



# MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, May 2, 2018 6:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING (Tentative & Subject to Change)

# 1. CALL TO ORDER

2. MINUTES – Review and approval of the minutes from the April 4, 2018, meeting.

# 3. SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT

- a) Case A-16-2018 36 E. Hinsdale Ave. Salon Lofts 2 Illuminated Wall Signs
- b) Case A-18-2018 29 E. First Street Harry & Eddie's 1 Wall Sign

# 4. **DISCUSSION**

a) Hinsdale Historical Society Mobile Tours App Update

# 5. 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 April 4, 2018 Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 6:30 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on April 4, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present:	Chairman Bohnen, Commissioner Prisby, Commissioner Gonzalez, Commissioner D'Arco, Commissioner Bill Haarlow and Commissioner
	Williams
Absent: Also Present:	Commissioner Weinberger Chan Yu, Village Planner

# **Minutes**

The HPC reviewed the February 7, 2018, HPC minutes, and Chairman Bohnen reviewed to remove paragraph 5 from the Findings and Recommendations for Case HPC-10-2017.

Chan stated that the March 7, 2018, HPC minutes reflect the same, and the change would be in the Findings and Recommendations, and not in the minutes.

With no further comments regarding the minutes, the HPC **unanimously approved**, **5-0** (1 absent) the minutes from the February 7, 2018, meeting. (Mr. Bill Haarlow not sworn in yet).

After briefly reviewing the scope of the Special HPC meeting on May 2, 2018, the HPC **unanimously approved, 5-0** (1 absent) the minutes from the March 7, 2018, meeting. (Mr. Bill Haarlow not sworn in yet).

(Following the above minutes, Chairman Bohnen swears in Mr. Bill Haarlow to the HPC)

# Signage in the Historic Downtown District

# Case A-17-2018 – 22 W. First Street – John Greene Realtor – 2 Wall Signs application in the Historic Downtown District.

The applicant presented the request for the 2 new wall signs at 22 W. First Street. It was explained that the first sign will be installed above the front entrance door, replacing the existing sign of the former tenant. The second sign was also reviewed, proposed on the west side of the building adjacent from the fruit market parking lot. It was stated that the sign size would not change.

Chairman Bohnen asked for any questions or comments.

With no questions or comments by the HPC, a motion to recommend **approval** of the sign application, as submitted, was **unanimously approved**, **6-0** (1 absent)

# **Public Hearing**

# Case HPC-02-2018 – 120 E. Fifth St. – Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

Mr. Fortelka, architect on behalf of the applicant, and the homeowner, Mr. Peter Verros, presented the request to construct a new home at 120 E. Fifth Street to the HPC.

# Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-02-2018

The HPC, in general, had concerns with the proposed new driveway on fifth Street and made a motion to recommend **approval** of the application with the condition that the driveway be moved to Sixth Street. This motion was **unanimously approved**, 6-0 (1 **absent**).

# **Discussion** - Landmarking

Chairman Bohnen reviewed that there will be a special HPC meeting at 5 PM, on May 2, 2018, and have invited Landmarks Illinois to present to the HPC on how other similar communities process landmarking and un-landmarking historical homes. Some of the communities referenced include Glen Ellyn, Glencoe and Wilmette.

Chairman Bohnen explained that if you own a home in the Robbins Park Historic District, you do not need to landmark the home to apply for the Property Tax Assessment Freeze program. However, the other areas of the Village would require landmarking the home to apply for the program. To that end, it is important to have a typical landmarking program in place. The issue is, the current language of the code allows for landmarking a home to access the tax freeze program, and subsequently un-landmark the home; and this is a potential litigation issue with the state. (additional program discussion ensued)

# **Adjournment**

The HPC unanimously agreed to adjourn at 8:10 PM on April 4, 2018.

Respectfully Submitted,

, 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-02-2018 )
120 East Fifth Street. )

REPORT OF PROCEEDINGS had and testimony taken at the Certificate of Appropriateness Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 4th day of April 2018, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman; MS. SANDRA WILLIAMS, Member; MS. JANICE D'ARCO, Member; MR. BILL HAARLOW, Member MR. JIM PRISBY, Member; and MR. FRANK GONZALEZ, Member.

	2		4
1	ALSO PRESENT:	1	by commissioners or by Mr. Coules in the past.
2	MR. CHAN YU, Village Planner;	2	Parts of the home were the front
	-	3	of the home was beautiful, but the fact that the
3	MR. PETER VERROS, Petitioner;	4	rear portion was built piecemeal was not
4	MR. PATRICK FORTELKA, Architect for	5	conducive to what we were ultimately trying to
	Petitioners;	6	do with our family. And part of the process for
5		7	us was the location, aesthetic, function,
6	MR. JON GREEN, Land Surveyor and Civil Engineer for Petitioners.	8	utility and health and safety. And this is
v		9	where the last part really is important for us.
7		06:48:10PM 10	So my wife and son have multiple
8	CHAIDMAN POHNEN: We are going to hear	11	chemical sensitivity so the option of coming
9	CHAIRMAN BOHNEN: We are going to hear Case HPC-2-2018, 120 East Fifth Street. This is	12	into an older home and refurbishing it, even
06:45:42PM <b>10</b>	a request for a Certificate of Appropriateness	13	gutting it, presented a host of problems. So in
11 12	to construct a new home in Robbins Park Historic	14	consulting with some home health consultants, we
12	District. MR. FORTELKA: I'm Patrick Fortelka,	15	really had to build from scratch. It was a rare
14	I'm the architect. We designed the structure	16	occurrence that we would find an existing home
15	for Peter and Tina Verros, who are so kind to be	17	that would suit our needs.
16 17	here today. Would you like to say a few words? MR. VERROS: Yes. If you don't mind, I	18	So once we closed on the lot, we
18	just want to make a brief introduction before I	19	essentially did a tour of Hinsdale and we took a
19	turn it over.	06:48:40PM <b>20</b>	look at the homes that we fell in love with and
об:46:26РМ 20 21	CHAIRMAN BOHNEN: Step up to the	21	I think about seven of the ten that we fell in
21	microphone, please. MR. VERROS: I guess I can give you the	22	love with it turns out that Mr. Fortelka had
	3		5
1		1	5 designed so we figured with that batting
1 2	3	1	
_	3 option if you would like me to provide some		designed so we figured with that batting
2	3 option if you would like me to provide some color on our selection process and kind of what	2	designed so we figured with that batting average, we would start working with Patrick.
2 3	3 option if you would like me to provide some color on our selection process and kind of what our thoughts were going into it before we	23	designed so we figured with that batting average, we would start working with Patrick. Our ultimate goal I wish my wife
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2 3 4 5 6 7 8 9 00:44:56PM	3 option if you would like me to provide some color on our selection process and kind of what our thoughts were going into it before we engaged with the team behind us. CHAIRMAN BOHNEN: Sure. MR. VERROS: So my wife Tina and I are the owners of 120 East Fifth, and we spent a significant amount of time looking at different areas and lots within the village of Hinsdale. It was our full intent to move here. We have	2 3 4 5 6 7 8 9 06.49:18PM 10	designed so we figured with that batting average, we would start working with Patrick. Our ultimate goal I wish my wife was here because she's really the chief on the design. I'm just here for support. But I think the idea was to build a home that not only fit in aesthetically but I mean, both from an aesthetic standpoint we felt the responsibility to it's a beautiful neighborhood, it's a beautiful lot, so we wanted it to fit in with
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	6		8
1	well, first and foremost, we love the quality of	1	of freshened it up.
2	construction of the home, we love the aesthetics	2	It's a three-car garage, which is a
3	and they ultimately decided graciously to work	3	side load component, so that the garage doors
4	with us on our healthy home issue, which was a	4	will be somewhat hidden from the street.
5	very big deal for us, but in addition, I believe	5	Peter and Tina also wanted the
6	that they have a very strong understanding of	6	house to be as sun filled as possible. So my
7	the market, of our particular submarket of our	7	directive was to open up the whole south or the
8	block, and that we can work together so that the	8	back of the house to all the rooms that kind of
9	home fits in seamlessly in the neighborhood.	9	matter. Kitchen, sun room, family room, study
06:50:34PM 10	So with that, I'm going to turn it	06:53:10PM 10	and the main hall of the house are all, as you
11	over. If you have any questions for me, I'm	11	can see, quite a bit of glass across the back of
12	happy to answer them. I'll turn it over to	12	the house trying to open up the facets of the
13	Patrick for his portion of the presentation.	13	house to get a lot of light into the body of the
14	CHAIRMAN BOHNEN: Thank you, Peter.	14	house.
15	MR. FORTELKA: Hello. I'm assuming	15	The garage being kind of the least
16	today we would like to talk about the front	16	important element was put up in the northeast
17	elevation, which is probably most pressing of	17	corner so it wouldn't block some of those major
18	interest to the board.	18	building elements with regards to the floor
19	The house is designed in an	19	plan.
06:51:28PM <b>20</b>	European context. We had talked initially with	06:53:40PM <b>20</b>	Just today we have a color
21	the homeowner about basic design motifs. There	21	rendering 3-D that we did. It's not a hundred
22	was a strong preference to lean towards more	22	percent there. I don't know if it's admissible.
	7		9
1	7 sort of a French Provincial kind of a look that	1	9 I can pass my iPad around to you guys to give
1		1	-
	sort of a French Provincial kind of a look that		I can pass my iPad around to you guys to give
2	sort of a French Provincial kind of a look that we thought we could update a little bit with the	2	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house.
23	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a	23	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure.
2 3 4	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium	2 3 4	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a
2 3 4 5	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium farmhouse kind of came to mind, a little bit	2 3 4 5	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a little hard to see, there's an entry courtyard
2 3 4 5 6	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium farmhouse kind of came to mind, a little bit more of a simple cut and a little less detail	2 3 4 5 6	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a little hard to see, there's an entry courtyard that we designed with sort of an entry portico
2 3 4 5 6 7	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium farmhouse kind of came to mind, a little bit more of a simple cut and a little less detail and ornamentation than you would see in a	2 3 4 5 6 7	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a little hard to see, there's an entry courtyard that we designed with sort of an entry portico that is a little bit more of an interesting way
2 3 4 5 6 7 8	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium farmhouse kind of came to mind, a little bit more of a simple cut and a little less detail and ornamentation than you would see in a standard French Provincial-type of home.	2 3 4 5 6 7 8	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a little hard to see, there's an entry courtyard that we designed with sort of an entry portico that is a little bit more of an interesting way of sort of entering the space. You can zoom in
2 3 4 5 6 7 8 9	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium farmhouse kind of came to mind, a little bit more of a simple cut and a little less detail and ornamentation than you would see in a standard French Provincial-type of home. That said, Tina and Peter wanted	2 3 4 5 6 7 8 9	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a little hard to see, there's an entry courtyard that we designed with sort of an entry portico that is a little bit more of an interesting way of sort of entering the space. You can zoom in on this.
2 3 4 5 6 7 8 9 9 06.52.06PM 10	sort of a French Provincial kind of a look that we thought we could update a little bit with the idea of doing something a little bit more of a northern European look and the idea of a Belgium farmhouse kind of came to mind, a little bit more of a simple cut and a little less detail and ornamentation than you would see in a standard French Provincial-type of home. That said, Tina and Peter wanted the house to have a historic character to it	2 3 4 5 6 7 8 9 9 06:54:18PM 10	I can pass my iPad around to you guys to give you a good idea of the 3-D aspect of the house. CHAIRMAN BOHNEN: Sure. MR. FORTELKA: On the plans, it's a little hard to see, there's an entry courtyard that we designed with sort of an entry portico that is a little bit more of an interesting way of sort of entering the space. You can zoom in on this. We are going to have reclaimed
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KATHLEEN W. BONOLCSP 630-834 7778 ALC 04.04.18 Min. - Case HPC-02-18

