

Approved
Prisby / Gonzalez

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

July 11, 2018 (Special Meeting)
Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:30 P.M.

Chairman Bohnen called the special meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on July 11, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger, Commissioner D'Arco, and Commissioner Williams
Absent: Commissioner Gonzalez and Commissioner Haarlow
Also Present: Chan Yu, Village Planner and Matt Stockmal, HPC Intern
Applicant for cases: A-31-2018, A-32-2018, HPC-05-2018

Public Comment – Village of Hinsdale Webpage Improvements

The HPC Intern, Mr. Matt Stockmal introduced new information he added under the Village History section of the Hinsdale website. More notably added is a map showing the areas of the two historic districts and a tax freeze savings calculator.

The HPC stated it is a good start towards improving the website and noted that the tax freeze savings calculator should have a disclaimer that it is for an estimate only.

Public Comment – 134 S. Park Avenue – Discussion if Building Permit alters exterior appearance triggering a Certificate of Appropriateness

Ms. Shannon Frey of 134 S. Park Avenue, lives in a home that is locally landmarked and in the Robbins Park Historic District. She stated that her renovation plans for the sunroom is for maintenance and is doing everything she can to match the existing features. She understands that Chan has sent the plan to Chairman Bohnen and a few commissioners to determine if the plan alters the exterior appearance, which would trigger a Certificate of Appropriateness review. She also stated this was talked about during her previous Certificate of Appropriateness review for an addition to the house (which has not started yet).

Chairman Bohnen asked Chan if this will be reviewed at a future HPC meeting.

Chan responded this has not formally triggered a Certificate of Appropriateness review yet because staff is waiting on Chairman Bohnen and the two architects of the HPC to determine if it alters the exterior appearance of the home.

Commissioner Prisby stated that he reviewed the plans he received from Chan over 2 weeks ago, and talked to Bruce George, the architect, and he believes the majority of it falls under

the category of repair; and has no issues with it since they are proposing to replace with exact replicas of what is there (with one exception of the sill, but noted it is a better method of construction).

As a discussion item, no decision was made.

Minutes

Chairman Bohnen introduced the minutes from the June 6, 2018, meeting and asked for any comments.

Commissioner Prisby requested a name correction change on page 5, box 11, line 16 and 17 of the attachment 1 transcript.

Commissioner Williams requested an addition to page 2 of the minutes regarding lighting, adding “for possible future restrictions” after “...the HPC should look more into the different methods of illumination”.

The HPC **unanimously approved, 5-0 (2 absent)** the minutes from the June 6, 2018, meetings, with the aforementioned requests.

Signage in the Historic Downtown District

Case A-31-2018 – 28 E. Hinsdale Ave. Suite 1 – Hinsdale Music Studio – 1 Projecting Sign

The applicant/owner of Hinsdale Music Studio presented the proposed projecting sign to the HPC, after reviewing a brief history of the business which was established in 2010. He reviewed that he has never had a sign before and would like to request for one.

Commissioner Prisby asked if he is located on the second floor. The applicant responded in the basement level.

Commissioner D’Arco asked for clarification of the business. The applicant explained they are a music studio for sound recording, but providing mostly for music education.

The HPC was supportive for the request and recommended **approval** of the sign as submitted **unanimously, 5-0 (2 absent)**.

Signage in the Historic Downtown District

Case A-32-2018 - 22 W. First Street – John Green Realty – Illumination Request for 1 previously approved Wall Sign (sign approved on April 11, 2018 – Case A-17-2018)

The applicant presented the proposed illumination to the previously approved wall sign to the HPC. It was explained that there is an existing electrical system for lights above the sign they’d like to utilize to install two 12” circular light fixtures. They offer evening classes

two to four times a week that end around 10 PM, and reported difficulty with signage visibility.

Commissioner Prisby asked if there are any lighting standards for signage. Chan replied no wattage or kelvin standards yet, however, there is a foot candle standard.

The HPC was supportive for the request and recommended **approval** of illuminating the sign as submitted **unanimously, 5-0 (2 absent)**.

