

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

December 5, 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 December 5, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner D’Arco, Commissioner Gonzalez, Commissioner Weinberger, Commissioner Williams and Commissioner Haarlow

Absent:

Also Present: Chan Yu, Village Planner
Applicant for case: HPC-08-2018

Minutes

Chairman Bohnen introduced the minutes from the November 7, 2018, meeting and asked for any comments. Commissioner D’Arco had one revision request to delete a mistake/line in the transcript.

The HPC **unanimously approved, 6-0 (1 absent)** the minutes from the November 7, 2018, meeting, as amended.

Public Hearing

Case HPC-08-2018 – 453 E. Sixth Street - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-08-2018

The HPC unanimously approved the Certificate of Appropriateness, to demolish the home, **6-0 (1 abstained).**

The HPC unanimously denied the Certificate of Appropriateness, for the proposed plan of the new home, **5-1 (1 abstained).** Commissioner Williams stated that it is not compatible in the historic district. Commissioner D’Arco stated that it would change the character of the street. Commissioner Gonzalez stated he believes it would look great in Nantucket, and to that end, is a completely different style. Chairman Bohnen stated it departs from the continuity of the block, it’s a handsome house, but just not in the right spot.

Other Business

Chairman Bohnen reviewed that he is reviewing the Title 14 (HPC) amendment document and is at a point where he would like to schedule a special meeting for the 2nd week in January to gain the input of the draft document.

Chairman Bohnen also discussed in brief, that there is a difference in opinion between the HPC and members of the Plan Commission regarding signage in downtown Hinsdale. It needs to be flushed out and it needs to be determined who will have the say over signage in the historic downtown district.

Commissioner Weinberger asked how does this get decided.

Chairman Bohnen responded at the Board of Trustees level.

Commissioner Prisby asked who is putting forth this request.

Chairman Bohnen replied that he would like to seek a volunteer.

Additional discussion on signage review history and signage ensued.

Adjournment

The HPC unanimously agreed to adjourn at 7:37 PM on December 5, 2018.

Respectfully Submitted,

Chan Yu, 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-08-2018)
)
453 East Sixth Street)

REPORT OF PROCEEDINGS had and testimony
taken at the continuation of the Public Hearing
on the Certificate of Appropriateness in the
above-entitled matter before the Hinsdale
Historic Preservation Commission, at 19 East
Chicago Avenue, Hinsdale, Illinois, on the
5th day of December, 2018, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. JANICE D'ARCO, Member;
- MR. BILL HAARLOW, Member;
- MR. JAMES PRISBY, Member;
- MS. SANDRA WILLIAMS, Member;
- MS. SHANNON WEINBERGER; Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. PETER COULES, Donatelli & Coules.

4 * * *

5 CHAIRMAN BOHNEN: And now open the
6 public hearing for a Certificate of
7 Appropriateness, Case HPC-08-2018, 453 East
8 Sixth Street.

9 Anybody that's going to speak,
10 please stand to be sworn in.

06:36:10PM

11 (Mr. Peter Coules sworn.)

12 CHAIRMAN BOHNEN: Would you step to the
13 microphone, Mr. Coules.

14 MR. COULES: Sure. Peter Coules on
15 behalf of -- They are actually called Rebrag,
16 Inc., that owns the property. It's Garber
17 backwards. They are the contractors that own
18 the property. They have a company that owns the
19 dirt when they buy the dirt.

06:36:37PM

20 This property was, I guess, built
21 in 1953. I thought it was the '60s or '70s
22 because they had done remodeling on this house

1 small.

2 And they also did the other side of
3 the house. And when they built the garage, the
4 garage wasn't originally built attached to the
5 house. So they added like two additions that
6 mirror the house. The basement has never been
7 finished. It's a low ceiling, one of the creepy
8 ones. It hasn't been touched since that time.
9 Inside it's still olive-colored toilets and
10 sinks and everything in the house.