11       MR. CONZALEZ: What's the color of the         12       Testa root?         13       MR. FORTELKA: It's a state. We         14       haven't seen any samples of it yet. If it's         15       terrible, I will resist.         16       MR. VERROS: They have a secondary         17       texture. So the state appears to be our first         18       selection but again, we are looking at a website         19       so we haven't seen any actual samples. They         20       also offer it's kind of like a textured black         21       roof, it's like a gray-black, which has just         22       been installed on a home in California and I         21       Just read an article today that they are         2       starting installation on the home.         3       So locally depending on timing if         4       It's available to us in Illinois by the time our         5       roof goes up, then we will 95 percent go with         6       that type of a roof. If we know with 100         7       percent certainty it will not be available to us         11       1         12       Just read an article today that they are         13       that type of a roof. If we know with 100         7       I believe the shingles				
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5       There is a hope by the homeowners to do a Testa       5       the rootline so the rootline starts tow on the         6       state solar root. I don't know if you have seen       property line and work thereselves up to a         7       this on the market yot. The house is fully       state solar root. I don't know if you have seen         8       structured to support state however, so that's       our prominence on that hill.         9       Kind of the fallback is a slate root utilimately.       MR. FORTELKA: It's a slate. We         11       MR. FORTELKA: It's a slate. We       MR. FORTELKA: It's a slate. We         12       terrible, I will resist.       13         16       MR. FORTELKA: It's a slate. We       13         16       MR. FORTELKA: It's a slate. We       13         17       terrible, I will resist.       13         18       selection but again, we are looking at a website       9         19       also offer it's kind of like a textured black       14         11       questions.       14         12       that's waitable to us in lillinois by the time our         14       terrible, in it's kind of like a textured black       16         15       process and Lunderstand there's some passion       17         12       terrible is kind of like a textured black <th>3</th> <th>Currently, we have specified in the drawings</th> <th>3</th> <th>That's why it's kind of set back from the garage</th>	3	Currently, we have specified in the drawings	3	That's why it's kind of set back from the garage
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7       this on the market yet. The house is fully         8       structured to support slate however, so that's         9       Ware kind of working on that.         11       MR. GONZALEZ: What's the color of the         12       Tesla roof?         14       MR. FORTELKA: It's a slate. We         14       haven't seen any samples of it yet. If it's         15       terrible, I will resist.         16       MR. FORTELKA: It's a slate. We         17       terrible, I will resist.         18       selection but again, we are looking at a website         19       so we haven't seen any actual samples. They         20       also offer it's kind of like a textured black         21       roof, it's like a cary-lack, which has just         22       terre a an article today that they are         23       So ideally depending on timing if         11       1       MR. FORTELKA: Understoor of         24       that spee for oof. If we know with 100         25       percent certainty it will not be available to us         3       So ideally depending on timing if         11       1       MR. FORTELKA: It's a less expensive         3       for do gos up, then we will 95 percent go with         4       that type	5	There is a hope by the homeowners to do a Tesla	5	the roofline so the roofline starts low on the
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<ul> <li>kind of the failback is a slate roof ultimately.</li> <li>We are kind of working on that.</li> <li>M.R. GONZALEZ: What's the color of the</li> <li>Tast aroof?</li> <li>M.R. FORTELKA: It's a slate. We</li> <li>haven't seen any samples of it yet. If it's</li> <li>terrible, I will resist.</li> <li>M.R. VERKS: They have a secondary</li> <li>K.M. VERKS: They have a secondary</li> <li>M.R. VERKS: They have a secondary</li> <li>texture. So the slate appears to be our first</li> <li>selection but again, we are looking at a website</li> <li>aso offer it's kind of like a texture black</li> <li>aso offer it's kind of like a texture black</li> <li>aso offer it's kind of like a texture black</li> <li>aso it a state agray-black, which has just</li> <li>aso it a state it be an anticle today that they are</li> <li>starting installation on the home.</li> <li>So ideally depending on timing if</li> <li>It's available to us in tillnois by the time our</li> <li>for of goes up, then we will 95 percent go with</li> <li>that type of a roof. If we know with 100</li> <li>percent cortainty it will not be available to us</li> <li>the tree because - it'm going to tell</li> <li>astate roof.</li> <li>I belleve the shingles were in</li> <li>there because at the time we figured let us</li> <li>the bringe is, it's a less expensive</li> <li>option, so we can swap out the Tesla roof if it</li> <li>becomes available.</li> <li>CHAIRMAN BOHNEN: Tesla IKe the cars?</li> <li>M.R. FORTELKA: Yes. He's making solar</li> <li>panels.</li> <li>I would open up to questions if you</li> <li>have any on the design of the house. I'm</li> <li>and and the way that house sits on the family cara.</li> <li>indice and the way that house will as well, is</li> </ul>	7	this on the market yet. The house is fully	7	centerline, again, trying to be respective of
weare 10       We are kind of working on that.       weare 10       MR. PRISBY: Pat, I don't have any         11       MR. GONZALEZ: What's the color of the       11       questions.         13       MR. FORTELKA: It's a slate. We       12       MS. WILLIAMS: I have a comment.         14       haven't seen any samples of it yet. If it's       15       terrible, I will resist.       16       MR. FORTELKA: It's a slate. We         16       MR. VERROS: They have a secondary       16       MR. FORTELKA: It's a slate. We       17       once we got rolling on it a little bit it it         16       Significance of this site when you drew up the       15       plans?         16       MR. FORTELKA: Not fully. I would say       17       once we got rolling on it a little bit more evident through this         19       so we haven't seen any actual samples. They       18       porcess and I understand there's some passion         20       for it's like a gray-black, which has just       21       MS. WILLIAMS: There certainly is. But         21       pust read an article today that they are       11       18       Significance of this slite when you drew up the         1       just read an article today that they are       11       18       MR. FORTELKA: It's a slate roof.         2       starting installation on the home.       20       MS.	8	structured to support slate however, so that's	8	our prominence on that hill.
11       MR. GONZALEZ: What's the color of the         12       Tesla roof?         13       MR. FORTELKA: It's a slate: We         14       haven't scen any samples of it yet. If it's         15       terrible, I will resist.         16       MR. VERROS: They have a secondary         17       texture. So the slate appears to be our first         18       selection but again, we are looking at a website         19       so we haven't seen any actual samples. They also offer it's kind of like a textured black         21       roof, It's like a gray-black, which has just         22       became altitle bit more evident through this         23       so ideally depending on timing if         14       just read an article today that they are         2       starting installation on the home.         3       So ideally depending on timing if         4       they available to us in Illinois by the time our         5       roof goes up, then we will 95 percent go with         6       that type of a roof. If we know with 100         7       percent acriainy it will not be available to us         8       throughout this process, we will likely go with         9       a slate roof.         12       there because at the time we figured let's just	9	kind of the fallback is a slate roof ultimately.	9	CHAIRMAN BOHNEN: Any comments?
12       Tesla roof?       12       MS. WILLIAMS: I have a comment.         13       MR. FORTELKA: It's a slate. We       13       Pat, were you aware of the         14       haven't seen any samples of it yet. If it's       13       Pat, were you aware of the         15       terrible, I will resist.       13       Pat, were you aware of the         16       MR. VERROS: They have a secondary       16       Significance of this site when you drew up the         16       Sciencian bar, we are looking at a website       19       process and I understand there's some passion         20       also offer it's kind of like a textured black       11       16       MS. WILLIAMS: There certainly is. But         21       been installed on a home in California and I       22       16       MR. FORTELKA: Understand         22       been installed on a home in California and I       11       13       13         1       14       Just read an article today that they are       2       MS. WILLIAMS: Have a comment.         3       So ideally depending on timing if       14       MR. FORTELKA: Understacker of       16         4       it's available to us in Illinois by the time our       5       wery emotional historic site for Hinsdale, but         4       but ougout this process, we will likely go with       3<	06:55:32PM <b>10</b>	We are kind of working on that.	06:58:14PM <b>10</b>	MR. PRISBY: Pat, I don't have any
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14       haven't seen any samples of it yet. If it's         15       terrible, I will resist.         16       MR. VERROS. They have a secondary         17       texture. So the slate appears to be our first         18       selection but again, we are looking at a website         19       so we haven't seen any actual samples. They         20       also offer it's kind of like a textured black         21       roof, it's like a gray-black, which has just         22       been installed on a home in California and I         11       just read an article today that they are         2       starting installation on the home.         3       So ideally depending on timing if         1       it's available to us in lillinois by the time our         5       roof, if we know with 100         7       percent certainty it will not be available to us         8       throughout this process, we will likely go with         9       a slate roof.         10       L blicve the shingles were in         11       there because at the time we figured let's just         12       option, so we can swap out th Tesla roof if it         9       bought all the property here to build         16       MR. FORTELKA: Yes. He's making solar         17 </th <th>12</th> <th>Tesla roof?</th> <th>12</th> <th>MS. WILLIAMS: I have a comment.</th>	12	Tesla roof?	12	MS. WILLIAMS: I have a comment.
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22       biased, of course, but I think again, the house,       22       stellar. It's exemplary. I think your house is	2 3 4 5 6 7 8 9 0055640PM 10 11 12 13 14 15 16 17 18 19	just read an article today that they are starting installation on the home. So ideally depending on timing if it's available to us in Illinois by the time our roof goes up, then we will 95 percent go with that type of a roof. If we know with 100 percent certainty it will not be available to us throughout this process, we will likely go with a slate roof. I believe the shingles were in there because at the time we figured let's just get the shingles in, it's a less expensive option, so we can swap out the Tesla roof if it becomes available. CHAIRMAN BOHNEN: Teslar? MR. FORTELKA: Tesla. CHAIRMAN BOHNEN: Tesla like the cars? MR. FORTELKA: Yes. He's making solar panels.	2 3 4 5 6 7 8 9 00:50:50PM 10 11 12 13 14 15 16 17 18 19 20	MR. FORTELKA: Understood. MS. WILLIAMS: Historic character of the area is not just dependent on the building but also in the site. And of course this was a very emotional historic site for Hinsdale, but the landscape is also important. And I would say that this might be the most significant site in all of Hinsdale because I'm going to tell you because I don't think you know why. William Robbins was the man who bought all the property here to build the town way 1862. 800 acres. And when he came, he probably walked around and rode his horse around. This site was where he chose to build his first house. Temporary structure until the family came, you know, the town was setup or whatever. But out of 800 acres, this was it.
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	14	1	16
1	also very beautiful.	1	front of the house with the driveway. We are
2	MR. FORTELKA: Thank you.	2	kind of geared to listen to the beefs and try to
3	MS. WILLIAMS: But, to me, it's about	3	figure out how to try and minimize those issues.
4	the landscape and I have a problem with the	4	MR. GONZALEZ: So I have a question.
5	driveway, the access coming from Fifth Street.	5	From the street level from the bottom of the
6	It is so special and sets that whole lot off.	6	curb to the highest point on the lot where the
7	It is nice to have something historic to recall,	7	driveway is going to sit, what are the
8	perhaps, what it used to be with a little house	8	dimensions, the vertical dimensions?
9	on the open prairie 800 acres and this was it.	9	MR. GREEN: Good evening. My name is
07:01:18PM 10	So for me my only issue is the	07:03:44PM 10	Jon Green, president of Engineering Resource
11	access from Fifth Street. Right now it's on	11	Associates located in Warrenville, Illinois. I
12	Sixth. It used to be three houses in a row, now	12	did fill in the sign-in sheet in the back of the
13	I think we are down to two, that have access	13	room.
14	from Sixth which is the original. So that's my	14	I'm the land surveyor and civil
15	only issue. And I would love to see that	15	engineer for this project. I prepared the tree
16	retained with access to continue from Sixth.	16	preservation and tree inventory analysis.
17	And I know the plans are all done but now you	17	And to your question, the elevation
18	are here so that's my input.	18	from the curb on Fifth Street to the proposed
19	MR. FORTELKA: We went to great ends in	19	garage floor elevation is about nine feet in
07:01:58PM <b>20</b>	schematic design with the clients to kind of	07:04:08PM <b>20</b>	elevation.
21	understand the land usage and to your point, the	21	MR. GONZALEZ: So you are going to cut
22	driveway access was kind of the thing that was	22	nine foot of soil to reach the driveway in
			Thine toot of soll to reach the universaly in
	15		17
1		1	•
	15		17
1	15 pushed to the corner because there's so many	1	17 height; correct?
1	15 pushed to the corner because there's so many other program requirements that were taking	1	17 height; correct? MR. GREEN: No, not at all. Nine feet
1 2 3	15 pushed to the corner because there's so many other program requirements that were taking precedent over that.	1 2 3	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference.
1 2 3 4	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the	1 2 3 4	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet?
1 2 3 4 5	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing	1 2 3 4 5	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount
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1 2 3 4 5 6 7 8 9 07:02:329M 10 11	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing trees that are on the front of the lot, which I know there's other people that are interested in talking about that driveway as well, and we have Jon Green today, our civil engineer, to talk	1 2 3 4 5 6 7 8 9 07:04:42PM 10 11	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount of soil cut will be just under 24 inches the maximum amount and that will happen at our front lot line. MR. GONZALEZ: The reason why I ask
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1 2 3 4 5 6 7 8 9 9 07:02:3294 10 11 12 13 14 15 16	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing trees that are on the front of the lot, which I know there's other people that are interested in talking about that driveway as well, and we have Jon Green today, our civil engineer, to talk about some of those components as well. So we are hoping to some way of figuring out some way of softening the idea of that driveway. There is a proposed retaining wall that is necessary for the driveway to	1 2 3 4 5 6 7 8 9 070442PM 10 11 12 13 14 15 16	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount of soil cut will be just under 24 inches the maximum amount and that will happen at our front lot line. MR. GONZALEZ: The reason why I ask because I was there a little while ago and I could see that my car, which is a SUV, literally almost is close to the same height and what I was figuring out it was somewhere in the vicinity of four and a half feet vertical
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1 2 3 4 5 6 7 8 9 7 7 2 3 9 10 11 12 13 14 15 16 17 18	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing trees that are on the front of the lot, which I know there's other people that are interested in talking about that driveway as well, and we have Jon Green today, our civil engineer, to talk about some of those components as well. So we are hoping to some way of figuring out some way of softening the idea of that driveway. There is a proposed retaining wall that is necessary for the driveway to function as well, that there's an existing retaining wall on the property that's made out	1 2 3 4 5 6 7 8 9 	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount of soil cut will be just under 24 inches the maximum amount and that will happen at our front lot line. MR. GONZALEZ: The reason why I ask because I was there a little while ago and I could see that my car, which is a SUV, literally almost is close to the same height and what I was figuring out it was somewhere in the vicinity of four and a half feet vertical height. So that means however it slopes, you are going to be digging a fairly large trench to
1 2 3 4 5 6 7 8 9 9 07:02:32PM 10 11 12 13 14 15 16 17 18 19 20	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing trees that are on the front of the lot, which I know there's other people that are interested in talking about that driveway as well, and we have Jon Green today, our civil engineer, to talk about some of those components as well. So we are hoping to some way of figuring out some way of softening the idea of that driveway. There is a proposed retaining wall that is necessary for the driveway to function as well, that there's an existing retaining wall on the property that's made out of I think just some Lannon stone or something	1 2 3 4 5 6 7 8 9 07:04:42PM 10 11 12 13 14 15 16 17 18 19	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount of soil cut will be just under 24 inches the maximum amount and that will happen at our front lot line. MR. GONZALEZ: The reason why I ask because I was there a little while ago and I could see that my car, which is a SUV, literally almost is close to the same height and what I was figuring out it was somewhere in the vicinity of four and a half feet vertical height. So that means however it slopes, you are going to be digging a fairly large trench to make this driveway. So I look at it from the
1 2 3 4 5 6 7 8 9 07.02.32РМ 10 11 12 13 14 15 16 17 18 19 9 07.03.34РМ 20	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing trees that are on the front of the lot, which I know there's other people that are interested in talking about that driveway as well, and we have Jon Green today, our civil engineer, to talk about some of those components as well. So we are hoping to some way of figuring out some way of softening the idea of that driveway. There is a proposed retaining wall that is necessary for the driveway to function as well, that there's an existing retaining wall on the property that's made out of I think just some Lannon stone or something that's indigenous that maybe we pick some of	1 2 3 4 5 6 7 8 9 07.04.42PM 10 11 12 13 14 15 16 17 18 19 9 07.05.20PM 20	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount of soil cut will be just under 24 inches the maximum amount and that will happen at our front lot line. MR. GONZALEZ: The reason why I ask because I was there a little while ago and I could see that my car, which is a SUV, literally almost is close to the same height and what I was figuring out it was somewhere in the vicinity of four and a half feet vertical height. So that means however it slopes, you are going to be digging a fairly large trench to make this driveway. So I look at it from the streetscape to see how it's affecting. You can
1 2 3 4 5 6 7 8 9 9 07:02:32PM 10 11 12 13 14 15 16 17 18 19 20	15 pushed to the corner because there's so many other program requirements that were taking precedent over that. That said, over the last two months I'd say we have gone to great ends to try to minimize the impact of that driveway in both the landscape and most importantly, the existing trees that are on the front of the lot, which I know there's other people that are interested in talking about that driveway as well, and we have Jon Green today, our civil engineer, to talk about some of those components as well. So we are hoping to some way of figuring out some way of softening the idea of that driveway. There is a proposed retaining wall that is necessary for the driveway to function as well, that there's an existing retaining wall on the property that's made out of I think just some Lannon stone or something	1 2 3 4 5 6 7 8 9 07:04:42PM 10 11 12 13 14 15 16 17 18 19	17 height; correct? MR. GREEN: No, not at all. Nine feet is the elevation difference. MR. GONZALEZ: But I wanted to know bottom curb to top of vertical how many feet, four feet, five feet? MR. GREEN: Okay. The maximum amount of soil cut will be just under 24 inches the maximum amount and that will happen at our front lot line. MR. GONZALEZ: The reason why I ask because I was there a little while ago and I could see that my car, which is a SUV, literally almost is close to the same height and what I was figuring out it was somewhere in the vicinity of four and a half feet vertical height. So that means however it slopes, you are going to be digging a fairly large trench to make this driveway. So I look at it from the

