

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

September 13, 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 September 13, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger
and Commissioner Williams
Absent: Commissioner D'Arco, Commissioner Gonzalez and Commissioner
Willett
Also Present: Applicant for Case HPC-05-2017

Minutes

Chairman Bohnen introduced the minutes from the August 9, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 4-0** (3 absent) the minutes.

Public Hearing – Certificate of Appropriateness

Case HPC-05-2017 – 434 E. Sixth Street – Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

The applicant reviewed the poor condition of the house and explained that the house has been vacant for 3 years. Mr. Coules also explained that the Census reported this house having “no style” in regards to historical architecture types. There were no questions by the HPC members, and with that, supported the request.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-05-2017

A motion to **approve** the Certificate of Appropriateness was unanimously approved 4-0, (3 absent) as submitted.

Signage in the Historic Downtown District

Case A-30-2017 — 50 S. Washington St., 2nd FL. – NL Custom Designs – 3 Window Signs application in the Historic Downtown District.

Village staff reviewed the request for window signage on the second floor of the building at 50 S. Washington Street. The HPC questioned the function of the signs because it is on the second floor and not noticeable from the street. There were also concerns for the language of

the Code, to allow each tenant up to 25 SF of signage in a multi-tenant building. In this example, the HPC expressed that each floor could potentially have 4 tenants, which allowed 100 SF of signage on the windows. The general consensus was to consider the bay window as a single window, with 3 bays. Additional concerns for the possibilities for cluttering based on the current Code ensued.

A motion to recommend the Plan Commission to review the language of the sign code regarding window signage and multi-tenant buildings was **unanimously approved, 4-0** (3 absent).

Case A-31-2017 – 33-37 Washington St.– Starbucks – 2 Sign Replacements in the Historic Downtown District

Village staff reviewed the request to replace the existing signage at the downtown Starbucks. In general, the HPC had no issues with the requested signs.

A motion to **approve** the sign application, as submitted, was **unanimously approved, 4-0** (3 absent)

Discussion Items

304 S. Lincoln Street – (Case HPC-04-2016)

Chairman Bohnen asked the HPC if they have seen the updated porch rails at 304 S. Lincoln Street in relation to the approved Certificate of Appropriateness. Due to the absence of 3 Commissioners, and requested update from the architect, Chairman Bohnen asked that this discussion item be carried over for next month's HPC meeting.

Schedule a Special HPC meeting for Historic District Process Awareness

Chairman Bohnen reviewed that the HPC should explore ways to promote the Historic District Certificate of Appropriateness process to receive housing plans as soon as possible. Since the Certificate of Appropriateness is advisory only for new construction homes in the Robbins Park District, the issue expressed by the HPC is that their recommendations to the architects and homebuilders are too late by the time they receive it for the public hearing. Chairman Bohnen requested that this discussion item be carried over for next month's HPC meeting.


In relation to Historic Preservation Awareness, staff from the Hinsdale Historic Society (HHS) visited the HPC to give the group/public an update with the Historic Tours mobile app. (The correspondence to the visit was received after the September 13 HPC agenda packet was delivered, but is attached as Attachment 2) It was explained, rather than launch the app on Sunday, September 17, 2017, as conveyed to the HPC at the June 14, 2017, meeting, the HHS is adding additional features to the app, which will take additional time to develop.

The new launch date is approximately May 2018, along with the Hinsdale Kitchen Walk event by the HHS in May. A few Commissioners expressed concerns about the Kitchen Walk event possibly overshadowing the app launch. However, the HPC believed the delay for a better quality app is justifiable.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 7:02 PM. on September 13, 2017.