Public Hearing

Case HPC-05-2018 – 441 E. 3rd Street - Request for Certificate of Appropriateness to revise *previously approved plans to construct a new home in the Robbins Park Historic District. *(08.09.17/HPC-04-2017 and 02.07.18/HPC-01-2018)

The applicant presented the proposed façade changes in the building permit plans of the new home in the Historic Robbins Park District, and provided colored exhibits to the HPC.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-05-2018

The HPC, in general, felt that the previously approved home was more unique than the requested update. However, the HPC nevertheless recommended **approval** of the Certificate of Appropriateness, **3-2 (2 absent)**. (The two commissioners opposed to the request felt strongly against the generic farmhouse look of the plan.)

Adjournment

The HPC unanimously agreed to adjourn at 7:19 PM on July 11, 2018.

Respectfully Submitted,

Chan Yu, Village Planner

1 ALSO PRESENT:
 2 MR. CHAN YU, Village Planner;
 3 MR. MATT STOCKMAL, Intern;
 4 MR. PETER COULES, Attorney for
 Applicant;
 5
 6 MR. STEVE SOBKOWIAK,
 7
 8 MS. JENNIFER HENSE.
 9 * * *

07:04:38PM

10 CHAIRMAN BOHNEN: All right. Now we
 11 have a public hearing. So all of you folks that
 12 are going to be speaking at this hearing, please
 13 stand to be sworn in.

14 (Mr. Peter Coules, Mr. Steve
 15 Sobkowiak and Ms. Jennifer
 16 Hense sworn.)

17 CHAIRMAN BOHNEN: This is case
 18 HPC-05-2018 for 441 East 3rd Street. It's a
 19 revision of a previously approved plan for a new
 20 home in the historic district.

07:05:14PM

21 And Jim, you are well-versed in
 22 this I understand. So you'll be having a
 comment.

1 MR. PRISBY: Just from Pete.
 2 CHAIRMAN BOHNEN: Good evening.
 3 MR. COULES: Good evening. Peter
 4 Coules on behalf of Coakley Home Builders for
 5 441 East 3rd Street. I was able to get color
 6 renditions onto your desks today. Sorry we
 7 weren't able to get them to you prior to
 8 tonight.

07:05:42PM

9 The main changes of the house, it
 10 was a middle gable before, with a flat roof in
 11 back with an outdoor patio on the 2nd floor.
 12 Now they have done away with the 3rd floor at
 13 all in the house so the house is actually
 14 smaller than it was before. Got the two gables
 15 on the front, sits in the same area. It's
 16 better use of the backyard is also when it got
 17 rid of the flat roof and changed the basement,
 18 gave more outdoor area. So it has a more open
 19 feel to the house along the back.

07:06:07PM

20 So we had a center gable with a
 21 true barn-style house before, two side gables on
 22 the front of the house now, lower house, smaller

1 footprint. And the back yard is the main
 2 changes.

3 It was straight across the back of
 4 the house with an outside 2nd floor balcony, all
 5 been changed. And it's just open with a peak,
 6 outdoor fireplace, and a bigger patio in the
 7 backyard. This is a great yard, and they are
 8 trying to maximize the use of the yard. They
 9 shrunk it up, also. They had some issues trying
 10 to get the placement for the basement at that
 11 point in time.

07:06:37PM

12 MR. PRISBY: Pete, can you elaborate on
 13 that? So they know what you told me?

14 MR. COULES: I believe basically what
 15 they ran into is on this lot the way it sits, as
 16 we all know, it's kind of high. To build a
 17 basement the way it was originally designed in
 18 the backyard with a flat roof, you would have to
 19 build the foundation differently than the way
 20 they built it now. And it also changes the size
 21 of the house because it's smaller. Because you
 22 can hit peat, you can hit a lot of different

07:06:58PM

1 things in this property.
 2 So basically what they have done is
 3 they have built the house -- and they are here
 4 to testify to that -- to fit the lot better.
 5 It's actually a smaller footprint but the same
 6 setback. We came in before because we had to
 7 move the driveway based on the property slope.