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	18		20
1	still changing the character.	1	survey that's in your packet, my survey crews
2	The slopes that you are referring	2	physically measured the sidewalk elevation and
3	to have been there for quite a long time and so	3	the existing sidewalk elevation is about three
4	we are worried about how it's going to change	4	or three and a half feet above the curb at our
5	the streetscape throughout. That's not you	5	easterly property line. And I have those
6	really have to stand there and then go up and	6	numbers. They have been submitted. They have
7	walk up to the walk and you see this is a very	7	been reviewed by the village engineering staff,
8	obscure photograph. I'm not saying it was	8	the village public works and the village
9	intentional. I'm just saying you can see how	9	forester and I have designed a proposed sidewalk
D7:06:04PM 10	it's odd looking. Look at the those are not	07:08:08РМ 10	reconfiguration retaining wall and that maximum
11	true dimensional photographs.	11	wall height is two feet tall. So the maximum
12	MR. GREEN: If I can give you some	12	cut is in fact two feet at our easterly property
13	point of reference. The elevation of the	13	line and we have worked extensive with village
14	sidewalk along the front of this house, what	14	staff.
15	more or less represents the front property line	15	Just a few weeks ago we had a
16	on Fifth Street, does vary.	16	meeting with many of the staff, including the
17	The relationship between the top of	17	village forester, and we are proud to say that
18	the existing sidewalk and the street at a few	18	we have achieved all of the village standard
19	points is about four and a half feet or five	19	tree preservation requirements for the 2 40-inch
D7:06:30PM 20	feet of difference. And the location of that is	07:08:36PM <b>20</b>	parkway trees. We are showing no impact at all
21	in about the center of the lot.	21	within the critical root zone.
22	Our lot is about 130 feet wide.	22	We are doing specific cautions to
	19		21
1	Right about the center point is where the two	1	preserve the trees, crown reduction, root
2	mature stately parkway trees exist and the	2	pruning, whatnot, and any utilities will be
3	existing stairway down within the public way.	3	directional board as to not disturb any of the
4	So if you are sitting at that point	4	roots.
5	in the lot, I would agree the parkway berms up	5	With that said, our proposed
6	to about eye level when sitting in a vehicle.	6	driveway is at the far easterly edge of that
7	But that's in the center of the lot.	7	retaining wall that was described earlier by
8	MR. GONZALEZ: No, I wasn't in the	8	Patrick. You may recall that limestone-type
9	center. I was trying to I moved 12 feet from	9	wall is taller in the middle of our lot but then
07:07:02РМ 10	the property line from the east side of the	07:09:12PM <b>10</b>	gradually tapers out to only be about six inches
11	property line going west. No. I'd have to	11	tall by the time you get down to where our
12	disagree with you to some extent.	12	proposed driveway curb cut is going to be.
13	I actually stood, more or less, I	13	So the good news is from a
14	had the plans in my hand, I was trying to get a	14	streetscape, an intent standpoint, the first
15	sense of the distance but I wouldn't believe	15	12 feet of our property is more or less going to
16	that I would think it's a very high	16	match the same type of streetscape of the
17	where the home is going to sit, it's one of the	17	property right next door to us to the east.
18	highest point in the block pretty much. Do you	18	And it's important to note that we
19	agree?	19	won't be cutting out the land and then coming
D7:07:34PM 20	MR. GREEN: In the center of the lot,	07:09:40PM <b>20</b>	back up. I'm familiar with many properties in
		1	town where both sides of the new driveway have
21	yes.	21	town where both sides of the new driveway have

<ul> <li>a existing wall that's in the area. It will be</li> <li>complimentary to the house materials and the</li> <li>surrounding landscape.</li> <li>And more or less, we are taking the</li> <li>hill right now that climbs up the two existing</li> <li>trees. Right now it slopes down gradually to</li> <li>meet our neighbor to the east. We are clearing</li> <li>meet our neighbor to the east. We are clearing</li> <li>meet our neighbor to the east. We are clearing</li> <li>the tree root zones. We are doing full tree</li> <li>preservation mitigation for the critical root</li> <li>zone of the trees. The village arborist has</li> <li>seen it, we have met with him: he's happy with</li> <li>the plan.</li> <li>We are bringing that grade down as</li> <li>you describe so eloquently, we are bringing it</li> <li>down just a little bit quicker just like our</li> <li>neighbor has next to us. Just like our</li> <li>the some parkway apron about 50 feet east of us. It's</li> <li>point about 10 or 15 feet into our land and then</li> <li>continue the gradual slope that we all know</li> <li>about that's been here for years.</li> <li>So like I said, it's not a double</li> <li>cut out with double walls. We are able to lower</li> <li>the same parkway slope that our neighbor has</li> <li>the same parkway slope th</li></ul>	24
2type block wall that will be consistent with the existing wall that's in the area. It will be complimentary to the house materials and the surrounding landscape.3going to be co 44complimentary to the house materials and the surrounding landscape.5the existing is 66And more or less, we are taking the hill right now that climbs up the two existing meet our neighbor to the east. We are clearing meet our neighbor to the east. We are clearing meet our neighbor to the east. We are clearing is seen it, we have met with him: he's happy with the plan.6MR. C 911preservation mitigation for the critical root 1220MR. P13seen it, we have met with him: he's happy with the plan.11have a top of 1215We are bringing that grade down as you describe so eloquently, we are bringing it driveway arght next door. Our neighbor has a into the street. We are looking just to as to the street. We are looking just to as point about 10 or 15 feet into our land and then 31620first four feet ith adout that's been here for years.231be consistent with that parkway slope just to a point about 10 or 15 feet into our land and then 3163continue the gradual slope that we all know a about that's been here for years.15So like I said, it's not a double for the sidewalk, keep the tree preservation folks happy, maintain a critical root zone, maintain 9116diveway, lobelieve. We will be pretty close to it.117diveway, lobelieve. We will be pretty close to it.1 <t< th=""><th>half.</th></t<>	half.
3       existing wall that's in the area. It will be       3       going to be co         4       complimentary to the house materials and the       5       surrounding landscape.       4       that location,         5       And more or less, we are taking the       6       are looking at         7       hill right now that climbs up the two existing       6       are looking at         8       trees. Right now that climbs up the two existing       7       crown of the s         9       meet our neighbor to the east. We are clearing       9       highest point         11       preservation mitigation for the critical root       11       have a top of         12       zone of the trees. The village arborist has       13       right, but the         14       the plan.       13       right, but the         15       We are bringing that grade down as       16       you describe so eloquently, we are bringing it         16       down just a little bit quicker just like our       18       like on the pro         18       neighbor has next to us. Just like our       18       looks like it's i         19       driveway apron about 50 feet east of us. It's       18       like on the pro         20       driveway apron about 50 feet east of us. It's       1       first f	n the area where the driveway is
4complimentary to the house materials and the surrounding landscape.4that location,5surrounding landscape.5the existing is6And more or less, we are taking the hill right now that climbs up the two existing meet our neighbor to the east. We are clearing or meet our neighbor to the east. We are clearing the tree root zones. We are doing full tree trees. The village arborist has seen it, we have met with him: he's happy with the plan.8MR. G meet out meet out neighbor to the critical root to MR. P13seen it, we have met with him: he's happy with the plan.11have a top of to looks like it's ' and a quarter.16you describe so eloquently, we are bringing it driveway right next door. Our neighbor's driveway apron about 50 feet east of us. It's point about 10 or 15 feet into our land and then about that's been here for years.11have at op of the sidewalk, keep the tree preservation folks happy, maintain a critical root zone, maintain meres1first four feet the sidewalk, keep the tree preservation folks happy, maintain a critical root zone, maintain meres's a small five-inch parkway tit.11first our fight next door with a they have a red brick the weave, leaving just to aa the same parkway slope that our neighbor has meres11first four feet the same the same parkway slope that our neighbor has the same parkway slope that our neighbor has <b< th=""><th>oming in, the sidewalk elevation at</th></b<>	oming in, the sidewalk elevation at
5       surrounding landscape.       5       the existing is         6       And more or less, we are taking the       f       hill right now that climbs up the two existing         8       trees. Right now it slopes down gradually to       8       MR. G         9       meet our neighbor to the east. We are clearing       9       highest point i         10       the tree root zones. We are doing full tree       9       highest point i         11       preservation mitigation for the critical root       11       have a top of         12       zone of the trees. The village arborist has       13       right, but the         14       the plan.       14       looks like it's of         15       We are bringing that grade down as       16       about a 4-food         16       you describe so eloquently, we are bringing it       16       about a 4-food         17       down just a little bit quicker just like our       18       like on the pro         19       driveway right next door. Our neighbor has a       16       about a 4-food         19       looks like lix sot       18       like on the pro         20       driveway apron about 50 feet east of us. It's       21       had mentionee         21       be consistent with that parkway slope just t	center of the driveway, based on
6And more or less, we are taking the hill right now that climbs up the two existing at rees. Right now it slopes down gradually to 96are looking at 78trees. Right now it slopes down gradually to 98MR. G 99meet our neighbor to the east. We are clearing 108MR. P11preservation mitigation for the critical root 2 zone of the trees. The village arborist has 311have a top of 1213seen it, we have met with him; he's happy with 14the plan.13right, but the 1414tooks like it's ci and a quarter; 19adout a 4-fool adout a 4-fool19driveway right next door. Our neighbor has a wruwe 20driveway apron about 50 feet east of us. It's point about 10 or 15 feet into our land and then a bout that's been here for years.1first four feet a mean.20be consistent with that parkway slope biast to a about that's been here for years.1first four feet a mean.3be consistent with double walls. We are able to lower the sidewalk, keep the tree preservation folks 81first four feet sc a mean.4tree, it.1grade ines the a cutting right to a distance of 155So like I said, it's not a double the same parkway slope that our neighbor has a tree just into their property. We will be safe with those roots. And in the end, we feel that tit.113There's a small five-inch parkway tit the we availing the willage engineering114distance of 15figured kind o to we avaisfied all of the village	s about 719 and a quarter. So you
<ul> <li>hill right now that climbs up the two existing</li> <li>trees. Right now it slopes down gradually to</li> <li>meet our neighbor to the east. We are clearing</li> <li>meet our neighbor to the critical root</li> <li>zone of the trees. The village arborist has</li> <li>seen it, we have met with him; he's happy with</li> <li>the plan.</li> <li>We are bringing that grade down as</li> <li>you describe so eloquently, we are bringing it</li> <li>driveway right next door. Our neighbors'</li> <li>driveway right next door. Our neighbors'</li> <li>pretty much dead flat from the sidewalk right</li> <li>the street. We are looking just to ask to</li> <li>point about 10 or 15 feet into our land and then</li> <li>continue the gradual slope that we all know</li> <li>about that's been here for years.</li> <li>So like I said, it's not a double</li> <li>cut out with double walls. We are able to lower</li> <li>the sidewalk, keep the tree preservation folks</li> <li>happy, maintain a critical root zone, maintain</li> <li>the same parkway slope that our neighbor has</li> <li>right next door with a they have a red brick</li> <li>tree just into their property. We will be party close to</li> <li>tit.</li> <li>There's a small five-inch parkway</li> <li>with those roots. And in the end, we feel that</li> <li>we have satisfied all of the village engineering</li> <li>driveway woul</li> </ul>	t 3 feet 9 inches from center, the
8       trees. Right now it slopes down gradually to       8       M.R. G         9       meet our neighbor to the east. We are clearing       9       highest point of         11       preservation mitigation for the critical root       11       have a top of         12       zone of the trees. The village arborist has       12       like and Jon         13       seen it, we have met with him; he's happy with       13       right, but the         14       the plan.       15       We are bringing that grade down as       16       you describe so eloquently, we are bringing it       16       about sa 4-food         17       down just a little bit quicker just like our       18       like on the pro       18       like on the pro         19       looks like it's i       19       looks like it's i       19       looks like it's i         19       point about 50 feet east of us. It's       21       had mentioner       22       down to the ci         20       Sc       21       pretty much dead flat from the sidewalk right       1       first four feet i         21       be consistent with that parkway slope just to a       1       first four feet i       2         22       point about 10 or 15 feet into our land and then       2       fmean.       5       <	
<ul> <li>meet our neighbor to the east. We are clearing the tree root zones. We are doing full tree preservation mitigation for the critical root zone of the trees. The village arborist has seen it, we have met with him; he's happy with the plan.</li> <li>Seen it, we have met with him; he's happy with the plan.</li> <li>We are bringing that grade down as to go u describe so eloquently, we are bringing it down just a little bit quicker just like our neighbors' driveway right next door. Our neighbor has a driveway apron about 50 feet east of us. It's pretty much dead flat from the sidewalk right into the street. We are looking just to ask to zontinue the gradual slope that we all know about that's been here for years.</li> <li>So like I said, it's not a double for cut out with double walls. We are able to lower the sidewalk, keep the tree preservation folks happy, maintain a critical root zone, maintain the sidewalk, keep the tree preservation folks happy, labelieve. We will be pretty close to it.</li> <li>There's a small five-inch parkway slope that we feel that for we have satisfied all of the village engineering</li> <li>MR. P</li> <li>Highest point of MR. P</li></ul>	GONZALEZ: Oh, from the crown, the
arrows10the tree root zones. We are doing full treearrows11preservation mitigation for the critical root11have a top of12zone of the trees. The village arborist has13right. but the14the plan.13right, but the15We are bringing that grade down as16about a 4-foot16you describe so eloquently, we are bringing it16about a 4-foot17down just a little bit quicker just like our18like on the pro19driveway right next door. Our neighbor has a18like on the pro19driveway apron about 50 feet east of us. It's19looks like it's a21pretty much dead flat from the sidewalk right21had mentioned22into the street. We are looking just to ask to2317be consistent with that parkway slope just to a3MR. G3continue the gradual slope that we all know3MR. G4about 10 or 15 feet into our land and then2there.3continue the gradual slope that we all know3MR. G4about that's been here for years.5MR. G5So like I said, it's not a double6numbers, Jim,6cut out with double walls. We are able to lower7grade at our fi7the sidewalk, keep the tree preservation folks8reading the sc8happy, maintain a critical root zone, maintain9existing sidew9tit. <td< th=""><th></th></td<>	
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13seen it, we have met with him; he's happy with13right, but the14the plan.13right, but the15We are bringing that grade down as15and a quarter.16you describe so eloquently, we are bringing it16about a 4-foot17down just a little bit quicker just like our16about a 4-foot18neighbor has next to us. Just like our17aspect up to t18neighbor has next to us. Just like our18like on the pro19driveway apron about 50 feet east of us. It's19looks like it's a20driveway apron about 50 feet east of us. It's21had mentioner21pretty much dead flat from the sidewalk right21had mentioner22into the street. We are looking just to ask to22down to the cr23231first four feet and and then23continue the gradual slope that we all know3MR. G4about 10 or 15 feet into our land and then5MR. G5So like I said, it's not a double6numbers, Jim,6cut out with double walls. We are able to lower7grade at our fi7the sidewalk, keep the tree preservation folks8reading the sc9the same parkway slope that our neighbor has9existing sidew9the same parkway slope that our neighbor has9existing sidew10right next door with a they have a red brick11grade lines that <th>wall, bottom wall here. It looks</th>	wall, bottom wall here. It looks
14the plan.14looks like it's i15We are bringing that grade down as15and a quarter.16you describe so eloquently, we are bringing it16about a 4-foot17down just a little bit quicker just like our17aspect up to t18neighbor has next to us. Just like our neighbors'18like on the pro19driveway apron about 50 feet east of us. It's19looks like it's i20driveway apron about 50 feet east of us. It's20So21pretty much dead flat from the sidewalk right21had mentioner22into the street. We are looking just to ask to2311be consistent with that parkway slope just to a1first four feet i2point about 10 or 15 feet into our land and then2there.3continue the gradual slope that we all know3MR. G4about that's been here for years.5So like I said, it's not a double66cut out with double walls. We are able to lower7grade at our fi7the sidewalk, keep the tree preservation folks8reading the sc9the same parkway slope that our neighbor has9existing sidew9tit.11grade lines the1213There's a small five-inch parkway13climbs up ther14tree just into their property. We will be safe14distance of 1515with those roots. And in the end, we feel that16driveway	n, you can tell me if this is
15We are bringing that grade down as you describe so eloquently, we are bringing it down just a little bit quicker just like our neighbor has next to us. Just like our neighbors' 19 driveway right next door. Our neighbor has a driveway apron about 50 feet east of us. It's pretty much dead flat from the sidewalk right 22 into the street. We are looking just to ask to15 and a quarter. 18 Ilke our neighbors' 19 looks like it's a or server 201be consistent with that parkway slope just to a point about 10 or 15 feet into our land and then about that's been here for years.1first four feet for first four feet for grade at our fight next door with a they have a red brick5So like I said, it's not a double fight next door with a they have a red brick5MR. P11driveway, I believe. We will be pretty close to it.11grade lines the grade at our fight next door with a they have a red brick13There's a small five-inch parkway it tree just into their property. We will be safe it.13climbs up ther figured kind of figured kind of figured kind of figured kind of figured kind of figured kind of	bottom of the curb at that point
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<ul> <li>2 point about 10 or 15 feet into our land and then</li> <li>3 continue the gradual slope that we all know</li> <li>4 about that's been here for years.</li> <li>5 So like I said, it's not a double</li> <li>6 cut out with double walls. We are able to lower</li> <li>7 the sidewalk, keep the tree preservation folks</li> <li>8 happy, maintain a critical root zone, maintain</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>10 MR. Plate interval that</li> <li>11 grade lines that</li> <li>12 cutting right that</li> <li>13 There's a small five-inch parkway</li> <li>14 distance of 15</li> <li>15 with those roots. And in the end, we feel that</li> <li>16 driveway would be applied to the village engineering</li> </ul>	25
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<ul> <li>4 about that's been here for years.</li> <li>5 So like I said, it's not a double</li> <li>6 cut out with double walls. We are able to lower</li> <li>7 the sidewalk, keep the tree preservation folks</li> <li>8 happy, maintain a critical root zone, maintain</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 existing sidew</li> <li>9 existing sidew<th></th></li></ul>	
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<ul> <li>7 the sidewalk, keep the tree preservation folks</li> <li>8 happy, maintain a critical root zone, maintain</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 right next door with a they have a red brick</li> <li>10 right next door with a they have a red brick</li> <li>11 driveway, I believe. We will be pretty close to</li> <li>12 it.</li> <li>13 There's a small five-inch parkway</li> <li>14 tree just into their property. We will be safe</li> <li>14 tree just into their property. We will be safe</li> <li>15 with those roots. And in the end, we feel that</li> <li>16 driveway would</li> </ul>	GREEN: Just to circle back on your
<ul> <li>8 happy, maintain a critical root zone, maintain</li> <li>9 the same parkway slope that our neighbor has</li> <li>9 right next door with a they have a red brick</li> <li>9 driveway, I believe. We will be pretty close to</li> <li>11 driveway, I believe. We will be pretty close to</li> <li>12 it.</li> <li>13 There's a small five-inch parkway</li> <li>14 tree just into their property. We will be safe</li> <li>15 with those roots. And in the end, we feel that</li> <li>16 we have satisfied all of the village engineering</li> </ul>	, I'm reading the existing sidewalk
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07:1130PM10right next door with a they have a red brick07:134PM10MR. Pl11driveway, I believe. We will be pretty close to11grade lines that12it.12cutting right th13There's a small five-inch parkway13climbs up ther14tree just into their property. We will be safe14distance of 1515with those roots. And in the end, we feel that15figured kind or16we have satisfied all of the village engineering16driveway would	creen here correct, and that's the
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13There's a small five-inch parkway13climbs up ther14tree just into their property. We will be safe14distance of 1515with those roots. And in the end, we feel that15figured kind or16we have satisfied all of the village engineering16driveway would	hat cut through that and the 719 is
14tree just into their property. We will be safe14distance of 1515with those roots. And in the end, we feel that15figured kind of16we have satisfied all of the village engineering16driveway would	through that corner and then
15 with those roots. And in the end, we feel that15 figured kind or16 we have satisfied all of the village engineering16 driveway would	re for what looks like maybe a
16 we have satisfied all of the village engineering16 driveway would	5 feet to 720 which is why I
	irst, I know what Sandy is saying
	nd she's got great points on the
<b>22</b> elevation marker existing which is 715.5 grade. <b>22</b> history of this	
18       curb cut.       18       MR. G         19       MR. PRISBY:       Frank, if you are along       19       MR. P	of where the center of the new ald be proposed would be about 719 on the existing sidewalk right now. GREEN: Yes. We are close. PRISBY: My turn, I guess.

