

FINDINGS AND RECOMMENDATION

I. FINDINGS

- The Village of Hinsdale (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the building located at 19 East Chicago Avenue, and commonly known as the Memorial Building (the "Subject Building") for designation as an historic landmark. The applicant is the owner of record of the Subject Building.
- 2. The original portion of the Subject Building was constructed over fifty (50) years ago in 1928, with three additions being made to the Subject Property in 1969, 1974 and 1989.
- 3. The Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered in connection with nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest, value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because Hinsdale residents came together to privately fund the construction of the building as a monument to the fallen soldiers of the community.
 - B. The Subject Building is an established and familiar visual feature in the Village, as set forth in Section 14-3-1A4 of the Village Code, due to its unique location and its singular physical characteristics as a prominent 2½-story building that occupies an entire city block and is located on top of a ridge overlooking the town center and train station.
 - C. The Subject Building is an historical focal point in the Village, as set forth in Section 14-3-1A5 of the Village Code, because of the activities associated with it, including its use as a public library, village offices and meeting space for the Boy Scouts of America and American Legion and other ex-service organizations.
 - D. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, as the Subject Building is a fine example of Colonial Revival design. The brick, 2½-story structure was dedicated in 1928. A classical cornice above the second story windows on the original building is decorated with modillions and moldings. Four columns with ornate capitals

support a central pedimented pavilion of the south (primary) elevation. Bedford stone sills and lintels define the windows and form two belt-courses around the building. Large, multi-paned double hung windows are used throughout the building. The second story windows in the central pavilion of the north elevation have round-arched tops. The building also has a tall Colonial Revival cupola that contains a clock tower. These distinguishing features are of significance to the overall architectural importance of the original structure and the three additions, while recognizing that certain features of the 1989 addition to the library could have further reflected colonial revival design.

- E. The Subject Building is associated with an organization or group through which persons have significantly contributed to or participated in historic events of the United States and is associated with an historic event, as set forth in Section 14-3-1-C3, 4 of the Village Code, due to its dedication as a memorial to the residents of the Village who gave their lives defending their country.
- F. The Subject Building is a monument, as set forth in Section 14-3-1C6, to fallen soldiers of the community.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," and two (2) "Absent," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: <u>Rohut S. Kelly</u> Chairperson

Dated this $\cancel{13}$ day of $\cancel{\sim}$, 2001.



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Attachment 7



1.

Attachment 7





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Attachment 7



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1/1



HINSDALE MEMORIAL BUILDING 19 E. Chicago Ave. Memorial Building Architectural detail on main entrance of building

(south side)



MEMORANDUM

DATE:	March 8, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	Canopy Sign Application for Levato Salon, in the Historic Downtown District 29 E. First Street

Summary

The Village of Hinsdale has received an application from Levato Salon requesting approval to install a Code compliant canopy sign at 29 E. First Street. The subject property is a multi-tenant building with Cine restaurant occupying the front space. Levato Salon will occupy the rear unit, with the entrance on the side of the building. There is a blank canopy over the entrance leading into the side of the building, where the applicant is requesting to install the sign. (Attachment 1)

Request and Analysis

The subject property is a multi-tenant building in the B-2 Central Business District and permitted 25 square feet (SF) of signage for each business that has a separate ground level entrance. Since the building has four tenant spaces, the building has a maximum sign surface area of 100 SF between the four tenants. Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants.

The building owner has approved Levato Salon for up to 49 SF of signage. This sign application request reflects a 9.75 SF Code compliant sign. It has one color for the white lettering, 12 feet from grade and is non-illuminated. Currently, Cine restaurant has 49 SF, and suites 201 and 203 each has 1 SF of window signage.

The subject property is located in the B-2 Central Business District and borders the B-2 District to the north, east, south and west.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission (HPC) shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.



MEMORANDUM

- Attachment 1 Street View of 29 E. First Street (facing North)
- Attachment 2 Sign Application for Levato Salon at 29 E. First Street (packet)
- Attachment 3 Zoning Map and Project Location
- Attachment 4 Birds Eye View of 29 E. First Street

Street View of 29 E. First Street (facing north) **Proposed Sign Location** Attachment 1:





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant /	Contractor
Name: <u>Ashley Carlevato/levatosalan</u> Address: <u>29 E 1st Street (rear unit)</u> City/Zip: <u>Hindale 60521</u> Phone/Fax: (639) 936 6729 E-Mail: <u>AWABRAMEWICZ</u> (2000) 1. Com Contact Name: <u>Alex Abramewicz</u>	Name:Infinity SignsAddress:5350 East AveCity/Zip:Countryside, IL 60525Phone/Fax:(708.352.1086 708.352.1237)E-Mail:Brian@icgsigns.comContact Name:Brian Lappin
ADDRESS OF SIGN LOCATION:ZONING DISTRICT:B-1 Community BusineSIGN TYPE:Wall SignILLUMINATIONNone	ess District
Sign Information: 4 Overall Size (Square Feet): 9.75 (1.5 x 6.5) Overall Height from Grade: 12 Ft. Proposed Colors (Maximum of Three Colors): White Lettering on existing Black background	Site Information: Lot/Street Frontage: 220' alley / 60' First Street Building/Tenant Frontage: 280' / 100' Existing Sign Information: 280' / 100' Business Name: Cine Size of Sign: 48.71 Suite 201 / 203 Size of Sign: 2 Size of Sign: 2
and agree to comply with all Village of Hinsdale Ordina Signature of Applicant Dat Signature of Ruilding Owner Dat	1-24-17 te 1.25.17 ONV FRISS 21ND



