



## MEETING AGENDA

**MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Wednesday, January 10, 2018  
6:00 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

- 1. CALL TO ORDER**
- 2. MINUTES** – Review and approval of the minutes from the December 13, 2017, meeting.
- 3. SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT**
  - a) Case A-48-2017 – 24 Chicago Ave. – Elysian Nail Spa – Wall Sign
- 4. DISCUSSION**
  - a) 2018 HPC Meeting Schedule
- 5. ADJOURNMENT**

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MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

December 13, 2017

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale  
6:00 P.M.

Acting Chairman Gonzalez called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on December 13, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Acting Chairman Gonzalez, Commissioner Bohnen, Commissioner Prisby, Commissioner D'Arco, and Commissioner Williams  
Absent: Commissioner Weinberger  
Also Present: Lance Malina, Village Attorney, Chan Yu, Village Planner, and Applicants for Cases HPC-10-2017, HPC-11-2017 and HPC-43-2017

**Minutes**

Acting Chairman Gonzalez introduced the minutes from the November 8, 2017, meeting and asked for any questions. The HPC reported no issues and **unanimously approved, 5-0** (1 absent) the November 8, 2017, minutes.

**Change in the Agenda Order**

Acting Chairman Frank Gonzalez proposed a change to the order of the Agenda, to review items 5(a) and 5(b), the Signage in the Historic Downtown District items before the two (2) Public Hearing Agenda items. This was unanimously approved, 5-0 (1 absent).

**Signage in the Historic Downtown District**

**Case A-41-2017 – 90 W. First St. – Altamura (Pizza) – Wall Sign application in the Historic Downtown District.**

A few questions about illumination and additional plans for the façade of the building were answered by Chan; and with no further questions by the HPC, a motion to **approve** the sign application, as submitted, was **unanimously approved, 5-0** (1 absent)

**Signage in the Historic Downtown District**

**Agenda Item – Signage in the Historic Downtown District – Case A-43-2017 – 42 S. Washington St, 2<sup>nd</sup> FL.– Zouzias & Zouzias CPA – Projecting Sign in the Historic Downtown District**

A Commissioner had no concerns with the sign material or size, however, believes projecting signs detract from the downtown streetscape, which is why the code allows only 1 projecting sign per building. The HPC expressed concern for additional requests for projecting signs by other tenants of the building. Chan stated that the code allows only 1

additional sign to be considered by the Plan Commission and HPC. A third sign request would require a ZBA variation request.

The applicant reviewed the request to the HPC, and the HPC expressed that they appreciate the symmetry in relation to the building and existing projecting sign. However, the HPC stated the concern is for an additional projecting sign in the future.

A motion to **deny** the sign application, as submitted, was **unanimously approved, 5-0** (1 absent)

### **Public Hearing – Certificate of Appropriateness**

**Case HPC-11-2017 – 420 E. Third Street - Request for Certificate of Appropriateness to Construct a new home on a vacant lot in the Robbins Park Historic District.**

The applicant clarified to the HPC that this is a home for the homeowner, as opposed to a spec home.

The applicant stated that they do not know what type of stone will be used for the home, since the homeowner doesn't consider this until the building process. The applicant also stated that the homeowner is also considering brick. The applicant stated that the cedar siding may also be changed to more brick than cedar, and that the brick they will likely use will be the old Chicago style brick.

A Commissioner reviewed that they are reviewing the home in relation to the streetscape. The applicant responded they won't change the design of the home, but will choose a material best suited for the streetscape. The Acting Chairman expressed that he likes the design of the home, but would like to see colored photo sims of the home.

A Commissioner stated that he would like to see more finalized, colored plans for the home before reviewing it for appropriateness. The applicant expressed that this could change as the home progresses, per the homeowner's decision. Chan asked, as an advisory commission, would the HPC be comfortable with making a recommendation of the materials for the applicant. A few Commissioners stated they are not comfortable with that, and would like to see more final designs from the applicant.