KATHLEEN W. BOND CSR 630-834-7779 Attachment 1 - HPC 04.04.18 Min. - Case HPC-02-18

	26		28
1			20 our neighbor has but your points are well-noted.
	The house that's proposed, I		<b>o o i</b>
2	personally don't have an issue with the house.	2	MR. FORTELKA: Going back to the lot
	I don't know who lives to the east right now, if		orientation, we were once the house has to be
4	that's the Guidos used to live there, and I know		fronted off of Fifth Street, we are kind of
5	that had kind of an arched entry Mediterranean	5	relegated to the fact that the homeowner wouldn't
6	style for years that you would have to walk into	6	want guests to have to park on the street, walk
7	a courtyard to get to the front door to get		up a very large front yard, very steep grade up
8	inside.	8	to the front door. It's just a practicality
9	So the fact that this plan also has	9	kind of thing.
07:15:08РМ 10	something you have to walk through to a courtyard	07:17:22PM 10	We actually did investigate coming
11	from an architectural perspective, I don't have		off you know because it's a through lot,
12	an issue with that. So for me, the new house,	12	coming off of Sixth and just couldn't get there
13	no issue.	13	with the floor plan and Tina, Peter's wife, just
14	I do have an issue with the grading		couldn't figure out how guests would come to the
15	in front and those changes. And it's really for	15	back of their house to come to visit and the
16	me it has to do with the streetscape. I know it	16	whole kind of scheme fell apart. So we did look
17	works from a zoning standpoint. I know that it	17	at that and we thought this side of the house
18	works from an engineering standpoint, from a	18	far over to the east was the kind of least
19	forester.	19	tactful to the site.
07:15:42РМ 20	I'm on this side of the table. I'm	07:17:56PM 20	MR. VERROS: I'd like to add a few
21	looking at it from a streetscape standpoint, and	21	comments as well. So we also strongly considered
22	if someone had come to me and said, well,	22	leaving the driveway where it was. We again,
	27		
	27		29
1	there's no way to make it work from Sixth	1	29 we have two young kids and I think that there's
1 2	there's no way to make it work from Sixth Street, there's no other option, I'd say okay,	2	29 we have two young kids and I think that there's a couple other concerns that we had that trumps.
1 2 3	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get	2 3	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned
1 2 3 4	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view,	2 3 4	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for
1 2 3 4 5	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so	2 3 4 5	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan
1 2 3 4 5 6	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with	2 3 4 5 6	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area
1 2 3 4 5 6 7	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls	2 3 4 5 6 7	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially
1 2 3 4 5 6 7 8	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway.	2 3 4 5 6 7 8	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that
1 2 3 4 5 6 7 8 9	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway. MR. GREEN: Okay. Maybe Patrick can	2 3 4 5 6 7 8 9	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that backyard to eventually be protected from the
1 2 3 4 5 6 7 8 9 9 07.15.18PM	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway. MR. GREEN: Okay. Maybe Patrick can talk about the history of the final layout, but	2 3 4 5 6 7 8 9 9 07:18:34PM 10	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that backyard to eventually be protected from the elements.
1 2 3 4 5 6 7 8 9 07:16:18PM 10 11	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway. MR. GREEN: Okay. Maybe Patrick can talk about the history of the final layout, but I do want to point out, my one last comment is	2 3 4 5 6 7 8 9 07:18:34PM 10 11	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that backyard to eventually be protected from the elements. We are likely going to have some
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1 2 3 4 5 6 7 8 9 9 07:16:19PM 10 11 12 13 14 15 16	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway. MR. GREEN: Okay. Maybe Patrick can talk about the history of the final layout, but I do want to point out, my one last comment is that our lot frontage is 130 feet wide and we are really only talking about altering the grade in the first 30 or 40 feet of the property. So more or less by the time you get to the middle two-thirds of the property, and	2 3 4 5 6 7 8 9 07:18:34PM 10 11 12 13 14 15 16	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that backyard to eventually be protected from the elements. We are likely going to have some sort of extensive I don't want to say cleanup of the ground, but we are going to make sure all of the soil is very clean. We are going to make sure that any contaminants that have been there, either pesticides used or whatever has been on
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1 2 3 4 5 6 7 8 9 7.16:18РМ 10 11 12 13 14 15 16 17 18 19 20	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway. MR. GREEN: Okay. Maybe Patrick can talk about the history of the final layout, but I do want to point out, my one last comment is that our lot frontage is 130 feet wide and we are really only talking about altering the grade in the first 30 or 40 feet of the property. So more or less by the time you get to the middle two-thirds of the property, and for that matter the entire westerly half of the site, and then that streetscape continues on to the property west of us. We are more or less maintaining	2 3 4 5 6 7 8 9 07:18:34PM 10 11 12 13 14 15 16 17 18 19 20	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that backyard to eventually be protected from the elements. We are likely going to have some sort of extensive I don't want to say cleanup of the ground, but we are going to make sure all of the soil is very clean. We are going to make sure that any contaminants that have been there, either pesticides used or whatever has been on the property will be cleaned up. So that area is going to be essentially protected for our outdoor use. So having a driveway on the back portion on Sixth Street would essentially make
1 2 3 4 5 6 7 8 9 07:16:18PM 10 11 12 13 14 15 16 17 18 19 20	there's no way to make it work from Sixth Street, there's no other option, I'd say okay, well now let's work to see what we can do to get it to work from Fifth Street. But that view, that look from Fifth Street, I think is so important to maintain that I have a problem with this grade change to create the retaining walls and the driveway. MR. GREEN: Okay. Maybe Patrick can talk about the history of the final layout, but I do want to point out, my one last comment is that our lot frontage is 130 feet wide and we are really only talking about altering the grade in the first 30 or 40 feet of the property. So more or less by the time you get to the middle two-thirds of the property, and for that matter the entire westerly half of the site, and then that streetscape continues on to the property west of us.	2 3 4 5 6 7 8 9 07:1834PM 10 11 12 13 14 15 16 17 18 19	29 we have two young kids and I think that there's a couple other concerns that we had that trumps. In addition what Patrick mentioned that was very important, but part of our plan for our backyard is to have a certain area, we plan on having a pool, God willing, and then an area for grounding or earthing and then potentially an organic garden. So we would like that backyard to eventually be protected from the elements. We are likely going to have some sort of extensive I don't want to say cleanup of the ground, but we are going to make sure all of the soil is very clean. We are going to make sure that any contaminants that have been there, either pesticides used or whatever has been on the property will be cleaned up. So that area is going to be essentially protected for our outdoor use. So having a driveway on the back