06:37:52PM

11 This is the backyard. You can see
12 that garage was actually added, that wasn't part
13 of the original property. They had a detached
14 garage originally going out to the back. And
15 then they filled in and extended the driveway in
16 the '60s I think is when they did it. And it
17 made a very suburban tract-looking house, garage
18 added on. There is no detailing on it. The
19 rest of the house has some quoin detailing on
20 the top, this has none. So they didn't even
21 match it to the actual house. That's why I took
22 that closer-up picture of the property.

06:38:21PM

1 in that time frame because the right side of the
2 house -- And we will get to the inside in a
3 minute. This is the outside of the property.
4 It's a through lot. The property itself is
5 gorgeous.

6 The right side of the house when
7 you go in, and you'll see a picture, is the
8 house ended at those windows. And they framed
9 in the fireplace with wood and insulation and
10 built like a sun room that's 6-feet wide at one
11 point, and then it gets a little bit wider when
12 the fireplace isn't there. So there is a
13 fireplace in what used to be the old external
14 inside. I don't know what year they did that.
15 It was '60s or '70s, I can't find the permit for
16 it. When they framed that in, it's kind of
17 interesting, because they put windows on the
18 east side of the house. And they are 6 feet
19 wide, and the only place you can ever put any
20 chair or couch is under the windows. So they
21 put windows where you can't even look out. It's
22 basically become a reading room because it's so

06:37:04PM

06:37:28PM

1 The kitchen is not an eat-in
2 kitchen. Cabinets and all that are still the
3 original stuff that's been there. It's not old
4 enough to have any historical significance in
5 the type of wood in that. It's thin oak. I can
6 almost put my thumbs through it, the battens
7 that came out sideways are still the old
8 original.

9 See, there is nothing special about
10 the house on doorways or anything along those
11 lines. They left everything open. So if this
12 house was done as a colonial in the '50s, it
13 should really have doors between rooms and the
14 like. Everything has been boxed and all the
15 doors are all gone that were actually in the
16 house, if they were ever in there at one point
17 in time.

06:38:47PM

18 This is that room. When you look
19 to the left side of it, that's a fireplace that
20 they actually boxed in. It's an exterior
21 fireplace. When you open it up, you can still
22 see the cement, you know, bricks from the wall.

06:39:09PM

1 So I don't know how they did that or got away
2 with it. It's something that wouldn't be
3 allowed today built the way it was built then
4 because, like I said, they just attached
5 insulation to it and put wood around it.

6 That's the bedrooms upstairs.
7 Everything is original. The staircase is
8 actually kind of dangerous and steep, something
9 that probably wouldn't be allowed to be built,
10 the risers, the way they are now.

06:39:40PM

11 And that's the basement, and that's
12 the nice side of the basement. I walked all
13 over, inside the house. We are back to the
14 original.

15 I did want to show one other thing,
16 which is the rendering of what's being proposed
17 to be built there now is -- I'm trying to open
18 it. This house, which actually fits more, I
19 believe, in the neighborhood. I was very
20 surprised that this 1953 house was named when it
21 was listed when I got the report back from the
22 Village. Because, like I said, I'm not an

06:40:08PM

1 architect; but I grew up in a colonial, that did
2 not look like a colonial when you walked around
3 the inside. All the rooms were chopped up, and
4 they weren't boxed. Things have changed. They
5 weren't built by 2 by 2 or 4 by 4 up and down
6 anymore. The one staircase didn't even -- They
7 went through one room to go to another room when
8 they did the addition upstairs. They went like
9 into the dormer for like closets. They are not
10 rooms.

06:40:37PM

11 So that's the house as it is now,
12 it was in such very bad shape. They tried to
13 orientate it on the lot the same way, use the
14 back drive coming up through Woodside, facing
15 the house the same way. Three side yard
16 setbacks, you know, they have three frames; not
17 looking for any variances.