A motion to **approve** the application for Certificate of Appropriateness, with the condition to meet prior to final selection of the primary exterior materials, was **unanimously approved, 5-0** (1 absent)

**Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-11-2017**

**Public Hearing – Request to withdraw the local landmark designation for the home in the Robbins Park Historic District.**

**Case HPC-10-2017 – 244 E. First Street - Request to withdraw the local landmark designation for the home in the Robbins Park Historic District.**

(Commission Bohnen recused himself from this agenda item, as he is a neighbor to the subject property)

The homeowner, Dr. Furey, summarized the history of landmarking the home and reasons for the request to withdraw the landmark designation. In short, Dr. Furey explained that his wife is very ill, and needs a home that is better suited for her physical condition. He stated the home is their single largest asset. In the past 6 months, he's spoken with 2 interested parties, but will not purchase the home with the landmark designation. Dr. Furey stated that they are in a position where they need to sell their home in a reasonable time. To that end, the concern is that the home will take longer to sell and will sell for less with the local landmark designation.

**Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-10-2017**

A motion to **deny** the request to withdraw the local landmark designation, based on the showing of financial hardship, was **unanimously approved, 4-0** (1 absent and 1 recused)


**Discussion Items**

With no time left for the HPC meeting (7:49 PM, and the Plan Commission meeting is scheduled at 7:30 PM), The Village Attorney expressed the discussion item to establish a new HPC meeting schedule for 2018 could be completed through email with the Village Planner.

**Adjournment**

The HPC unanimously agreed to adjourn at 7:49 PM on December 13, 2017.

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-11-2017 )  
 )  
420 EAST THIRD 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 13th day of December, 2017, at  
the hour of 6:18 p.m.

COMMISSION MEMBERS PRESENT:

MR. FRANK GONZALEZ, Acting Chairman;

MR. JOHN BOHNEN, Member;

MS. JANICE D'ARCO, Member;

MS. SANDRA WILLIAMS, Member;

MR. JIM PRISBY, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. LANCE MALINA, Village Attorney;</p> <p>3 MR. CHAN YU, Village Planner;</p> <p>4 MS. CARRIE KENNA.</p> <hr/> <p>6 CHAIRMAN GONZALEZ: Let's go to the</p> <p>7 second item on the agenda, the public hearing</p> <p>8 for certification of appropriateness. It's case</p> <p>9 No. HPC-11-2017, 420 East Third Street,</p> <p>06:17:54PM 10 construction for a new home on a vacant lot in</p> <p>11 the Robbins Park Historic District. Let's</p> <p>12 review this.</p> <p>13 MR. MALINA: May we also say we should</p> <p>14 open the public hearing on this. This one is a</p> <p>15 public hearing.</p> <p>16 CHAIRMAN GONZALEZ: Okay.</p> <p>17 MR. MALINA: All right. So do you</p> <p>18 typically open them --</p> <p>19 Let's ask Chairman Bohnen. Do you</p> <p>06:18:27PM 20 typically open them yourself, or do you</p> <p>21 typically open them by asking for a motion?