	30		32
1	MR. PRISBY: How wide is the current	1	But it does fit.
2	driveway coming up at its narrowest at like	2	MR. PRISBY: If you put a pool house
- 3	where it crosses the front property line?	3	in, where are you planning on putting that?
4	MR. FORTELKA: The existing driveway?	4	MR. FORTELKA: It would be behind that
5	MR. PRISBY: No, the new driveway.	5	front yard setback, the second front yard
6	MR. FORTELKA: I believe it's 12 feet	6	setback.
7	wide.	7	MR. PRISBY: All the way at the west
8	MR. PRISBY: I understand the if I'm	8	side?
9	in your position and I'm designing this thing,	9	MR. FORTELKA: It's kind of centered on
07:19:40PM 10	the thought of where are my guests going to come	07:21:34PM 10	the house. This is a bit of an illusion with
11	in, they have to climb up this hill to get to	11	the proposed terrace. That's not a building
12	the house, the driveway there, the parking on	12	wall, that's just paved area.
13	the street, I understand that thought process	13	MR. PRISBY: Okay. It's hard to see on
14	and that philosophy.	14	this small copy.
15	I also go back to what John was	15	MR. FORTELKA: And that said, funny you
16	talking about which was the lot is 130 feet wide	16	bring up the I have these other parkway trees
17	and if I'm coming in with a 12-foot driveway	17	that I would have to snake around to get a
18	with a 1-foot easement, 13 feet I personally	18	driveway to come in on this side as well. So to
19	don't see what the issue would have been coming	19	your point, being an architect, it's like a no
07:20:08PM 20	in along the east side of the property along the	07:22:00PM <b>20</b>	win for us sometimes.
21	back for a distance of 13 feet with a fence or a	21	MR. PRISBY: I just know what a jewel
22	garden wall, whatever you would like to put	22	that aspect of Fifth Street is having grown up
	5		
	31		33
1	31 along that side, since the garage is also a side	1	
1 2		1 2	33
	along that side, since the garage is also a side		33 in that area, having seen over the years, been
2	along that side, since the garage is also a side loading. That setback with the garage doors is	2	33 in that area, having seen over the years, been in those houses over time, know how stately and
2 3	along that side, since the garage is also a side loading. That setback with the garage doors is essentially the same. So to be able to come off	2 3	33 in that area, having seen over the years, been in those houses over time, know how stately and beautiful that part of the block is, especially
2 3 4	along that side, since the garage is also a side loading. That setback with the garage doors is essentially the same. So to be able to come off of Sixth Street along the east property line, I	2 3 4	33 in that area, having seen over the years, been in those houses over time, know how stately and beautiful that part of the block is, especially with that stone retaining wall, and unfortunate
2 3 4 5	along that side, since the garage is also a side loading. That setback with the garage doors is essentially the same. So to be able to come off of Sixth Street along the east property line, I understand where you are giving up 13 feet of	2 3 4 5	33 in that area, having seen over the years, been in those houses over time, know how stately and beautiful that part of the block is, especially with that stone retaining wall, and unfortunate it goes the width of the lot, I get that.
2 3 4 5 6	along that side, since the garage is also a side loading. That setback with the garage doors is essentially the same. So to be able to come off of Sixth Street along the east property line, I understand where you are giving up 13 feet of the width of the backyard and 130 feet I have	2 3 4 5 6	33 in that area, having seen over the years, been in those houses over time, know how stately and beautiful that part of the block is, especially with that stone retaining wall, and unfortunate it goes the width of the lot, I get that. To me that's the biggest stickler I
2 3 4 5 6 7	along that side, since the garage is also a side loading. That setback with the garage doors is essentially the same. So to be able to come off of Sixth Street along the east property line, I understand where you are giving up 13 feet of the width of the backyard and 130 feet I have less of an issue with that. If it was a 50-foot	2 3 4 5 6 7	33 in that area, having seen over the years, been in those houses over time, know how stately and beautiful that part of the block is, especially with that stone retaining wall, and unfortunate it goes the width of the lot, I get that. To me that's the biggest stickler I have on this is coming off of Fifth Street
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	34		36
1	of sacred ground over there to be perfectly	1	CHAIRMAN BOHNEN: Yes.
2	honest with you.	2	MS. WILLIAMS: And we can have a
3	MR. FORTELKA: Understood.	3	condition too.
4	CHAIRMAN BOHNEN: As nice a house as	4	CHAIRMAN BOHNEN: You can have a
5	this appears to be, and it's a nice looking	5	condition. You can have a condition. But I
e	house, we are not in Belgium, we are in Hinsdale	6	don't think your condition can be I don't
7	and we used to have a very nice Robbins	7	think your condition can be an approval of the
8	farmhouse sitting up in a very prominent position.	8	Certificate of Appropriateness and changing the
ç	so there's a lot of sentiment involved and it	9	driveway to Sixth Street. I think if you are
07:24:10PM 10	can't help but influence a lot of us when it comes	07:26:50PM 10	stuck on that, then you vote against the
11	time to pass judgment on these things. But we	11	certificate.
12	appreciate the efforts that you have made to	12	MR. PRISBY: That's what I was
13	work with the village engineers and the forester	13	wondering.
14	and his considerations. You are certainly	14	MR. GONZALEZ: That was my question
15	putting your best foot forward and the effort is	15	too.
16	appreciated.	16	MS. D'ARCO: We can vote on it as is or
17	You come before us for a	17	not?
18	Certificate of Appropriateness and as such, it	18	CHAIRMAN BOHNEN: I think that's where
19	can either be granted, denied or granted with	19	we are at. I think for us it goes to plan
07:24:48PM 20	conditions. I will leave it up to our	07:27:08PM <b>20</b>	commission.
21	commissioners here to comment if there's any	21	MR. YU: No, actually, it doesn't go to
22	conditions that you might want to include in any	22	plan commission.
	35		37
1	35 certificate before we take a vote.	1	37 CHAIRMAN BOHNEN: It will not go to
1	35 certificate before we take a vote. MR. PRISBY: Is everyone else okay with	2	37 CHAIRMAN BOHNEN: It will not go to plan commission?
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07

	38		40
1	otherwise we will ask for a motion.	1	best view to that side, and you have done a nice
2	MR. HAARLOW: Well, I would only add	2	job of building this out so that you have a sun
3	that I'm in agreement with everyone else that I	3	room that faces south, right, and overlooks this
4	think the home is attractive as drawn. It's	4	whole west side really nice area over there.
5	clearly given a great deal of thought and it did	5	But I don't really have an issue
6	appear from the plans, although I wasn't	6	just from my personal design perspective of
7	positive about this, that you did save some FAR.	7	coming in on that east side from Sixth Street
8	MR. FORTELKA: Yes, we did.	8	just because I don't think you really if you
9	MR. HAARLOW: You did not build out and	9	had all your rooms looking that direction, I'd
07:28:46PM 10	I think it's both appreciated and appropriate.	07:31:20PM 10	be like, yes, I wouldn't want to come there
07:28:46PM 10	It is difficult to see how from the	11	either but due to the nature that those rooms
12	perspective of the Historic Preservation	12	are on that side, I have less of an issue with
13	Commission that we can endorse moving the	13	it.
14	driveway to Fifth Street with this lot in	14	MR. FORTELKA: And we truly did
15	particular. And I would agree with Jim that	15	investigate that and went through a couple of
16	when you have 130 feet of frontage, if the	16	different schematic iterations with the Verros's
17	driveway were on the east property line, coming	17	and it really came down to the idea of guests
18	off of Sixth, you would still have a great deal	18	coming to the front of the house and parking out
19	of backyard on the south side, on the Sixth	19	on the street and walking up a good distance up
	Street side. You can approach that garage from	07:31:44PM 20	that hill to get up to the front door and we all
07:29:32РМ <b>20</b> 21	either direction.	07:31:44PM 20	
21		21	have elderly relatives and kids, it's just hard
22	But it also appears that you all	22	to picture Christmastime trying to snake your
	30		/1
1	39 have given that the consideration that you want	1	41
1	have given that the consideration that you want	1	way up from the front and that's where the
2	have given that the consideration that you want to and then you decided that's not what you want	2	way up from the front and that's where the driveway on that northeast side kind of came
_	have given that the consideration that you want to and then you decided that's not what you want to do. So here we are.		way up from the front and that's where the driveway on that northeast side kind of came from, it's just the practicality of it.
2 3 4	have given that the consideration that you want to and then you decided that's not what you want to do. So here we are. MS. WILLIAMS: I would like to make a	2	way up from the front and that's where the driveway on that northeast side kind of came from, it's just the practicality of it. CHAIRMAN BOHNEN: You know how many
2 3	have given that the consideration that you want to and then you decided that's not what you want to do. So here we are. MS. WILLIAMS: I would like to make a motion. We will throw it out there.	2 3 4	way up from the front and that's where the driveway on that northeast side kind of came from, it's just the practicality of it. CHAIRMAN BOHNEN: You know how many years people walked up that hill.
2 3 4 5	have given that the consideration that you want to and then you decided that's not what you want to do. So here we are. MS. WILLIAMS: I would like to make a motion. We will throw it out there. I move that we grant the	2 3 4 5	way up from the front and that's where the driveway on that northeast side kind of came from, it's just the practicality of it. CHAIRMAN BOHNEN: You know how many years people walked up that hill. MR. FORTELKA: It's hard for a new
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KATHLEEN W. BOND SP 630-831 7779 C 04.04.18 Min. - Case HPC-02-18

	42		44
1	like to know.	1	neighborhood and not landmarked, it doesn't go
2	CHAIRMAN BOHNEN: To your point, we	2	any farther.
			•
3	have addressed that with the village so that we	3	MS. D'ARCO: Aye.
	can get involved in an earlier point. That's	4	MR. PRISBY: Aye.
5	one of the things that we are trying to	5	MR. HAARLOW: Aye.
6	institute so that we can react quicker so that	6	CHAIRMAN BOHNEN: Aye.
7	you can plan for the discussions that we are	7	The vote is unanimous. It's
8	having like these now. So it's a point	8	approved with the conditions that the driveway
9	well-taken.	9	be moved to Sixth Street. Thanks.
07:33:28РМ 10	MR. PRISBY: I have been fighting for	10	(WHICH, were all of the
11	that for well over a half a year, Pat. I'm	11	proceedings had, evidence
12	happy to do it. I would love to sit down with	12	offered or received in the
13	you guys for an hour at the start of a project	13	above entitled cause.)
14	as a board, here's what I think they might be	14	
15	looking at. Keep these things in mind as you go	15	
16	and then I'm out. I think that would be helpful	16	
17	for everybody. We are going to have that	17	
18	conversation later tonight.	18	
19	MR. FORTELKA: And ultimately the	19	
07:33:56РМ 20	client can take it or leave it but it gives us a	20	
21	little bit of ammunition.	21	
22	CHAIRMAN BOHNEN: Any other discussion?	22	
	43		45
1	43 (No response.)	1	STATE OF ILLINOIS )
1			STATE OF ILLINOIS ) ) ss:
	(No response.)	1 2	STATE OF ILLINOIS )
2	(No response.) We have a motion before us to		STATE OF ILLINOIS ) ) ss:
2	(No response.) We have a motion before us to approve with a condition that the driveway be	2	STATE OF ILLINOIS ) ) ss: COUNTY OF DU PAGE )
2 3 4	(No response.) We have a motion before us to approve with a condition that the driveway be moved to Sixth Street.	2	STATE OF ILLINOIS ) ) ss: COUNTY OF DU PAGE ) I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby
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# MEMORANDUM

DATE:	May 2, 2018
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:	36 E. Hinsdale Avenue – Salon Lofts – 2 New Illuminated Wall Signs - Case A-16-2018

# Summary

The Village of Hinsdale has received a sign application from Olympic Sign Company, on behalf of Salon Lofts, requesting approval to install 2 new illuminated wall signs at 36 E. Hinsdale Avenue, within the Historic Downtown District in the B-2 Central Business District.

# **Request and Analysis**

The first requested wall sign is proposed to be located on the front of the building facing Chicago Avenue. It would display white channel letters made of aluminum and painted white. The proposed front wall sign is 1'-8'' tall and 16'-2'' wide for an area of 27 SF.

The second requested wall sign is proposed to be at the rear of the building, near the back entrance, facing an alley and parking lot. It would display white channel letters, made of aluminum and painted white like the front wall sign. However, the text for the rear sign will be installed on a sign backing, painted to match the existing brick of the building. The sign backing is used to calculate the sign area, and is 1'-6" tall and 9' wide for an area of 13.5 SF.

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 has 2 tenant spaces, and is permitted for up to 50 SF of signage. The requested 2 signs combine for 40.5 SF and are code compliant.

Both signs are proposed to be internally illuminated by LED, white in color. The applicant has included renderings of the 2 signs illuminated at night time.

# Process

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



# MEMORANDUM

# Attachments:

- Attachment 1 Sign Application and Exhibits
- Attachment 2 Village of Hinsdale Zoning Map and Project Location
- Attachment 3 Street View of 36 E. Hinsdale Avenue
- Attachment 4 Birds Eye View of 36 E. Hinsdale Avenue
- Attachment 5 Street View of Rear of 36 E. Hinsdale Avenue



# VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: OLY MPIC Silen FOR SALON LOFTS Address: 1130 N. GARFIELD City/Zip: LOMBARD, IL. GO148 Phone/Fax: (130) 152-4104 4324-41.30 E-Mail: C-DRAGSi Coly Silves, Com Contact Name: Gry DIABISIC	Name: OLY WARE SIGN CO Address: 1130 N. GARFIELS City/Zip: LOMBANS, IC. COLUS Phone/Fax: (630) 657-4106 1424-6120 E-Mail: GORACTS IC COLY SIGNS, COM Contact Name: Cry PRACISIC
ADDRESS OF SIGN LOCATION: $3 \zeta \in Hiws$ ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One $CHANNE \zeta \in Ti$ ILLUMINATION Please Select One $L \in A$ . Hall	TER WALL SORT
Sign Information: FRONT ELEVATION Overall Size (Square Feet): $24.94$ ( $20^{\prime\prime} \times 194^{\prime\prime}$ ) Overall Height from Grade: $13'8''$ Ft. Proposed Colors (Maximum of Three Colors): $\omega \pm \tau = $ $\omega \pm \tau = $	Site Information:         Lot/Street Frontage: $4 \ell_{e}' 4^{\prime \prime}$ Building/Tenant Frontage: $4 \ell_{e}' 4^{\prime \prime}$ Existing Sign Information: $N/A$ Business Name: $N/A$ 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 ACCENT Signature of Building Owner <b>FOR OFFICE USE ONLY – DO NOT WRITE BELOW</b>	- <u>21-18</u> - <u>21-18</u>
Total square footage: $x $4.00 = 0$ Plan Commission Approval Date:       Admin	(Minimum \$75.00) nistrative Approval Date:



WITH INTERNALLY ILLUMINATED HALO& FACE LIT ALUMINUM 5"-DEEP CHANNEL LETTERS PAINTED WHITE

www.branhamsign.com 888.976.7446



SL SALON LOFTS

FRAMING STUD

BRICK

œ

Installation Address: 226 N. Sth St. Suite 530 Columbus, OH 43215 HILSDALE 36 E. Hinsdale Ave. Hinsdale, IL 68521 Address: Votes:



ARTICLE IS INTENDED TO BE INSTA CORDANCE WITH THE REQUIREMEN

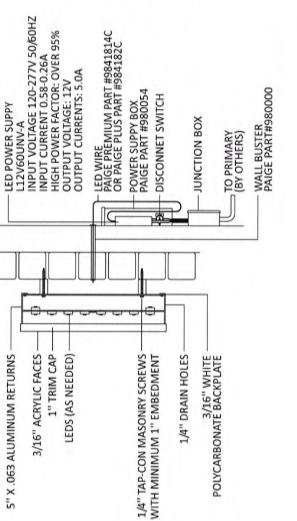
Sign grounded and bonding according to U.L.Standards

UL Underwriters

USTED

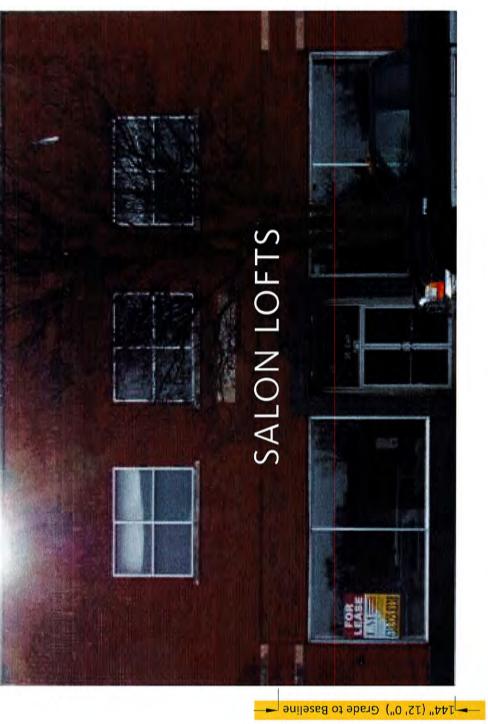
STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 90MPH (3-SEC GUST) DESIGN WIND SPEEDS WITH A MAXIMUM DESIGN PRESSURE OF 22 PSF SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2011 OBC ACCORDING TO 2009 IBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HT.