	flat cut aluminum dime pin mounted to canopy s a l 29" x 18"	nsional letters	SKIN LAB
PROOF INF	INFORMATION		
VERSION No.: D	СLIENT: Levato Salon CLIENT CONTAGT: Alex A. PROJECT NAME: Canopy signs PROJECT TYPE: Non-illuminated dimensional signs	PROJECT NO.: Est#5064 DATE: 12/28/16 DATE APPROVED: s DRAWN/DESIGNED BY: BrL	віде: Various Lосатіом: Hinsdale, IL Вивзтвате: Painted Aluminum Letters
SHEET No.: 02 of 03	Notes: Notes Here		
	Z	NAME:	
APPROVED WITH CHANGES		SIGNATURE:	

COMMUNICATIONS GROUP

Site Information: Existing Signage

5350 EAST AVE \cdot Countryside, IL 60525 office \cdot 708.352.1086 \cdot Fax 708.352.1237 \cdot Infinitysigns 1 @Yahod.com



SUBSTRATE: Painted Aluminum Letters LOCATION: Hinsdale, IL SIZE: Various DRAWN/DESIGNED BY: BrL PROJECT No.: Est#5064 DATE APPROVED: DATE: 12/28/16 SIGNATURE: NAME: PROJECT TYPE: Non-illuminated dimensional signs PROJECT NAME: Canopy signs GLIENT CONTACT: Alex A. NOTES: NOTES HERE **CLIENT:** Levato Salon APPROVED WITH CHANGES SHEET NO .: APPROVED 03 OF 03 VERSION n Z D

All jobs require a 50% deposit that is NON-REFUNDABLE. The remaining balance must be paid in ful I upon completion of the job. Jobs will not be started without approval and deposit. IMPORTANT: Please proof read all information contained in the document. It is the customer's sole responsibility to verify the accuracy of all copy including spelling and syntax. Additional costs may apply if errors are found after final approval. Infinity Communications Group is NOT RESPONSIBLE for errors found after production has begun. All artwork is property of Infinity Communications Group. Nothing represented in these proofs may be used or recreated without the consent and authorization of Infinity Communications Group.

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UP SOSZG HARMER VIZ.DBC	levalo salon &		PROJECT NO.: Est#5064 OATE: 12/28/16 opy signs DATE APPROVED: d dimensional signs DRAWN/DESIGNED BY:		NAME: Bignature:	All jobs require a 50% deposit that is NON-REFUNDABLE. The remaining balance must be paid in full upon completion of the job. Jobs will not be started without approval and deposit.IMPORTANT: Please proof read all information contrained in the document, it is the customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's accuracy of a customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to waity the accuracy of all customer's sole responsibility to accuracy of a customer's sole responsibility
COMMUNICATIONS GROUP		NEDRMATION	CLIENTI Levato Salon CLIENT CONTACTI Alex A. PROJECT NAME: Blade and Canopy signs PROJECT TYPE: Non-Illuminated dimensional signs	NOTES: NOTES HERE	APPROVED Approved with changes	it that is NON-REFUNDABLE. The remaining ed in the document, it is the customer's sole
				SHEET NO.: 01 of 02	APPROVED	All jobs require a 50% deposition read all information containe

Dear sir-

The undersigned, J. Javors is the manager of 29 first ,LLC , the owner of the building at 29 East First,Hinsdale,illinois. You have asked us to confirm the signage square footage that is available at the subject building for Levato hair salon. Of the 100 square feet of signage available at the address, levato hair salon is entitled to 49 square feet, Cine Restaurant has 49 square feet available, suite 201 -1 square foot of signage, and suite 203 has 1 square foot of signage.

We have procured numerous permits for this property over the years we have owned it and have provided the appropriate evidence of ownership; I am traveling so I do not have access to the documents. We hope you will schedule the sign approval at the march meeting so Levato can have some identification at the buildings for customers. They have been open for months without signage and it has impacted their business. Please contact the undersigned if you have any questions. Thank you.

Jay Javors Midwest Property Group, Ltd. 520 W. Erie Street, Suite 430 Chicago, IL 60654 Direct: (312) 337-3700 ext. 12 Fax: (312) 337-3710 Email: jjj@mpgre.net Website: www.midwestpropertygroup.net

Attachment 3: Village of Hinsdale Zoning Map and Project Location







Birds Eye View of 29 E. First Street (facing north)