</p> <p>22 MR. BOHNEN: I would typically open it</p>	<p style="text-align: right;">4</p> <p>1 MR. MALINA: Yes, that would be</p> <p>2 appropriate, to step up and be sworn in case</p> <p>3 there are questions. Or if you wish to make any</p> <p>4 presentation to the Commission. It's not</p> <p>5 necessary unless they ask, but you can.</p> <p>6 (Ms. Carrie Kenna sworn.)</p> <p>7 MR. BOHNEN: Carrie, this is a new</p> <p>8 house for Mr. Code?</p> <p>9 MS. KENNA: Yes.</p> <p>06:20:08PM 10 MR. BOHNEN: And he intends to live in</p> <p>11 it?</p> <p>12 MS. KENNA: Yes.</p> <p>13 MR. BOHNEN: It's not a spec house?</p> <p>14 MS. KENNA: No.</p> <p>15 MR. BOHNEN: For himself?</p> <p>16 MS. KENNA: Yes.</p> <p>17 CHAIRMAN GONZALEZ: Just a question, do</p> <p>18 you happen to know -- I'm trying to understand</p> <p>19 the materials, the facade on the walls, exterior</p> <p>06:20:33PM 20 walls. Do you know what kind of stone is being</p> <p>21 selected?</p> <p>22 MS. KENNA: No. They don't do that</p>
<p style="text-align: right;">3</p> <p>1 myself.</p> <p>2 MR. MALINA: That's fine. So</p> <p>3 Chairman Gonzalez, acting chair, can just</p> <p>4 announce that the public hearing is open.</p> <p>5 CHAIRMAN GONZALEZ: Okay. The public</p> <p>6 hearing is open for 420 East Third Street,</p> <p>7 Certificate of Appropriateness.</p> <p>8 MR. MALINA: Did they all get proper</p> <p>9 notice?</p> <p>06:18:55PM 10 MR. YU: Yes.</p> <p>11 CHAIRMAN GONZALEZ: Is the builder or</p> <p>12 anybody here?</p> <p>13 MR. YU: Yes. She is in the audience.</p> <p>14 CHAIRMAN GONZALEZ: Oh, okay.</p> <p>15 MR. BOHNEN: Carrie, do you choose to</p> <p>16 come to the podium?</p> <p>17 MS. KENNA: Okay. I have never done</p> <p>18 this before.</p> <p>19 MR. BOHNEN: And be prepared to answer</p> <p>06:19:27PM 20 some questions.</p> <p>21 MS. KENNA: Sure.</p> <p>22 MR. BOHNEN: And maybe get sworn in.</p>	<p style="text-align: right;">5</p> <p>1 until they get into the building process. And</p> <p>2 they are contemplating actually maybe even</p> <p>3 changing over to brick.</p> <p>4 CHAIRMAN GONZALEZ: Okay. And second</p> <p>5 question leads again to the facade. Seems as</p> <p>6 though there is some kind of siding. I assume</p> <p>7 it's wooden siding, correct?</p> <p>8 MS. KENNA: There is cedar siding.</p> <p>9 CHAIRMAN GONZALEZ: Cedar.</p> <p>06:20:58PM 10 MS. KENNA: And they may change that to</p> <p>11 be more brick than cedar.</p> <p>12 CHAIRMAN GONZALEZ: Oh, okay. Because</p> <p>13 it would be good for us, the Commission, to</p> <p>14 understand the textures on the exterior wall</p> <p>15 because for streetscape. It helps us see how it</p> <p>16 relates or doesn't relate or blends in.</p> <p>17 MS. KENNA: Well, the house next door</p> <p>18 is stone so they are thinking that maybe they</p> <p>19 want to change it up some. So initially they</p> <p>06:21:27PM 20 were thinking stone on the bottom with the cedar</p> <p>21 on the top, somewhat similar. But I think they</p> <p>22 are feeling like that there are too many homes</p>