- NOTE -



# CHANNEL LETTERS

Return Color: White Interior Color: Bright White Trim Color: White Size: 34" Mounting: Individual with 2" Spacers & Template Exterior: ¼" Dia. Weep Holes Required per UL Illuminated: LED Color: White Primary Option: Cut-off Switch on Driver Box Secondary Power Out Location: Back Center Letter Faces: 3/16" White Plex Backer: 3/16" White Polycarbonate Return Depth: 5" Color: White Secondary Power Supply: Remote Secondary Power Type: 12 VDC Letters: Front & Halo Illumination Electrical: 120 volt/UL Label Return Thickness: .040"





G:\JOBS\SalonLofts\States\IL\Hinsdale\Pg1, Print2

b Path

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03-22-18

Date

Attachment 1

(UL) LISTED

Mont Spe Manual

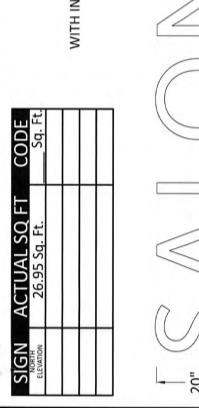
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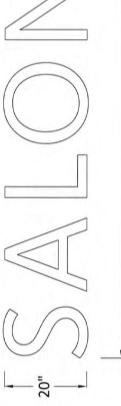
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CONA

1 of 4

Local (740) 964-9550 Fax (740) 964-9558





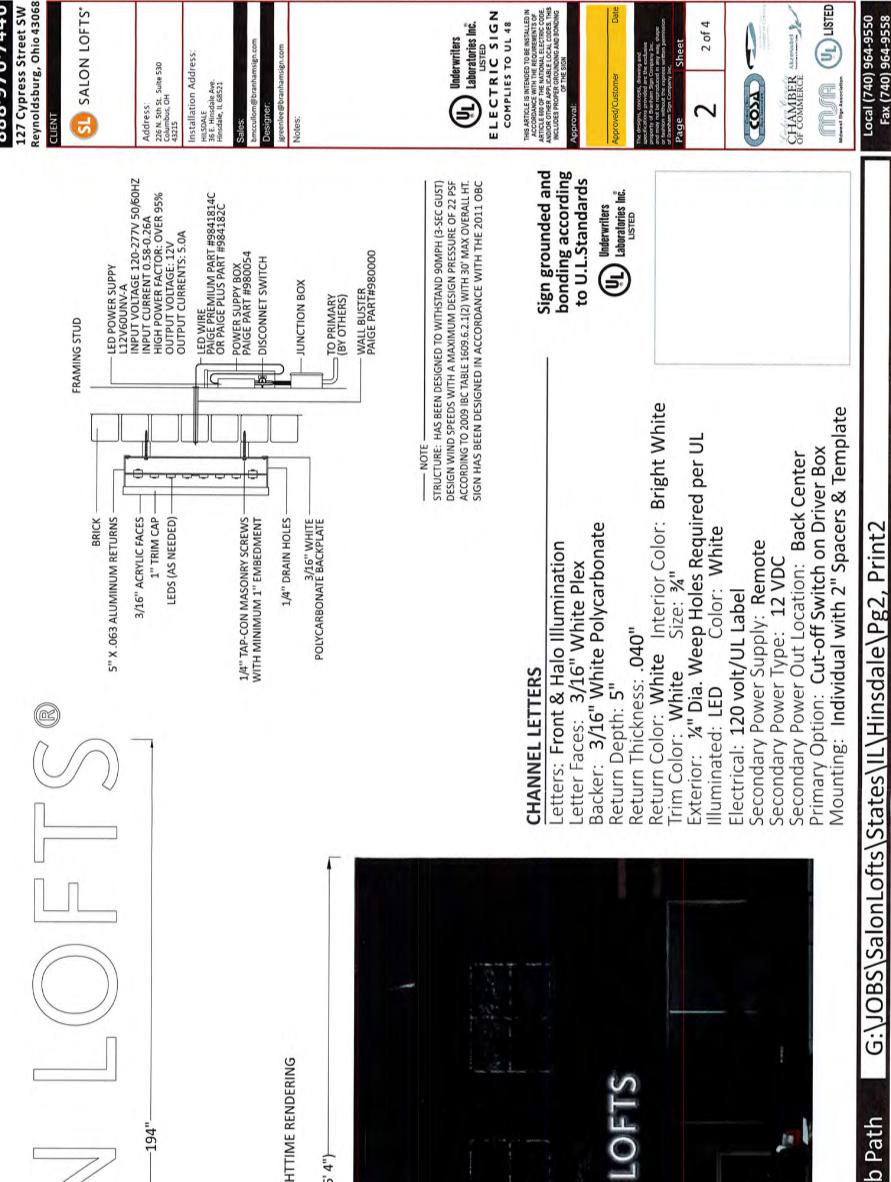
-194"

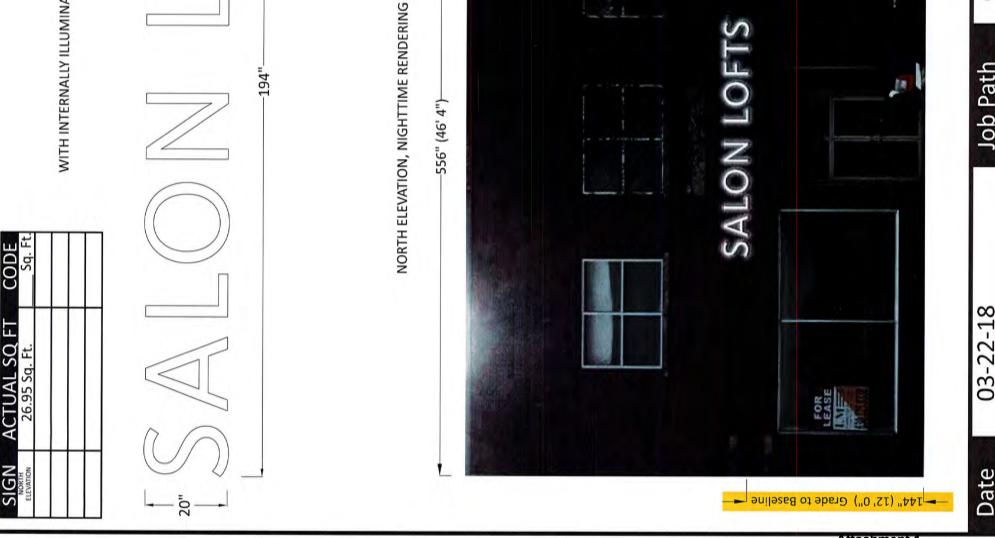
# NORTH ELEVATION, DAYTIME RENDERING

556" (46' 4")



WITH INTERNALLY ILLUMINATED HALO& FACE LIT ALUMINUM 5"-DEEP CHANNEL LETTERS PAINTED WHITE





Attachment 1

Fax (740) 964-9558

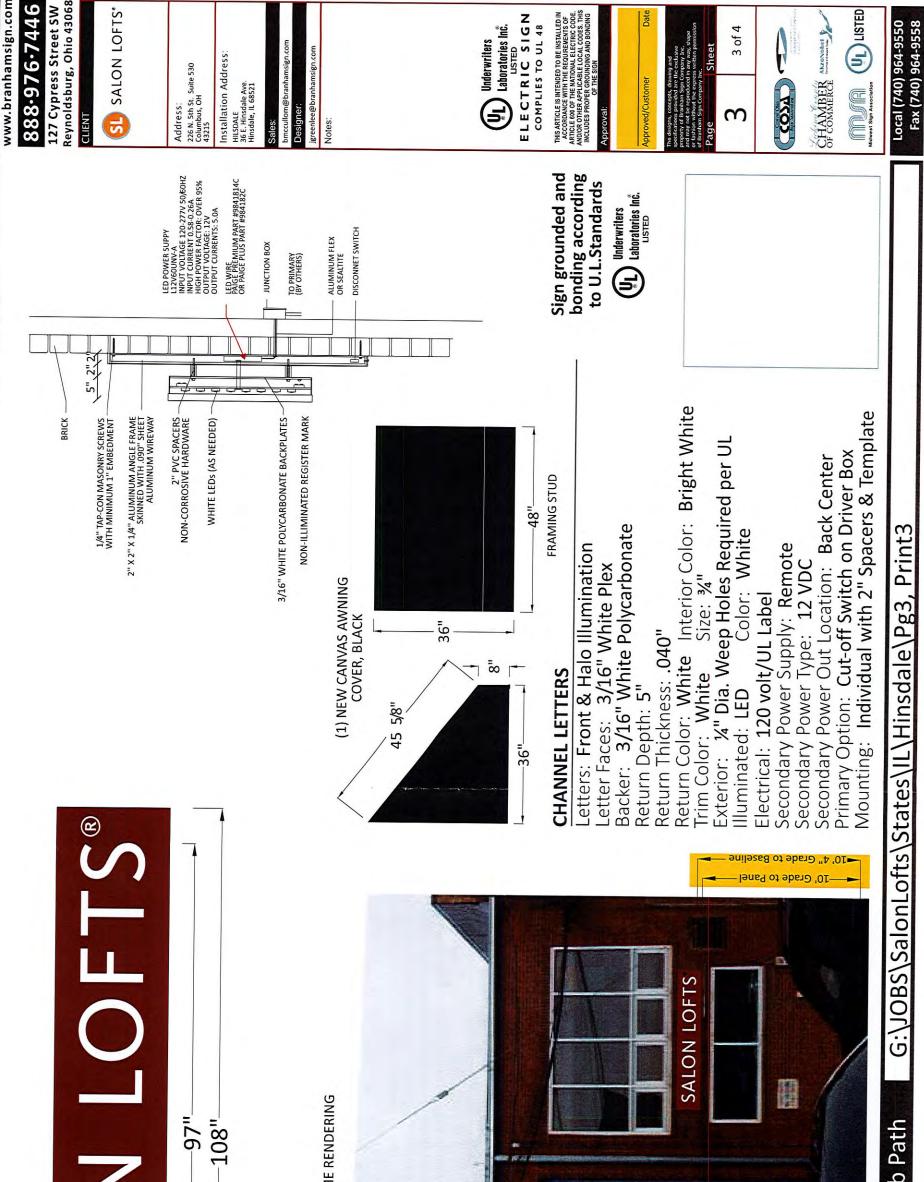


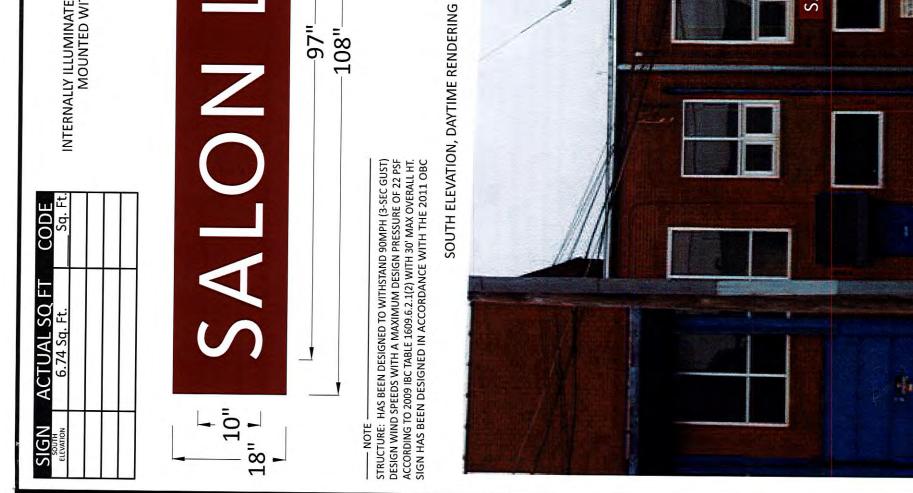
# VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: OLY Mpic Silver For Sotlow LOFFS Address: <u>1130 N. GARFIELD</u> City/Zip: <u>LOMBARD, IL. GO148</u> Phone/Fax: ( <u>630) G52-410 (1424-G120)</u> E-Mail: <u>C-DRAGISI (Poly Silves, Com</u> Contact Name: <u>Gry DIRAGISIC</u>	Name: OLY Mit Silw CO Address: <u>1130 N. GARFIELS</u> City/Zip: <u>LOMBANS, IL. Cool 48</u> Phone/Fax: <u>(630) 157-4106 1 424-6120</u> E-Mail: Ginado's ic Coly silws, com Contact Name: <u>Gry practis ic</u>
ADDRESS OF SIGN LOCATION: 34 E Hiw ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One CHANNE LE ILLUMINATION Please Select One L.E. D. HA	TTER WALL SOGJON BACKER PANEL *Illumination cannot exceed 50 foot-
Sign Information: REAR WALL SIGN Overall Size (Square Feet): <u>13,5</u> ( <u>18</u> <sup>df</sup> x <u>108</u> <sup>df</sup> ) Overall Height from Grade: <u>11'6'</u> Ft. Proposed Colors (Maximum of Three Colors): <u>WHITE</u> <u>BROWN</u> <u>COPYAREA</u> ; SQ.FT. 6,74-10 <sup>df</sup> × 97 <sup>df</sup>	7       Site Information:         Lot/Street Frontage:       44' 4''         Building/Tenant Frontage:       46' 4''         Existing Sign Information:       N/14-         Business Name:
and agree to comply with all Village of Hinsdale Ordinal Signature of Applicant Date Signature of Building Owner Date FOR OFFICE USE ONLY – DO NOT WRITE BELO Total square footage: x \$4.00 =	$\frac{3-21-18}{2-21-18}$ ow this line

INTERNALLY ILLUMINATED HALO & FACE LIT ALUMINUM 5"-DEEP CHANNEL LETTERS PAINTED WHITE MOUNTED WITH 2" SPACERS TO 2"-DEEP DDN PANEL, PAINTED TO MATCH BRICK.