18 I brought the product in. It's
19 going to be a light gray. There is actually a
20 buyer for the home already once we get
21 everything going. They are going to cedar
22 shingle the whole house, and then the roof is

06:40:58PM

1 also going to be also wood. So the whole house
2 is being built in wood framing on the outside
3 with stone on the bottom. And that's what they
4 are proposing to do. It's a really -- They
5 call it light gray. But to me, I really thought
6 it was an off-white to be honest with you when I
7 first saw the picture. It's almost a cream, it
8 was such a light gray, that they are utilizing
9 to build this house. And I believe everyone has
10 a color rendition of it in their packets
11 tonight.

06:41:28PM

12 They are just trying to maximize
13 the use of the -- It's a beautiful front yard,
14 and it's a beautiful back yard. I really
15 thought this was a really nice piece of
16 property. Like I said, when I went inside the
17 house, I was kind of surprised that no one has
18 ever done anything in 40 years to the inside of
19 this house.

20 MR. PRISBY: Where is the house to the
21 west in relation to the streetscape? Is it
22 pretty much in line with this house?

06:41:52PM

1 MR. COULES: Correct. You are not
2 forward. This house is not in front of that
3 house at all.

4 MR. PRISBY: Pretty much lined up?
5 MR. COULES: Pretty much lined up.

6 MR. PRISBY: You can see that on the
7 site plan.

8 MR. COULES: Right. It would be within
9 3 feet, 2 feet. This one might be back a hair
10 more by 2 or 3 feet, but it's not in front
11 actually.

06:42:07PM

12 MS. WILLIAMS: But doesn't the front
13 porch extend beyond the setback?

14 MR. COULES: No.

15 MS. WILLIAMS: No? Because I couldn't
16 really see it. It looked like it did.

17 MR. COULES: No, it does not. There
18 are no variances, no.

19 MS. WILLIAMS: The porch included is
20 inside?

06:42:23PM

21 MR. COULES: Correct. They did it that
22 way also. This rendering doesn't show it.

1 That's why I showed the one picture. There is
2 one nice tree. That's why they are doing a
3 curved walkway. There is a very nice oak in the
4 front yard that's being retained.

5 I don't personally think they are
6 going to kill it because it's outside the drip
7 line where the porch and the house starts. It's
8 pretty far back. It's a pretty nice size front
9 yard.

06:43:03PM 10 CHAIRMAN BOHNEN: Thank you,
11 Mr. Coules.

12 Any comments?

13 MS. D'ARCO: I have a comment.

14 CHAIRMAN BOHNEN: Sure.

15 MS. D'ARCO: I think this is a lovely
16 home. It's, I think, reflective of all the
17 newer homes that are being built in the area
18 where you are taking a smaller home on a big lot
19 and building out as much as you can.

06:43:26PM 20 We have seen it on 6th Street,
21 actually by Garber right across the street on
22 the south side of 6th Street, right in the

1 middle, that used to be an old frame house that
2 sat on the market for a long time. There was no
3 buyers because it was abandoned for a while.

4 MR. COULES: Yes.

5 MS. D'ARCO: I think there was damage
6 to the house to the point where I think that it
7 needed to probably get torn down.

8 But the streetscape, there is not a
9 house on that block that looks like this other
10 than the newer home that Garber just built.
11 Everything else, I would say the house next to
12 the Garber's, which was the Rancic's home a few
13 years ago, that was probably the newest home on
14 the block. And the one on the corner, but
15 that's a more modest size.

06:43:48PM 16 So when I look at the streetscape
17 on the north side of 6th Street, there is no
18 home that looks like this. They are all smaller
19 homes; or some are bigger but where there is
06:44:20PM 20 land, and these houses all are unique in
21 character. They are all brick. The house next
22 to this house is a Zook home.