8 MR. PRISBY: Right.

9 MR. COULES: The driveway hasn't been
 10 changed back to where it was originally. It's
 11 still in the same place. So the house had to be
 12 shrunk up to fit with what's available for the
 13 lot, the use of the backyard, and being able to
 14 sell it out to the public.

07:07:22PM

15 There was a major change because it
 16 went from one gable to two, got rid of the 2nd-
 17 story backyard balcony, went to an open lot. So
 18 that's why it got kicked back because they
 19 couldn't get the permit finished because of the
 20 changes to the rendition of the house.

07:07:44PM

21 CHAIRMAN BOHNEN: Okay.

22 MR. COULES: But the color schemes are

1 the same, setbacks are the same from the street
2 and the like.

3 CHAIRMAN BOHNEN: Comments.

4 MS. D'ARCO: We are approving the
5 changes?

6 CHAIRMAN BOHNEN: True. Correct. We
7 have already given a Certificate of
8 Appropriateness.

9 MR. COULES: Correct.

07:08:21PM 10 CHAIRMAN BOHNEN: And now because of
11 the major changes you have to do a revision.

12 MR. PRISBY: It's really the back
13 corner of the house?

14 MR. COULES: Basically, yes. You
15 change the front because you change the back
16 corner of the house. So it just wraps it around
17 because you got rid of that 2nd floor, yes.

18 MS. D'ARCO: I guess, and again this is
19 in no way -- It's great that it's a smaller

07:08:41PM 20 footprint. I think it's probably more realistic
21 for that lot than trying to build outside to the
22 lot lines. And it seems like you can't because

1 of the grading on the house. But I have to say
2 when looking at the older plans, aesthetically
3 the older plans looked like a true farmhouse.

4 This looks like a today farmhouse
5 that everybody is building in town. So it's a
6 beautiful home but, you know, I think the old
7 one at least had a little bit more character,
8 stone veneer on the outside, and more of a
9 really like a true barn house --

07:09:12PM 10 MR. COULES: Yes, it did.

11 MS. D'ARCO: -- framework on the
12 outside. So the design changed to a different
13 type of farmhouse.

14 MR. COULES: Correct.

15 MS. D'ARCO: Your modern-day farmhouse,
16 which is fine. But again, in the historic
17 district, it would have been nice to have
18 something that looks a little more historic than
19 what everybody is building in 2018.

07:09:34PM 20 But it's not the first time this
21 will happen. So that's my, I just want that
22 comment on the record.

1 MS. WILLIAMS: I agree. I was
2 disappointed to see this. It was much more
3 unique first round. It was different. It was a
4 very pleasant, unique home; and this is not.
5 There are a number of twin-gabled homes on that
6 section of the block. It's amazing, almost
7 every one. So, as Janice said, it will be a
8 beautiful home, I'm sure. I'm just disappointed
9 it isn't as originally proposed.

07:10:18PM 10 MS. D'ARCO: It's more of a commentary
11 on record I guess. It's not to prevent but it's
12 just, for me, preservation perspective. I think
13 personally what I would love to see more is,
14 fine, if a home is going to be torn down and you
15 can't preserve it, that's great. However, it
16 would be nice for homes that are being rebuilt
17 on these nice lots in the historic district to
18 be built in the semblance or likeness of what
19 was there before.

07:10:47PM 20 MR. COULES: Well, personally, I agree
21 with you on that except this house that was torn
22 down.

1 MS. D'ARCO: No. No. This was, I
2 understand that.

3 MR. COULES: That was a bad house
4 because it had on that an add on and add on and
5 add on the side and back.

6 MS. D'ARCO: When this first came to
7 us, it was a different design.

8 MR. COULES: Correct. The first was
9 greatly different from the second, and the
10 second is greatly different than the third. I
11 understand.

07:11:07PM 12 MS. D'ARCO: So that's the only
13 observation.