<p style="text-align: center;">6</p> <p>1 that are looking that way. They without</p> <p>2 question want to fit in to the area. So they</p> <p>3 want it to be -- That's where they are</p> <p>4 contemplating more of a brick.</p> <p>5 MS. D'ARCO: I was going to say you</p> <p>6 have the Zook house to the --</p> <p>7 MS. KENNA: To the east.</p> <p>8 MS. D'ARCO: -- east. And then you</p> <p>9 have the newer home on the right, the right. So</p> <p>06:21:56PM 10 some average combination of those two?</p> <p>11 CHAIRMAN GONZALEZ: Right. Because it</p> <p>12 would be good to know the stone, the cedar.</p> <p>13 And then the roof, what kind of</p> <p>14 roof system? Is it --</p> <p>15 MS. KENNA: It will be slate.</p> <p>16 CHAIRMAN GONZALEZ: -- is it going to</p> <p>17 be metal or -- Excuse me?</p> <p>18 MS. KENNA: Slate.</p> <p>19 CHAIRMAN GONZALEZ: Oh, slate. Okay.</p> <p>06:22:15PM 20 That's good. There is only one type of slate,</p> <p>21 it's easy to figure out.</p> <p>22 MS. KENNA: And the decisions usually</p>	<p style="text-align: center;">8</p> <p>1 point?</p> <p>2 MS. KENNA: No. They truly don't know.</p> <p>3 MR. BOHNEN: You do have the Zook over</p> <p>4 to the east, which is a dark red. And the one</p> <p>5 to the west is a lighter home. So it will be</p> <p>6 something that would contrast maybe between</p> <p>7 them.</p> <p>8 MS. KENNA: It would probably be</p> <p>9 more -- If they do a brick, they probably would</p> <p>06:23:18PM 10 do more of the old Chicago type of paver type of</p> <p>11 brick, the old brick.</p> <p>12 CHAIRMAN GONZALEZ: The reason we are</p> <p>13 asking is there is always a fear it's going to</p> <p>14 be one of those new houses that it's wooden</p> <p>15 siding, it's painted white, and may have a base</p> <p>16 that's stone.</p> <p>17 MS. KENNA: With white and black</p> <p>18 windows?</p> <p>19 MR. BOHNEN: Yes.</p> <p>06:23:37PM 20 MS. KENNA: Not going to be that, not</p> <p>21 going to be that.</p> <p>22 CHAIRMAN GONZALEZ: We can take you</p>
<p style="text-align: center;">7</p> <p>1 come once you start doing the building, that</p> <p>2 they will bring different materials in and</p> <p>3 actually place it on the front of the building</p> <p>4 to make a decision as to what they like. So</p> <p>5 they will look at a variety, whether it be</p> <p>6 stones or bricks. So they don't necessarily</p> <p>7 make that at this stage of the game.</p> <p>8 MR. BOHNEN: Well, just so you</p> <p>9 understand, our concern is streetscape. That's</p> <p>06:22:42PM 10 our purview.</p> <p>11 MS. KENNA: They won't change the</p> <p>12 design that you are looking at there. But the</p> <p>13 material, they try to choose a material that</p> <p>14 they feel is best suited for that.</p> <p>15 MR. BOHNEN: But our concern also goes</p> <p>16 to materials, too, because that's part of</p> <p>17 streetscape.</p> <p>18 MS. KENNA: Yes.</p> <p>19 MR. BOHNEN: So the more we can know,</p> <p>06:23:00PM 20 obviously, the better.</p> <p>21 MS. KENNA: Right.</p> <p>22 MR. BOHNEN: But you don't know at this</p>	<p style="text-align: center;">9</p> <p>1 around. Yes.</p> <p>2 MS. D'ARCO: And you have a new home</p> <p>3 going up across the street, too?</p> <p>4 MS. KENNA: Yes. And I think it would</p> <p>5 be -- They definitely would like it to be</p> <p>6 different than that. They'd like to keep some</p> <p>7 integrity over there. They don't want it to</p> <p>8 look like a cookie-cutter subdivision. So this</p> <p>9 is probably their fourth home in the area that</p> <p>06:24:01PM 10 they have built, and each one of them is</p> <p>11 extremely unique and I think very complementary</p> <p>12 to the surroundings.</p> <p>13 MR. BOHNEN: Everything they have done</p> <p>14 is very tasteful. I don't worry about that.</p> <p>15 It's just trying to get a vision of what the</p> <p>16 streetscape is going to be is kind of why we</p> <p>17 stick our nose in.</p> <p>18 MS. KENNA: Uh-huh.</p> <p>19 MR. PRISBY: So the plan is great. I</p> <p>06:24:26PM 20 have no issue with the plan. The forms look</p> <p>21 good. The proportions are good. I know that</p> <p>22 there is an issue with maximum elevation because</p>