1 MR. COULES: Right.

2 MS. D'ARCO: The house after that is
3 the Biggert's old house that was landmarked and
4 expanded and preserved. Two smaller houses in
5 between that are brick, and then a colonial on
6 the corner.

7 And so while I think this house is
8 beautiful, I think it just -- It changes the
9 character of the street. And the direction,
10 again -- and we pose this question every time we
11 are at these meetings -- is if we are okay
12 having blocks be transformed into this because
13 this is what's happening, then we need to be at
14 peace with that.

06:44:49PM 15 But I was in this home. I actually
16 live on the block for the record. I live right
17 across the street from this home. I was in the
18 home when the owner died. It was one owner.
19 They raised a family there. No doubt the house
06:45:20PM 20 needs updating, but any house that was built in
21 the '50s is going to need updating. So I don't
22 think that's a legitimate reason to tear down a

1 home when our goal is to preserve. Anything
2 that's built in the late '50s can be considered
3 historical. It doesn't have to be 100 years
4 old.

5 So I guess my concern, and I will
6 pose this to the rest of the committee, is we
7 are going to -- If you go down that street,
8 there are probably other houses that will get
9 torn down because we are setting a precedent and
10 we are allowing it to happen. It's a coveted
11 street because it's a brick-paved road. It's in
12 a nice block.

06:45:51PM 13 So I'm just concerned. I welcome
14 new homes. I think they can help appreciate
15 everyone's property on the block. You know, it
16 just brings an added element of beauty to the
17 street. But if that's what we are going for,
18 then I think we need to figure that out because,
19 you know, it's a tough one. It's a tough one.
06:46:25PM 20 I understand, you know, that the house needs
21 updates. I get it. But so do all old homes.

22 MR. COULES: I understand that but --

1 MS. D'ARCO: Do we just tear them down
 2 because --
 3 MR. COULES: Yes. I have been in many
 4 old homes that I think are worth preserving.
 5 But this old home, I don't believe it's all that
 6 old. But this home when you went through it
 7 with the way it's chopped up inside, truthfully
 8 the rooms were really small when they did those
 9 two additions, one on each end. And it's a 3-
 10 bedroom home with 2 baths.

06:46:53PM

11 MS. D'ARCO: Right.

12 MR. COULES: No, no ability at all to
 13 finish the basement. The ceiling is not even
 14 high enough to finish it. They built a basement
 15 ceiling that unfinished is under 6'2". Yes.

16 So that's why I'm saying, I don't
 17 know how -- The permitting process today would
 18 never have allowed either of those additions to
 19 be built the way it was, and they would be in
 20 front of you. And I think it would be more of a
 21 livable house. I was very surprised by how
 22 chopped up and actually beat up this house was

06:47:17PM

1 If we want to be in the
 2 preservation business, you know, there is
 3 conflicting interests with economic interests;
 4 right? And so I just, I'm just concerned as to,
 5 it continues to happen, continues to happen.
 6 And I think we just need to ask ourselves how we
 7 are going to proceed here because --

8 MR. COULES: I think the only security
 9 you really have on this property -- And I agree
 10 that this lot is very coveted, it's a gorgeous
 11 lot.

06:48:37PM

12 MS. D'ARCO: Beautiful lot.

13 MR. COULES: With having three faces on
 14 it, there is only so much they can actually
 15 build on this lot. This lot can't even be
 16 maximized.

17 MS. D'ARCO: Well, it would go up.

18 MR. COULES: They are not even going
 19 up.

20 MS. D'ARCO: Well, this doesn't look
 21 high. But relative to everything else on the
 22 street, it's high because even the new home on

06:48:51PM

1 besides just saying you need to replace toilets
 2 and sinks and that. There is nothing you can do
 3 with that right side, that doesn't even meet
 4 code as far as I'm concerned with the way it's
 5 built.

6 MS. D'ARCO: I agree. It's a small
 7 home.

8 MR. COULES: Yes.

9 MS. D'ARCO: With today's standards,
 10 you need to rehab, rebuild that house, rehab and
 11 expand if you want to preserve it.