# Branham Sign



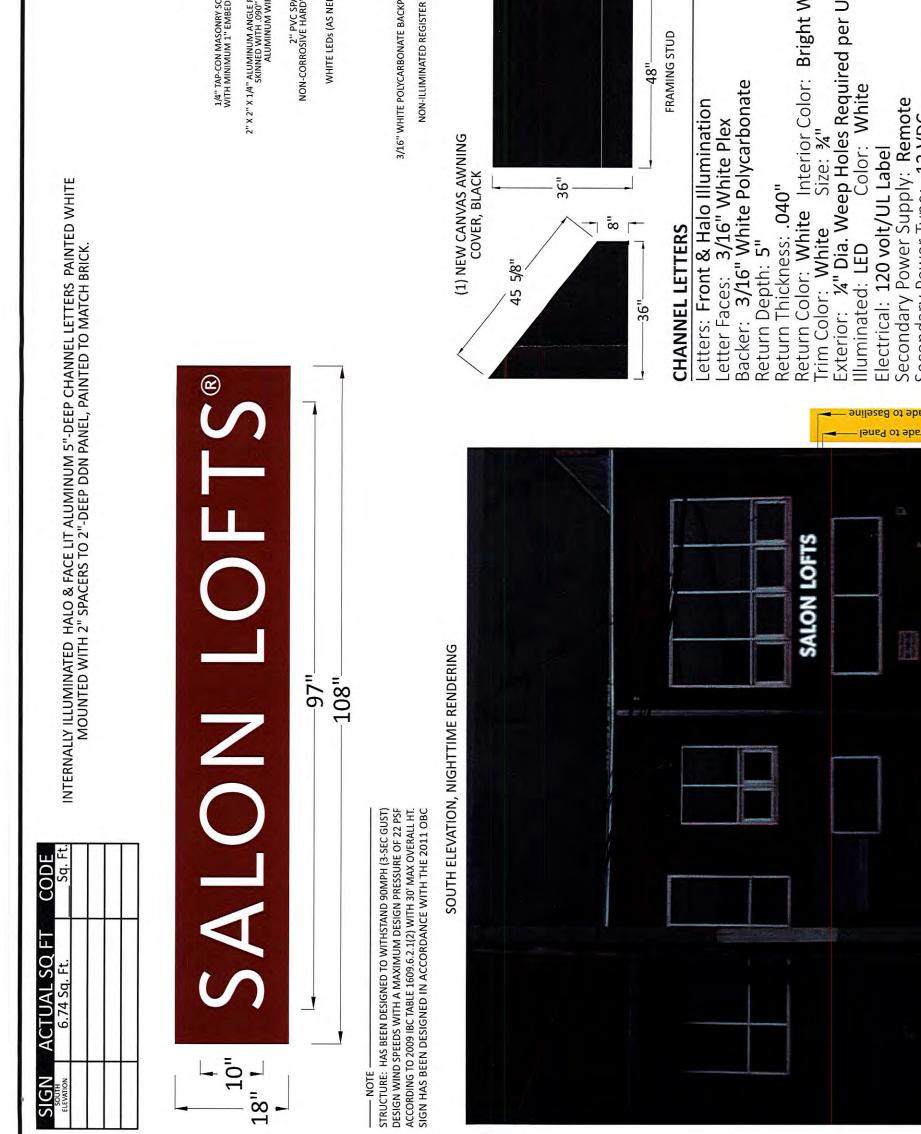


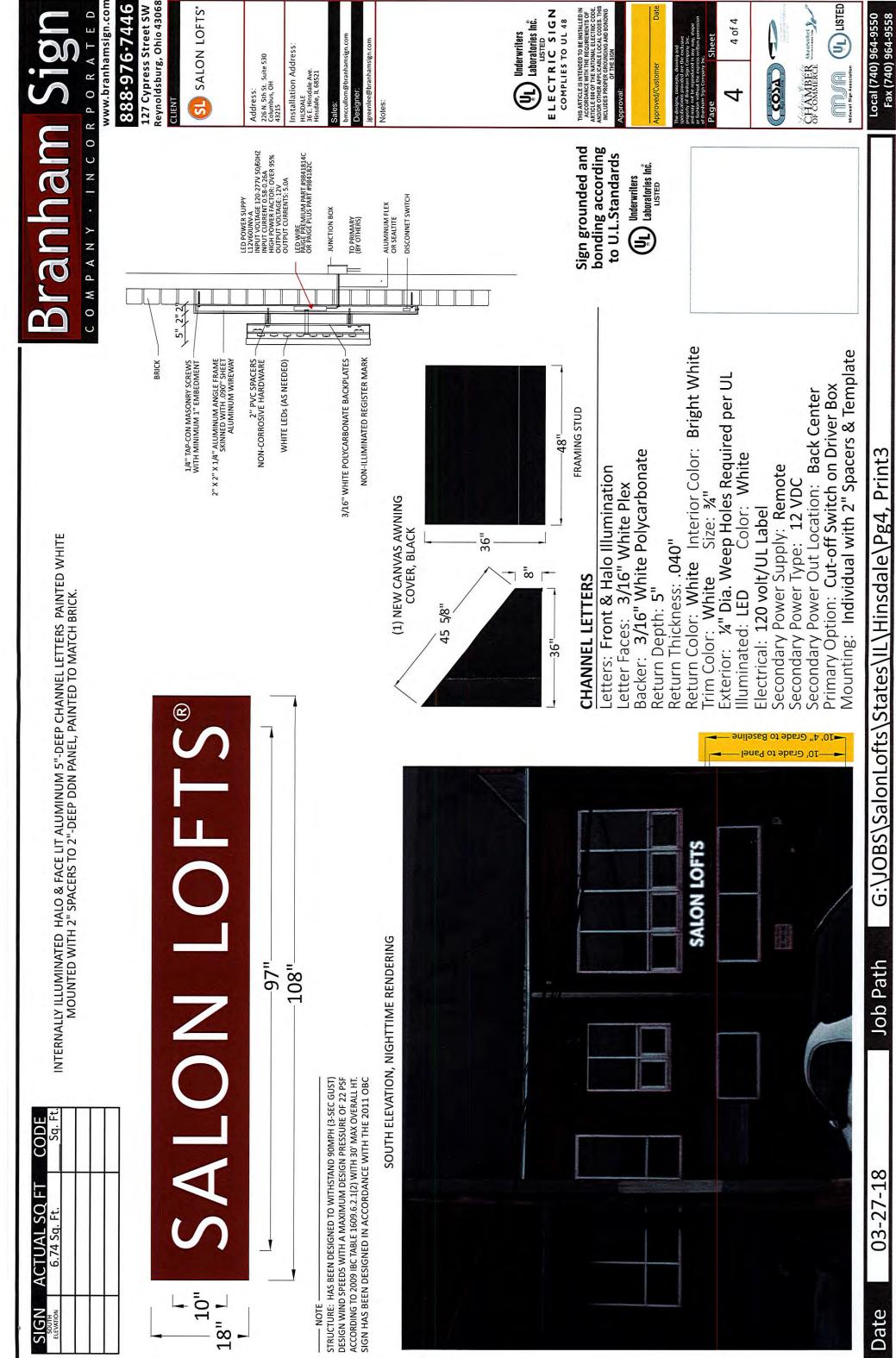
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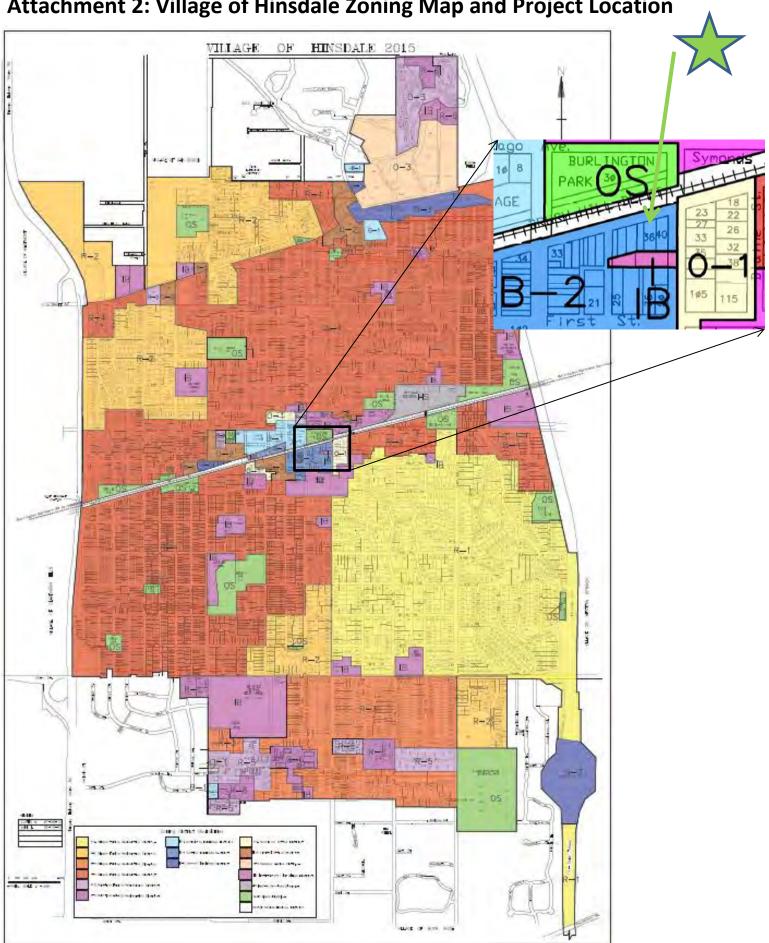
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Date



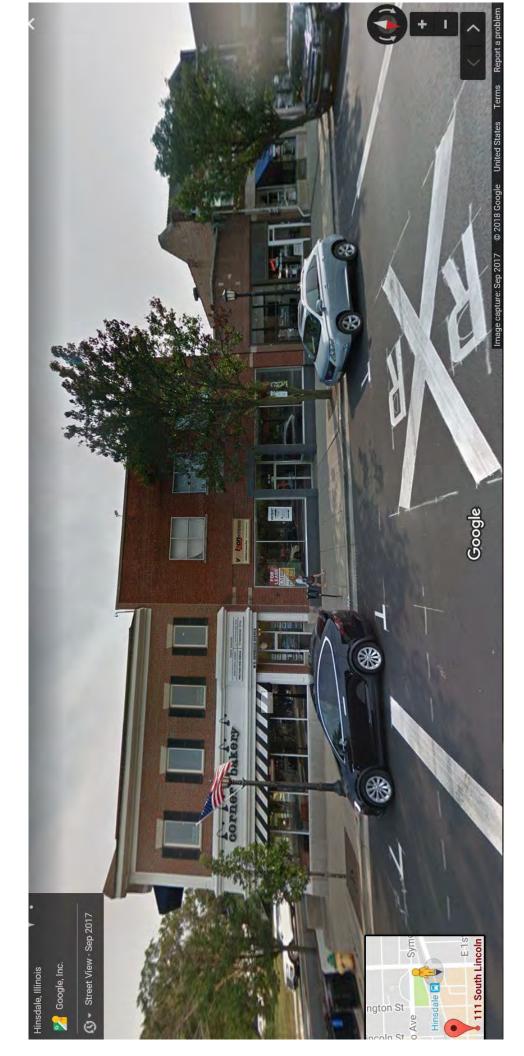






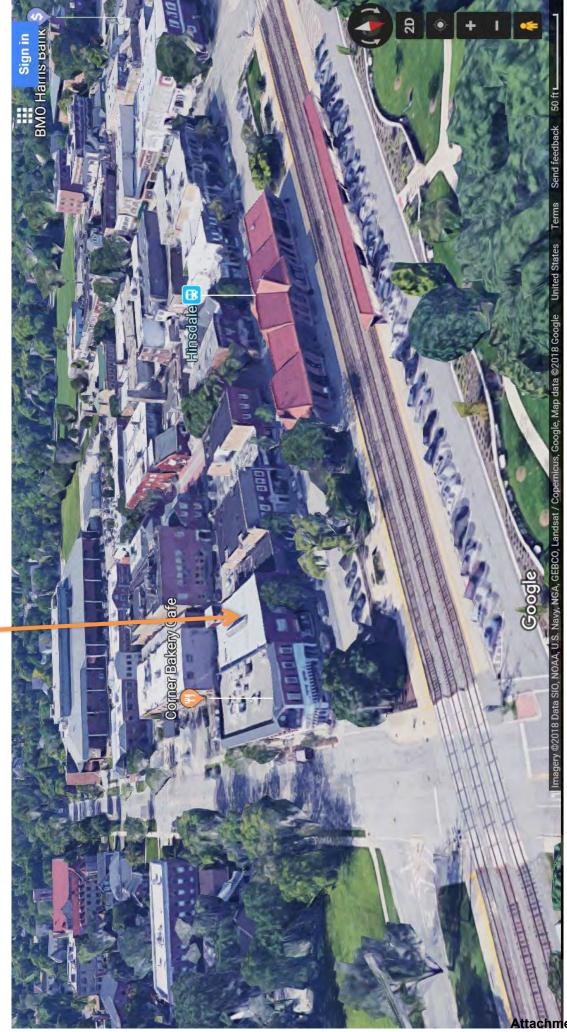
# Attachment 2: Village of Hinsdale Zoning Map and Project Location