<p style="text-align: right;">10</p> <p>1 of the grade drop-off with the back of the</p> <p>2 house, that looks terrific.</p> <p>3 But we are reviewing this for</p> <p>4 appropriateness, what it looks like. Correct?</p> <p>5 I think actually knowing the materials that are</p> <p>6 going in are kind of critical to making that</p> <p>7 decision. This house will change depending on</p> <p>8 the brick and the stone and the siding type.</p> <p>9 It's currently shown as a horizontal siding.</p> <p>06:24:58PM 10 This house looks different if it's in a cedar</p> <p>11 shake or changes in even just the dimensions of</p> <p>12 the exposure. And I think that's important to</p> <p>13 know. And I think it looks terrific, and I have</p> <p>14 no issues with that.</p> <p>15 MS. KENNA: Right. But that's a very</p> <p>16 personal decision that they make that --</p> <p>17 MR. PRISBY: Sure.</p> <p>18 MS. KENNA: They definitely want to see</p> <p>19 that once the structure goes up so that they can</p> <p>06:25:23PM 20 make the decision. It's not something that they</p> <p>21 are, you know, at this point they are without</p> <p>22 question leaning towards -- As I said, they</p>	<p style="text-align: right;">12</p> <p>1 district.</p> <p>2 MS. KENNA: Yes.</p> <p>3 MR. BOHNEN: So that's why we are --</p> <p>4 CHAIRMAN GONZALEZ: What we</p> <p>5 occasionally do, builders or architects have</p> <p>6 shown us renderings, and sort of like it also</p> <p>7 included a streetscape and put it in the --</p> <p>8 And then they dropped in the home in the</p> <p>9 photograph, call it that. And it helps us to</p> <p>10 visualize a little bit.</p> <p>11 I certainly like the design. It's</p> <p>12 a wonderful design. As far as trying -- My</p> <p>13 first question when I opened up the plans was</p> <p>14 like I didn't know what type of material, and I</p> <p>15 couldn't visualize it. And it would be good to</p> <p>16 have an understanding of what the end user, how</p> <p>17 the house will look like.</p> <p>18 I'm just putting this as a</p> <p>19 question. I'm not asking you, I'm not trying to</p> <p>06:26:37PM 20 put you on the spot or anything.</p> <p>21 MR. BOHNEN: So that you understand, we</p> <p>22 are approached typically by neighbors that are</p>
<p style="text-align: right;">11</p> <p>1 mentioned the common, you know, brick. But --</p> <p>2 MR. PRISBY: Well, I think they've had</p> <p>3 a great run. They do some nice stuff. I</p> <p>4 understand their need to -- It's personal to</p> <p>5 them for their selection. But I would say from</p> <p>6 this board's standpoint, it's personal to us,</p> <p>7 too. That's part of our job, I believe, is to</p> <p>8 maintain streetscape. I would kind of like to</p> <p>9 know.</p> <p>06:25:49PM 10 MR. BOHNEN: Are you suggesting that in</p> <p>11 cases like this that they come back before this</p> <p>12 Commission before they do their final choice?</p> <p>13 MS. KENNA: Is that your jurisdiction,</p> <p>14 is that? I mean we have never encountered that</p> <p>15 with the years we have been here in Hinsdale</p> <p>16 that I have never known that we have to go</p> <p>17 before any sort of committee to have approval of</p> <p>18 what they are doing that --</p> <p>19 MR. BOHNEN: And we are concerned about</p> <p>06:26:16PM 20 the streetscape --</p> <p>21 MS. KENNA: Understood.</p> <p>22 MR. BOHNEN: -- in the historic</p>	<p style="text-align: right;">13</p> <p>1 concerned about the new houses that are going up</p> <p>2 in their block in the historic neighborhood.</p> <p>3 MS. KENNA: Sure. I mean we build many</p> <p>4 homes over there. And I do the visits with the</p> <p>5 neighbors. We go through the plans.</p> <p>6 MR. BOHNEN: They come and approach us.</p> <p>7 MS. KENNA: I usually bring the plans</p> <p>8 with versus just having given them the tree</p> <p>9 preservation plan. So certainly they come into</p> <p>06:27:32PM 10 the Village any time they have questions or</p> <p>11 concerns as to what's going up and --</p> <p>12 But the personal taste part of it</p> <p>13 is not something that we have encountered</p> <p>14 somebody having an issue with us as of yet.</p> <p>15 MR. BOHNEN: I'm sure you haven't.</p> <p>16 Again, just to frame our area of concern --</p> <p>17 MS. KENNA: Understood. You want it to</p> <p>18 fit into the neighborhood.</p> <p>19 MR. BOHNEN: We're not trying to</p> <p>06:27:57PM 20 dictate personal taste. But we get approached</p> <p>21 by the neighbors in that block asking whether</p> <p>22 it's going to fit into the streetscape and that,</p>