06:47:37PM

12 MR. COULES: Correct.

13 MS. D'ARCO: But it's possible to
 14 expand, preserve and expand, because they have
 15 the space. It is a through street. It goes all
 16 the way to Woodside. I mean that is a
 17 wonderful, dreamy lot for a lot of people.

18 And I guess what I'm seeing is lots
 19 being bought in southeast -- call it for a
 20 million plus, and then being sold at 3 or 4.

06:48:01PM

21 And, you know, it's -- This is the price we are
 22 paying, right?

1 the other -- on the south side of 6th Street
 2 looks really grand. It looks very tall.

3 MR. COULES: Yes, it does look tall.

4 MS. D'ARCO: It's looks huge. It's
 5 beautiful, but it's not in line with everything
 6 else on the street, you know, on the street. So
 7 it's like, wow, there is a brand-new big house;
 8 and everything else has been here for a while.
 9 So, you know, I don't know. I don't know. Just
 10 food for thought.

06:49:18PM

11 John, you know the street very
 12 well.

13 MS. WILLIAMS: Well, I think you make a
 14 good point because our job is to preserve the
 15 character of the district. And we are not
 16 focusing necessarily on this one particular
 17 home, we have to focus on the district. So you
 18 are looking for more compatible construction.
 19 New construction should be more compatible. I
 20 think that's even spelled out in our purpose.

06:49:42PM

21 MR. COULES: Yes.

22 MS. WILLIAMS: I think that's where you

1 are going with the whole conversation. And
2 again, it's not this individual house. It is
3 this plan in the district that I think you and I
4 also have a concern with.

5 MS. D'ARCO: I feel like we are kind of
6 at a crossroads with --

7 MS. WILLIAMS: Yes. Yes. I agree. I
8 agree. And with the brick street, what is
9 compatible about this house on that street in
10 that district? And the only reason why we are
11 even looking at this is because it is a historic
12 district, which makes me wonder if architects
13 when they come to design homes in the historic
14 district if they even consider that a factor;
15 and I don't know.

16 MS. D'ARCO: No.

17 MS. WILLIAMS: But from what we have
18 seen, you have to ask yourself do they even
19 realize it's in a historic district before they
20 start to draw.

21 CHAIRMAN BOHNEN: Was this home
22 designed for an end user?

06:50:10PM

06:50:34PM

1 CHAIRMAN BOHNEN: In fact, they are
2 taking all the red brick houses and painting
3 them white.

4 MR. COULES: That is true.

5 CHAIRMAN BOHNEN: Yes.

6 MS. D'ARCO: Even the new ones.

7 CHAIRMAN BOHNEN: Just about every red
8 brick house in town is subject to a paint job
9 these days. But it's unfortunate that we find
10 ourselves living in a society with a bunch of
11 lemmings where everybody runs after the one in
12 front of them; and all the sudden they realize
13 there is a cliff there, and they turn and go the
14 other way.

15 We are going to be sick and tired
16 of board and batten white houses with black
17 windows, if we are not already. We are going to
18 be sick of red brick houses painted white, if we
19 are not already; and it's a problem.

20 MR. COULES: And I agree, and to
21 Janice's point, I agree it's a huge problem when
22 people pay the kind of money they do for these

06:51:28PM

06:51:53PM

1 MR. COULES: Yes.

2 CHAIRMAN BOHNEN: So it was a committed
3 end user at the beginning, and this is the home
4 that they designed?

5 MR. COULES: Correct.

6 CHAIRMAN BOHNEN: It wasn't halfway
7 down the road and somebody came upon the
8 project?

9 MR. COULES: I do not know that answer.

10 MS. D'ARCO: I don't think that this
11 has closed, has it?

12 MR. COULES: To the end user?

13 MS. D'ARCO: The sale of this property.

14 MR. COULES: To the end user?

15 MS. D'ARCO: Yes.

16 MR. COULES: No. They are under
17 contract.

18 MS. D' Arco: Yes.

19 CHAIRMAN BOHNEN: Well, it's a
20 conundrum because people are not building red
21 brick, federal-type houses.

22 MR. COULES: Correct.

06:50:53PM

06:51:08PM

1 lots, they have to built out a property. I
2 actually think that this house -- If this lot
3 was on a different block, and it wasn't on a
4 corner, this house could be 800 to 1,000 more
5 square feet without batting an eye.