14 CHAIRMAN BOHNEN: This was driven by
15 soils?

16 MR. COULES: More the topography in the
17 yard.

18 CHAIRMAN BOHNEN: Okay.

07:11:21PM 19 MR. COULES: Because, remember, they
20 keep the driveway to that one side.

21 CHAIRMAN BOHNEN: Right.

22 MR. COULES: When we had to move the

1 driveway, it goes high and it goes down again.

2 CHAIRMAN BOHNEN: Right.

3 MS. WEINBERGER: I was at least hoping

4 it wasn't going to be white. But some of the

5 lines, you know, in a brick that would have

6 helped but --

7 MR. PRISBY: The only thing I can

8 really add to that is I did like the pergola

9 that was there before versus this, this little

07:12:00PM 10 covered porch that's back there. We talked
11 about the roof pitch, right? And it's drainage
12 on this thing now.

13 MR. COULES: Correct.

14 MR. PRISBY: The thing that bothers me

15 the most on that is that it just doesn't match

16 the rest of the roof pitches on the house. It

17 looks like an addition to the house.

18 I would almost rather see that

19 thing pitched the other direction and come off

07:12:21PM 20 the house and down towards the chimney even if
21 they had to curve off a little bit. It would
22 match that dormer in the back.

1 figure out a way to add one as well. It does

2 add a lot of value. And with that particular

3 lot, what we are envisioning are you can throw a

4 couple of arborvitaes on that side so you can

5 block some of the County Line, and now you have

6 a really nice raised patio.

7 MR. PRISBY: The pitch from the back

8 bothers me.

9 MR. SOBKOWIAK: Yes.

07:13:33PM 10 CHAIRMAN BOHNEN: Okay. Do we now feel
11 we have made our comments on the record?

12 If so, may I have a motion, please.

13 Do you want a revision to the

14 Certificate of Appropriateness?

15 MR. PRISBY: Why is everyone looking

16 this way?

17 CHAIRMAN BOHNEN: You are our resident

18 architect. It's only fitting.

19 MR. PRISBY: I have got my comments

07:14:10PM 20 on the record. Beyond that, it's at this

21 phase, again, I'm not thrilled that we have

22 gone through this number of revisions for

1 MR. SOBKOWIAK: You lose a window. You
2 don't have a window.

3 MR. PRISBY: You lose a window? Well,
4 what, you've got the triple window there.

5 MR. SOBKOWIAK: That's the bedroom. So
6 if you raise that roof up, the window is gone.

7 MR. PRISBY: Even like a lower roof
8 pitch?

9 MR. YU: Sir, could you, please,

07:12:42PM 10 approach the --

11 MR. SOBKOWIAK: I'm sorry. Sorry about
12 that.

13 MR. YU: Thank you.

14 MR. COULES: State your name, please.

15 MR. SOBKOWIAK: Steve Sobkowiak. What
16 I can tell you, we built a bunch of these

17 covered areas. It is the new theater, it's the
18 new sport court. This is the space and --

19 MR. PRISBY: There are a ton of them.

07:13:02PM 20 MR. SOBKOWIAK: They are beautiful and
21 functional. And living in this climate, I have
22 been in my house seven years, I'm trying to

1 something we have already approved before.

2 But if I had to make a motion, I would motion to
3 approve.

4 CHAIRMAN BOHNEN: May we accept that as
5 a motion?

6 MR. PRISBY: You may.

7 CHAIRMAN BOHNEN: Do I have a second?

8 MS. D'ARCO: I will second that.

9 CHAIRMAN BOHNEN: Can we have a vote,
10 please. All in favor say aye.

07:14:37PM 11 MS. D'ARCO: Aye.

12 MR. PRISBY: Aye.

13 CHAIRMAN BOHNEN: Aye.

14 All opposed?

15 Motion carries.

16 * * *

17 (Which were all the proceedings had
18 in the above-entitled cause.)

19

20

21

22

1 STATE OF ILLINOIS)
) ss.
2 COUNTY OF DU PAGE)

3

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

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Janice H. Heinemann CSR, RDR, CRR
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