# Attachment 3: Street View 36 E. Hinsdale Ave. (facing south)

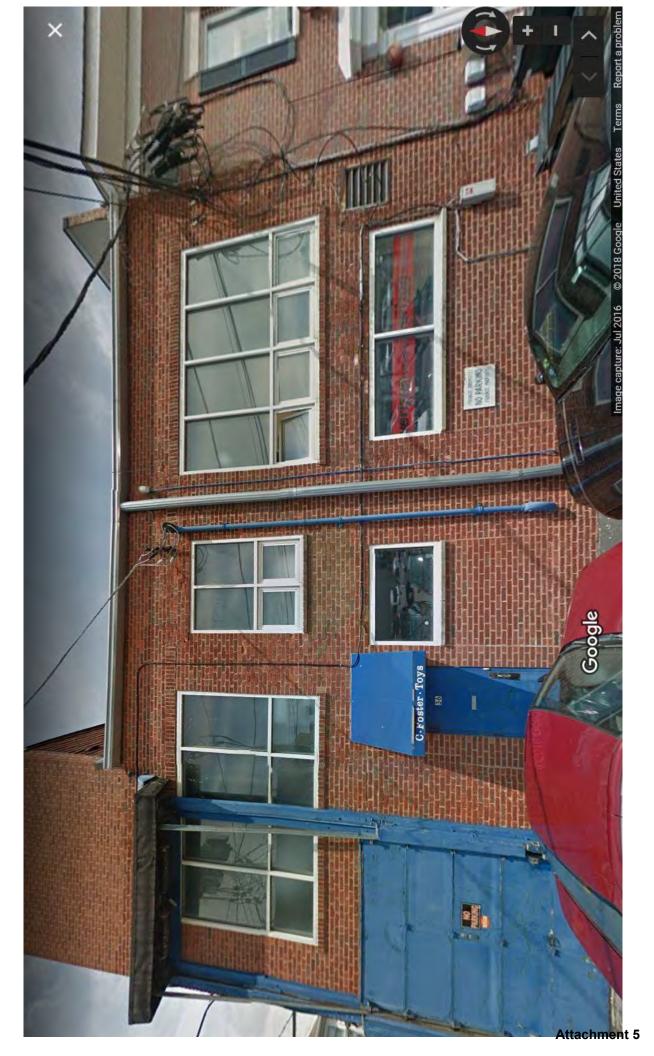


Attachment 3

Attachment 4: Birds Eye View 36 E. Hinsdale Ave. (facing southwest)



# Attachment 5: Street View Rear of 36 E. Hinsdale Ave. (facing north)





# MEMORANDUM

DATE:	May 2, 2018
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:	29 E. First Street – Harry & Eddie's – 1 New Non-Illuminated Wall Sign - Case A-18-2018

# Summary

The Village of Hinsdale has received a sign application from Awnings Plus, on behalf of Hinsdale Social, LLC, DBA Harry & Eddie's, requesting approval to install 1 new non-illuminated wall sign at 29 E. First Street, within the Historic Downtown District in the B-2 Central Business District.

# **Request and Analysis**

The requested wall sign will utilize the existing canopy feature of the building at 29 E. First Street. It is where the former tenant Cine restaurant was located, and had a 3-colored wall sign. The proposed new wall sign features only 1 color, is smaller than the previous 45 SF Cine sign, compared to the proposed 2' tall and 15' wide, 30 SF Harry & Eddie's wall sign.

Per the owner of Harry & Eddie's, they will not be requesting for new awnings on the building because they enjoy the historical features of the building. The former tenant had 2 awnings with signage over the first floor windows. The proposed wall sign only features solid black text on a white background, and is non-illuminated.

# Process

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

# Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

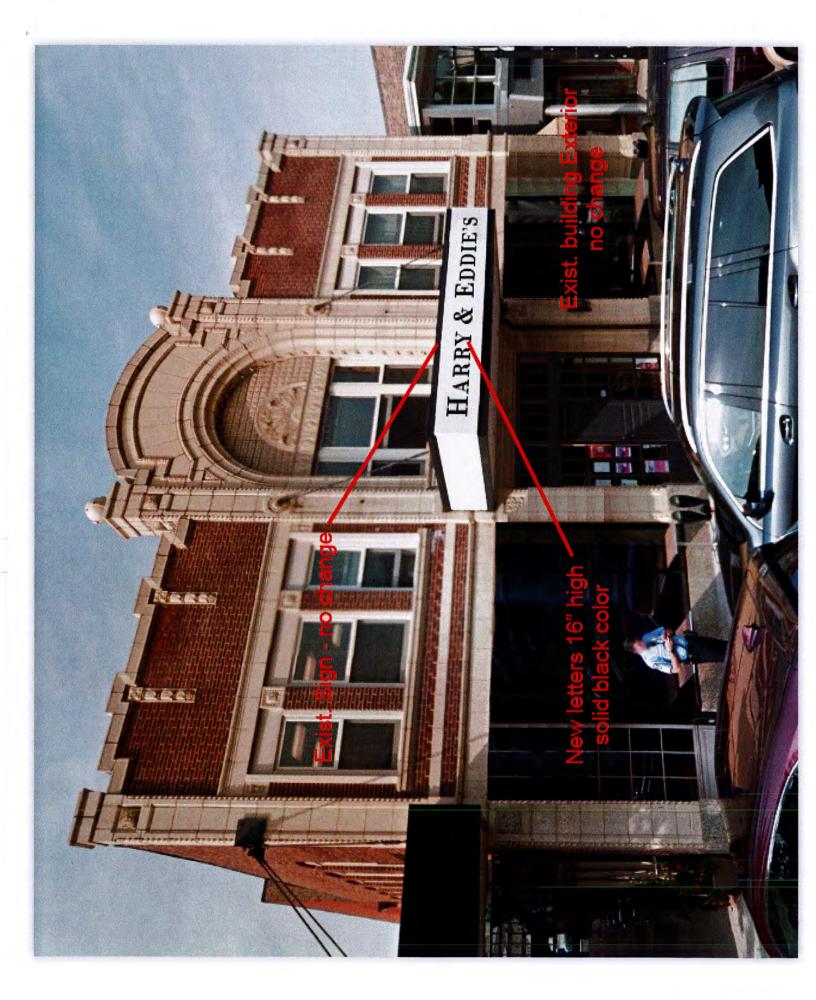
Attachment 3 - Street View of 29 E. First Street

Attachment 4 - Birds Eye View of 29 E. First Street

Applicant	Contractor
Name: Hinsdale Social, LLC DBA Harry & Eddie's	Name:Awnings Plus (ASL Group)
Address: 29 E 1st St	Address: _1405 W Bernard Dr #A
City/Zip:	City/Zip: Addison, IL 60101
Phone/Fax: ()//	Phone/Fax: (630) _ 405-6146 /
briangoewey@gmail.com E-Mail: karen@giamiapizzabar.com	E-Mail: kent@awnings-plus.com
Contact Name: Brian Goewey, owner	Contact Name: Kent Weber
ADDRESS OF SIGN LOCATION: 29 E 1st St	
ZONING DISTRICT: Please Select One B-Z	
SIGN TYPE: Please Select One EXISTING	*Illumination cannot exceed 50 foot candles as defined in Section 9-106(
ILLUMINATION Please-Select One 1404 FE-	Canules as denied in Section 7 100
Sign Information:	Site Information:
Overall Size (Square Feet): $\frac{20^{5}}{20}(\frac{15}{x},\frac{2}{2})$	Lot/Street Frontage: 29 E 1st St
Overall Height from Grade: 13 Ft.	Building/Tenant Frontage:
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
Black lettering	Business Name: DBA Harry & Eddie's
0	Size of Sign: Square Feet
0	Business Name: Harry & Eddie's
	Size of Sign: Square Feet
I hereby acknowledge that I have read this application an	id the attached instruction sheet and state that it is corre
and agree to comply with all Village of Hinsdale Ordinat	nces.
Full lung	2/21/2018
Signature of Applicant Date	2/21/2018
Signature of Building Owner Date	
	-
FOR OFFICE USE ONLY - DO NOT WRITE BELC	
Total square footage: x $4.00 = 0$	) (Minimum \$75.00)
Plan Commission Approval Date: Adm	ninistrative Approval Date:
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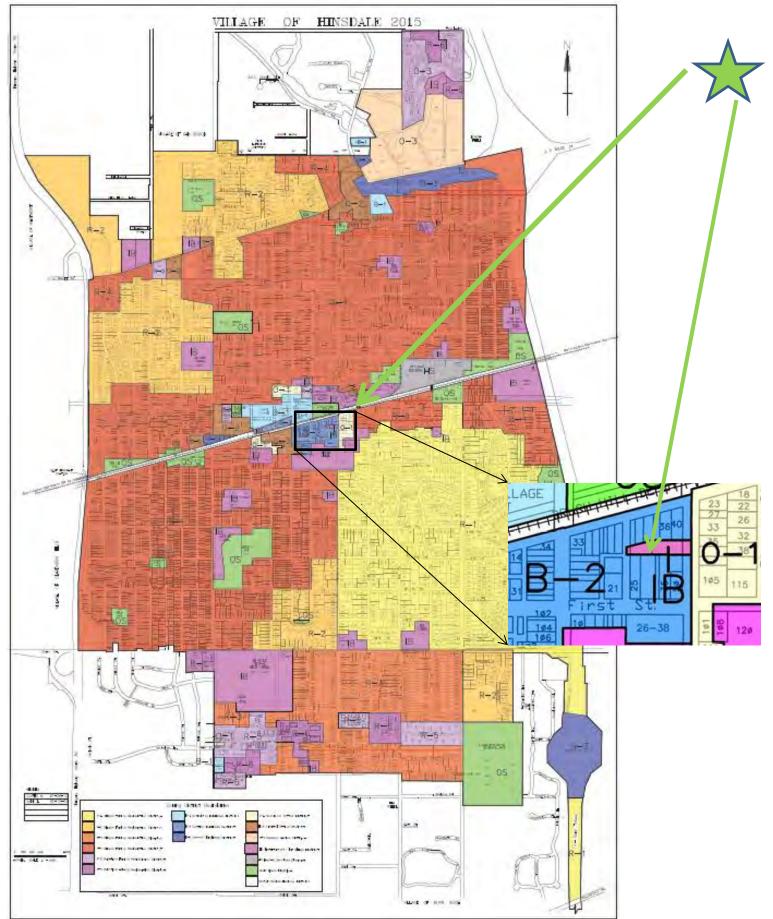
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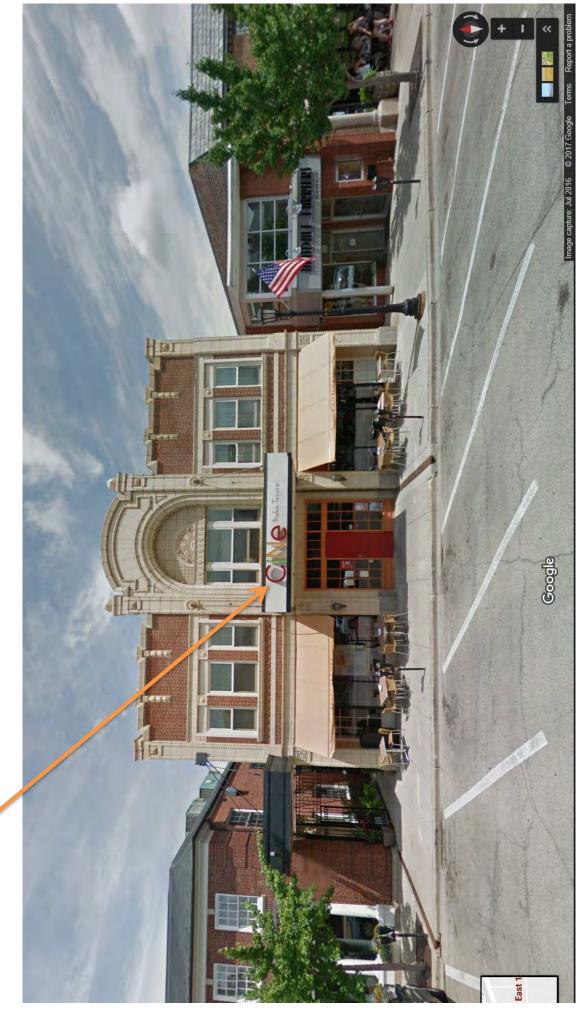


# Attachment 2: Village of Hinsdale Zoning Map and Project Location





# Street View of 29 E. First Street (facing north) Proposed Sign Location Attachment 3:







April, 8, 2018

# Hinsdale Historical Society and Historic Preservation Commission partnership.

Mobile Tours App: Historical Tourist: Hinsdale Edition April 2018 Update

The Ad Hoc Society app workgroup has completed the app testing for all 4 Zook Tours: Downtown, North, South I and South II. Plans are in place for the app to be submitted for publication on Wednesday April 11, 2018. The DROID version will be available in its store a few hours later, the review process by the Apple Store can take up to a week before the app is available.

# **Testing Summary**

Extensive testing over several weeks **included "in-house" alpha usability testing by** one usability expert and HHS volunteer to identify technical and usability problems and beta testing. Beta testing **was conducted by "new users"** (outside the development team) using both IOS and DROID operating systems. The group of beta testers from both The Society and the Historic Preservation Commission that included:

- 1. A Hinsdale based architect
- 2. A Hinsdale based historian
- 3. A Hinsdale based Zook expert
- 4. A New York based usability expert
- 5. A New York based tester with prior experience developing walking tours

Feedback from the testers were quite positive including:

- This was much more engaging and had better routing than the self-guided Frank Lloyd Wright Oak Park tour we did earlier today.
- Everything worked wonderfully.
- Very clean appearance, very informative, excellent photos!
- *Matt is exceptional on the voiceover.*
- Nice job all around!!
- *I had no technical problems at all. Navigating the tour is very user friendly.*
- This tour is fabulous just to scroll through from your couch! SO much information, easy to follow while not distracted by driving/parking. People should be encouraged to take these tours from home as well...it makes you really want to get out there and see these buildings!!

There was one negative concern that we share:

• The map is a bit difficult to use, especially while driving.

There are two issues.

- 1. The app does not currently provide turn by turn navigation. Instead, they provide a map that shows your current location and the numbers on the tour along with lines that show the suggested route.
- 2. If your phone is set to display in large print, some stops on the route that appear close together do not show the number unless the map is stretched out.

We share this concern and have followed up with our vendor, MyTours, about these issues. They are currently working on improving the usability of the map feature for all of their tours. Updates will appear automatically to all app users when they become available. The Ad Hoc workgroup does not feel this issue should delay the app launch given the positive feedback on overall usability as well as unknown timeline for mapping updates by the vendor.

# It takes a Village

Many people worked very hard, especially in recent weeks to prepare the app for publishing to the app stores but we want to specially thank Matt Stockmal who professional re-recorded and performed sound editing on two of the tours during the final weeks of a busy college semester.

# **Next Steps**

Representatives from the Ad Hoc tour app development workgroup are working with the App Marketing group to execute the marketing plan.

Respectfully,

Karen Dunn Lopez