6 But by being on a corner, it
7 shrinks it up. And the way they pushed -- They
8 have left a huge back yard. You can see, they
9 left a whole back yard. They are not really
10 increasing very much at all the footprint of the
11 existing home that's there now. But they are
12 utilizing the space a little more by filling in
13 what used to be -- There are some outdoor
14 patios that are there now that are all different
15 level decks that were built over time. There is
16 a wood one in the middle. There is a cement one
17 to the left, that area is being filled in; but
18 that already is impervious surface. They are
19 not really increasing a lot of the use of that
20 property.

21 CHAIRMAN BOHNEN: I think what I'm
22 hearing is the concern of the Commission is not

06:52:24PM

06:52:46PM

1 so much --

2 MS. D'ARCO: The actual house.

3 CHAIRMAN BOHNEN: -- the actual houses.

4 MR. COULES: The style.

5 CHAIRMAN BOHNEN: The compatibility of

6 it. And you would have to go to the next block

7 to Oak Street and 6th, the one that burned, to

8 find the next wood frame house of this size.

9 MR. COULES: Correct.

06:53:13PM

10 MS. WEINBERGER: And it's one of our

11 brick streets, which is --

12 CHAIRMAN BOHNEN: I agree.

13 MS. D'ARCO: I just walked that street.

14 I mean there is only --

15 MR. GONZALEZ: Do you have any idea why

16 they decided to go with this Texan style?

17 MR. COULES: No.

18 MR. GONZALEZ: Because sometimes it's

19 hard. I hear from time to time that these white

06:53:31PM

20 houses are basically driven by Realtors

21 according to when -- When you ask the

22 architect, the architect says, Well, the

1 MS. D'ARCO: Well, you've got a Zook

2 home next door. That's historical.

3 CHAIRMAN BOHNEN: You have a Zook home

4 next to it. You have a ranch. Then you have

5 Biggert's. Then you have a red brick home.

6 MR. COULES: The one between Zook and

7 Biggert's, yes.

8 CHAIRMAN BOHNEN: So this departs from

9 the continuity of that block. I have to agree

06:54:45PM

10 with that.

11 MR. COULES: I just don't see that you

12 ever will have someone walk back in and build a

13 colonial on that property personally. Maybe I'm

14 wrong. I just don't see people building the red

15 brick. I agree with you. I grew up in a small

16 one. I grew up in a colonial and was very

17 happy. This is just not what people --

18 CHAIRMAN BOHNEN: I don't think this

19 house is rehabable.

06:55:03PM

20 MR. COULES: No, it's not.

21 CHAIRMAN BOHNEN: I don't think that's

22 a reasonable suggestion. I think from what I

1 developer wanted that one. When you ask the

2 developer, he says, Well, my Realtor suggested

3 that because that sells.

4 MR. COULES: This is not a spec home.

5 MR. GONZALEZ: No, no. I'm just making

6 an example. I'm not saying --

7 MR. COULES: I agree with you on that.

8 They all want to build --

9 MR. GONZALEZ: I'm not saying this is

06:53:51PM

10 for that specific. Because I see this house,

11 and I think that would look great in Nantucket;

12 so it's a completely different style.

13 CHAIRMAN BOHNEN: We are back to the

14 Tiburan coastal look, which we got saturated

15 with up on the north side for years.