Respectfully Submitted,

 , Village Planner

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PETER COULES, Attorney for</p> <p>4 Applicant;</p> <p>5 MR. JIM GARBER, Applicant.</p> <hr/> <p>6 CHAIRMAN BOHNEN: I'm going to open the</p> <p>7 public hearing for certificate of</p> <p>8 appropriateness for Case HPC-05-2017 for the</p> <p>9 home at 434 East Sixth Street.</p> <p>06:05:10PM 10 Mr. Coules?</p> <p>11 MR. COULES: Thank you, Mr. Bohnen.</p> <p>12 Good evening, everyone. I represent -- it's</p> <p>13 actually Garber backwards if anyone caught on,</p> <p>14 the owner of the property Rebrag, Inc. Jim</p> <p>15 Garber is here to explain anything we need to</p> <p>16 explain on the new house that's being proposed</p> <p>17 to be built.</p> <p>18 So it was an interesting house to</p> <p>19 go visit as you can see by the pictures I put in</p> <p>06:05:30PM 20 your package. It's been empty almost three</p> <p>21 years now. Elizabeth Pyle, the next-door</p> <p>22 neighbor, actually came out, and I know the Pyle</p>	<p style="text-align: right;">4</p> <p>1 beautiful, amazing.</p> <p>2 The house that's being proposed</p> <p>3 does not maximize the FAR. They are already</p> <p>4 getting back their second comments because they</p> <p>5 are in for permits, so they are getting very</p> <p>6 close to being able to start the property.</p> <p>7 There are people that are already</p> <p>8 going to have the house built for themselves.</p> <p>9 This is not a spec home. These are actual</p> <p>06:06:52PM 10 people that lived in Hinsdale, sold their house,</p> <p>11 they are renting for a year, found this to be</p> <p>12 the right property for them and they are going</p> <p>13 to be coming back into town.</p> <p>14 So I just took some pictures to</p> <p>15 show. It's kind of strange, you walk up and</p> <p>16 down different levels all over the house,</p> <p>17 besides the kids getting in there and beating it</p> <p>18 all up.</p> <p>19 This shows the ceiling lines that</p> <p>06:07:10PM 20 go up and shows the two different additions</p> <p>21 going one next to the other. So basically what</p> <p>22 we have going on here is we have a house that</p>
<p style="text-align: right;">3</p> <p>1 family, and she's, like, please tell me this</p> <p>2 house is coming down was her direct quote to me.</p> <p>3 Because kids go in and vandalize it. That's why</p> <p>4 I showed some of the pictures.</p> <p>5 What was really interesting -- and</p> <p>6 this house is not registered in any historic</p> <p>7 registries -- was when the census was done for</p> <p>8 Sixth Street, this was the only house on the</p> <p>9 block where it said no style. Found it rather</p> <p>06:05:58PM 10 interesting. There's a Tudor, there's a</p> <p>11 colonial revival, there's a Queen Anne, there's</p> <p>12 a contemporary and this was no style.</p> <p>13 And the reason being, as you can</p> <p>14 see from the photographs, is they did different</p> <p>15 additions over time and one has a long tall side</p> <p>16 vaulted ceiling which matches nothing. They</p> <p>17 just attached on to the fireplace and attached a</p> <p>18 two-car garage on to the front.</p> <p>19 So a lot of things were done since</p> <p>06:06:28PM 20 it was built in 1949, but the beautiful part was</p> <p>21 the backyard is going to be kept in its</p> <p>22 entirety. The backyard of this property is</p>	<p style="text-align: right;">5</p> <p>1 doesn't really have any kind of significance</p> <p>2 architecturally. I believe Mr. Prisby would</p> <p>3 agree with me being an architect sitting on the</p> <p>4 board.</p> <p>5 It's something that's been an</p> <p>6 eyesore and on the market -- it actually sat</p> <p>7 vacant for three years, was on the market almost</p> <p>8 two and a half, people moved out and it was</p> <p>9 being originally marketed by them when it was</p> <p>06:07:36PM 10 empty. Then it's been on the market for almost</p> <p>11 a little over two and a half years, empty three</p> <p>12 years total.</p> <p>13 So it was bought by Rebrag, Garber</p> <p>14 backwards, and they are in the process of</p> <p>15 presenting the house. It's called a -- we had</p> <p>16 to ask the architect because Jim Garber and</p> <p>17 myself didn't know what it was called. It's</p> <p>18 called a Belgium farmhouse is what people</p> <p>19 propose for the property. It's being proposed</p> <p>06:08:00PM 20 to be in Chicago common brick with cream siding.</p> <p>21 It's not another gray house; it's not a white</p> <p>22 house. There's a white house to the one side of</p>