16 MR. GONZALEZ: Yes.

17 MR. COULES: This is a Nantucket-

18 looking home. I agree with Frank on that.

19 MS. D'ARCO: And I like the Nantucket.

06:54:16PM

20 CHAIRMAN BOHNEN: It's interesting to

21 me that all the homes on the north side of that

22 block were deemed significant by --

1 can garner, this house probably has lived its

2 usefulness. And it was cobbled up a little

3 along the way. And so the fact that it's coming

4 down is probably a fact of life. It's just when

5 we get all done building this how has it

6 affected our block and our streetscape.

7 MR. COULES: It's easier for me to

8 stand up here and say that there is at least

9 somebody who is going to be living there who has

06:55:38PM

10 picked this house for themselves. This is not a

11 spec. I think with specs there is a lot more

12 leeway.

13 But I agree with you, there is

14 often the same plan over and over and over

15 again.

16 MS. D'ARCO: Maybe the other option was

17 like maybe not a brick colonial but some type of

18 brick or stone -- I don't know.

19 MR. GONZALEZ: Or stone or something,

06:55:57PM

20 maybe a different material?

21 MS. D'ARCO: It just doesn't -- This

22 home is going to pop on that street.

1 MR. GONZALEZ: That means that the
2 buyer, whoever is the buyer, potential buyer,
3 would say, Oh, that looks different. I don't
4 know what they would say. I'm sure they have
5 seen a number of renderings, this is just one of
6 many.

7 CHAIRMAN BOHNEN: It's a handsome
8 house. It just isn't in the right spot.

9 MS. D'ARCO: Right.

06:56:18PM 10 MS. WILLIAMS: It's just not compatible
11 in the historic district. That's,
12 unfortunately, the issue here.

13 And without design review
14 guidelines or possibly even knowledge that the
15 owner or architect had that they were dealing
16 with a historic district property, you know, you
17 get houses that are possibly not compatible.

18 MS. WEINBERGER: We have this
19 conversation all the time. We need to get in
06:56:47PM 20 front of it. We are behind it. We need to get
21 in front of this somehow.

22 MR. PRISBY: Well, notice I'm not

1 saying anything?

2 MS. WEINBERGER: I did it for you this
3 time.

4 CHAIRMAN BOHNEN: And I would also
5 remind you that it was not so long ago that we
6 had a design review commission and that
7 addressed just these kinds of things. For
8 whatever reason, recession or I'm not really
9 remembering exactly what, that commission kind
06:57:17PM 10 of went by the by.

11 But there were incentives that that
12 commission would give builders if they would go
13 to our historic society and go into the archives
14 and see what Hinsdale liked and why they liked
15 it. And the premise was a very good premise for
16 the commission. I don't know why that fell.
17 Through no fault of its own, I know that.

18 So as we are reconstituting the
19 preservation ordinance, which I will speak to
06:57:52PM 20 later this evening, it may very well be that we
21 should expand our purview a little bit to
22 incorporate some design review.

1 MR. COULES: On a whole separate note
2 on your point there, which has nothing to do
3 with this house, some towns have gone to waiving
4 permit fees if people build what they want.

5 CHAIRMAN BOHNEN: Is that right?

6 MR. COULES: They have.

7 CHAIRMAN BOHNEN: I'm sure you have to
8 incentivize people.

9 MR. COULES: Yes. That's what some
06:58:16PM 10 towns are getting ahead of if they have very old
11 areas. Rare but it's happening.

12 CHAIRMAN BOHNEN: We don't have things
13 in place right now, and it's unfortunate we
14 haven't reconstituted earlier. But hopefully,
15 we are in the process for getting that done for
16 2019.

17 But in any event, that all being
18 said, do we have any other comments about this
19 house?

06:58:40PM 20 MS. D'ARCO: No.

21 MS. WEINBERGER: I just want to say,
22 you spoke very well on this piece. That was a

1 very well-said, important comment. I appreciate
2 it.

3 MS. D'ARCO: Thank you. I mean I think
4 it's reality. It's not something that you or I
5 or any of us can change at this point in time.
6 And it's, you know, without -- Lacking some of
7 these guidelines, without contractors and
8 architects being educated on it, there is not
9 much we can do right now today.

06:59:14PM 10 But I see this as a two-part,
11 right? You approve the demolition, and then
12 approve the proposed plan so we can vote.

13 We are going to vote on the
14 demolition of the home, one. And then two is
15 the proposed plan for the house.

16 (Enter Mr. Bill Haarlow.)

17 CHAIRMAN BOHNEN: So that all being
18 said, are we prepared to have a motion at this
19 point?

06:59:57PM 20 MS. D'ARCO: I could motion to demolish
21 the house, tear down.

22 CHAIRMAN BOHNEN: Is there a second,

1 please.
 2 MR. GONZALEZ: Second.
 3 CHAIRMAN BOHNEN: All in favor?
 4 (A chorus of ayes.)
 5 CHAIRMAN BOHNEN: Okay. Next phase.
 6 MS. D'ARCO: I motion not to approve
 7 the proposed plan for the home. The current
 8 design, I just don't believe it's in line with
 9 this current streetscape.
 10 MR. COULES: Can you, please, make that
 11 motion as a positive and then vote negative?
 12 Otherwise --
 13 MS. D'ARCO: Then I can't. Why doesn't
 14 someone else start with a positive and then --
 15 MR. COULES: No, because that's what
 16 you are supposed to, obviously, in Robert's
 17 Rules, I thought you are to make it as a vote to
 18 approve; and then you vote no, if you want to
 19 vote no.
 20 MS. D'ARCO: Then somebody else who is
 21 going to approve it --
 22 MR. COULES: Am I right, Chan?

07:00:28PM

07:00:45PM

1 MS. WILLIAMS: Aye.
 2 CHAIRMAN BOHNEN: Opposed?
 3 MR. PRISBY: Nay.
 4 CHAIRMAN BOHNEN: Motion is denied.
 5 MR. COULES: No. The motion is
 6 granted.
 7 CHAIRMAN BOHNEN: The motion is
 8 granted.
 9 MR. COULES: That's why I wanted to
 10 keep it that way.
 11 CHAIRMAN BOHNEN: The motion to deny is
 12 granted.
 13 MR. COULES: That's why I wanted to
 14 keep it straight. Thank you.
 15 CHAIRMAN BOHNEN: Thank you,
 16 Mr. Coules.
 17 We will now close the public
 18 hearing.
 19 * * *
 20 (Which were all the proceedings had
 21 in the above-entitled cause.)
 22

07:01:45PM

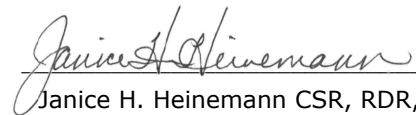
1 MR. YU: You can make a motion to deny
 2 it.
 3 MR. COULES: Okay.
 4 MR. YU: Yes.
 5 MS. D'ARCO: So I motion to deny the
 6 proposed plan.
 7 MR. COULES: Thank you.
 8 MS. D'ARCO: Given that on the grounds
 9 that it doesn't feel like it's compatible with
 10 the current streetscape.
 11 And the reason, and I just want to
 12 preface this by saying that it's not the house
 13 itself, I don't have an issue with the home.
 14 It's more the process that we are going through,
 15 and that's pretty much it so --
 16 MS. WEINBERGER: Second.
 17 CHAIRMAN BOHNEN: We have a motion and
 18 a second.
 19 All those in favor for the motion,
 20 please say aye.
 21 MR. GONZALEZ: Aye.
 22 MS. WEINBERGER: Aye.

07:01:03PM

07:01:29PM

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

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



Janice H. Heinemann CSR, RDR, CRR
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