<div>6</div> <div>1 it and it's going to fit in very nice with the</div> <div>2 neighborhood. No variances being requested or</div> <div>3 anything. They are ready to go forward on the</div> <div>4 house. The proposal was to tear it down and</div> <div>5 build a nice new home on this property.</div> <div>6 Like I said, Jim is here to answer</div> <div>7 any questions if anyone has questions about the</div> <div>8 new house.</div> <div>9 CHAIRMAN BOHNEN: Ladies?</div> <div>06:08:30PM 10 MS. WEINBERGER: So the whole facade is</div> <div>11 reclaimed Chicago brick?</div> <div>12 MR. COULES: Is it all reclaimed?</div> <div>13 MR. GARBER: Yes, all of it is. There</div> <div>14 is some siding on it as well. It's about 70</div> <div>15 percent brick.</div> <div>16 MR. COULES: The siding is that cream</div> <div>17 color. And it is reclaimed Chicago brick.</div> <div>18 CHAIRMAN BOHNEN: Jim, any comments?</div> <div>19 MR. PRISBY: Demo. No issues at all.</div> <div>06:08:58PM 20 Done. The house is a disaster. Still looking</div> <div>21 at the design.</div> <div>22 CHAIRMAN BOHNEN: This is a custom</div>	<div>8</div> <div>1 MS. WILLIAMS: So moved.</div> <div>2 CHAIRMAN BOHNEN: Second, please?</div> <div>3 MS. WEINBERGER: Second.</div> <div>4 CHAIRMAN BOHNEN: All in favor?</div> <div>5 (All aye.)</div> <div>6 Thank you very much.</div> <div>7 MR. COULES: Thank you.</div> <div>8 (WHICH, were all of the</div> <div>9 proceedings had, evidence</div> <div>10 offered or received in the</div> <div>11 above entitled cause.)</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>
<div>7</div> <div>1 home?</div> <div>2 MR. COULES: Correct. It's not a spec,</div> <div>3 John, you are correct. People are really</div> <div>4 interested in going and getting into their home.</div> <div>5 MS. WILLIAMS: It is noncontributing to</div> <div>6 the historic district obviously. It is a</div> <div>7 1950ish home and I don't think it has any</div> <div>8 redeeming qualities.</div> <div>9 MR. COULES: I personally think the</div> <div>06:09:40PM 10 house was named at one point because the man was</div> <div>11 an architect who originally lived there. So I</div> <div>12 think that's the only reason why -- the house --</div> <div>13 sometimes houses get names. I think it was</div> <div>14 named after him because he stamped the plans.</div> <div>15 CHAIRMAN BOHNEN: Do we have any</div> <div>16 questions for Mr. Coules?</div> <div>17 (No response.)</div> <div>18 Do we have any questions for</div> <div>19 Mr. Garber?</div> <div>06:10:14PM 20 (No response.)</div> <div>21 May I have a motion to approve the</div> <div>22 certificate of appropriateness, please?</div>	<div>9</div> <div>1 STATE OF ILLINOIS)</div> <div>2) ss:</div> <div>3 COUNTY OF DU PAGE)</div> <div>4 I, KATHLEEN W. BONO, Certified</div> <div>5 Shorthand Reporter, Notary Public in and for the</div> <div>6 County DuPage, State of Illinois, do hereby</div> <div>7 certify that previous to the commencement of the</div> <div>8 examination and testimony of the various</div> <div>9 witnesses herein, they were duly sworn by me to</div> <div>10 testify the truth in relation to the matters</div> <div>11 pertaining hereto; that the testimony given by</div> <div>12 said witnesses was reduced to writing by means</div> <div>13 of shorthand and thereafter transcribed into</div> <div>14 typewritten form; and that the foregoing is a</div> <div>15 true, correct and complete transcript of my</div> <div>16 shorthand notes so taken aforesaid.</div> <div>17 IN TESTIMONY WHEREOF I have</div> <div>18 hereunto set my hand and affixed my notarial</div> <div>19 seal this 20th day of September, A.D. 2017.</div> <div>20 KATHLEEN W. BONO,</div> <div>21 C.S.R. No. 84-1423,</div> <div>22 Notary Public, DuPage County</div>

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Chan Yu

From: Executive Director <Director@hinsdalehistory.org>
Sent: Friday, September 08, 2017 4:43 PM
To: Chan Yu
Subject: Historic Tours App Update
Attachments: Historic Tours App Update.pdf

Hi Chan -

We wanted to update the Historic Preservation Commission on the progress of the Historic Tours App. Please find an attached letter to submit in their meeting packet for next week.

Thanks!

Lynne Mickle Smaczny
Executive Director
Hinsdale Historical Society
630-789-2600
www.hinsdalehistory.org



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