<p style="text-align: right;">14</p> <p>1 that is our purview.</p> <p>2 MS. KENNA: And I think based on the</p> <p>3 design, you can see that design will fit into</p> <p>4 the streetscape. The material on the outside is</p> <p>5 certainly going to be something I think they</p> <p>6 have a good track record that you can go back to</p> <p>7 see what they have designed. And again, the</p> <p>8 design is up to the homeowner and the landowner</p> <p>9 as to what they find attractive.</p> <p>06:29:28PM 10 CHAIRMAN GONZALEZ: Right.</p> <p>11 MS. KENNA: And what they perceive --</p> <p>12 CHAIRMAN GONZALEZ: I agree with you.</p> <p>13 And it's definitely their taste and decision and</p> <p>14 it's their home at the end. We just want to</p> <p>15 visualize it a little bit more.</p> <p>16 MR. MALINA: I have a suggestion.</p> <p>17 CHAIRMAN GONZALEZ: Okay.</p> <p>18 MR. MALINA: One option would be to ask</p> <p>19 for the applicant to do simple elevations for</p> <p>06:29:46PM 20 like the possible materials that might be used.</p> <p>21 So like brick, stone. And then you would have</p> <p>22 an idea of how it might look with the various</p>	<p style="text-align: right;">16</p> <p>1 CHAIRMAN GONZALEZ: And that's it. And</p> <p>2 then it's final.</p> <p>3 MS. KENNA: At the moment, you know --</p> <p>4 CHAIRMAN GONZALEZ: So when they show</p> <p>5 it to them, they can't change it; right?</p> <p>6 MS. KENNA: I --</p> <p>7 MR. PRISBY: For me there are multiple</p> <p>8 choices, right? To me when it comes before us,</p> <p>9 I would like to see it a little closer than what</p> <p>06:29:46PM 10 we have.</p> <p>11 CHAIRMAN GONZALEZ: Right.</p> <p>12 MR. PRISBY: Because I think it's</p> <p>13 important as we are weighing the decision on</p> <p>14 whether this is appropriate or not. It just</p> <p>15 seems to me that it's then missing some key</p> <p>16 information. If we go from stone to brick, if</p> <p>17 we go from one siding to another, to me that's</p> <p>18 missing enough information for me to properly</p> <p>19 weigh on whether we think that's appropriate or</p> <p>06:30:05PM 20 not.</p> <p>21 CHAIRMAN GONZALEZ: Okay.</p> <p>22 MR. PRISBY: That's all. And that</p>
<p style="text-align: right;">15</p> <p>1 alternatives. And then as long as you pick one</p> <p>2 of those alternatives conceptually, it will have</p> <p>3 been approved.</p> <p>4 CHAIRMAN GONZALEZ: In color.</p> <p>5 MR. MALINA: Yes.</p> <p>6 MS. D'ARCO: I mean it's hard for us to</p> <p>7 opine on appropriateness if we don't --</p> <p>8 MS. KENNA: And, again, we can have --</p> <p>9 MS. D'ARCO: -- things are changing.</p> <p>06:29:11PM 10 MS. KENNA: I mean when we go in with a</p> <p>11 stone sample, you are going to have four or five</p> <p>12 different stone samples. I'm not sure where</p> <p>13 they are going to get somebody to do a color</p> <p>14 rendering of, you know, 20 samples.</p> <p>15 CHAIRMAN GONZALEZ: No. We don't</p> <p>16 expect 20. We expect maybe three or something</p> <p>17 like that, three options of something.</p> <p>18 MR. PRISBY: I would be good with one.</p> <p>19 CHAIRMAN GONZALEZ: One? Okay. One</p> <p>06:29:31PM 20 option. There you go.</p> <p>21 MR. PRISBY: We are thinking about</p> <p>22 doing this.</p>	<p style="text-align: right;">17</p> <p>1 could be one color rendering.</p> <p>2 CHAIRMAN GONZALEZ: Okay.</p> <p>3 MR. PRISBY: Now, again back to the</p> <p>4 original point, you know, do they come back</p> <p>5 before us -- and I think John brought this up --</p> <p>6 with stone samples.</p> <p>7 MR. BOHNEN: I'm asking that</p> <p>8 rhetorically.</p> <p>9 MR. PRISBY: I don't think that's the</p> <p>06:30:26PM 10 case.</p> <p>11 MS. KENNA: But again, we can come back</p> <p>12 to you with a color rendering. And when they</p> <p>13 get there and they start to build the house,</p> <p>14 that may not be the end result.</p> <p>15 I mean that's reality. I mean I</p> <p>16 just know, we have been doing this for so many</p> <p>17 years. And until they see that in its</p> <p>18 environment, that's when that decision will be</p> <p>19 made. So I can bring you color renderings of</p> <p>06:30:48PM 20 that. What you have in front of you is what I</p> <p>21 would bring a -- ask somebody, I don't know who</p> <p>22 would do the color renderings, but we would</p>

<p style="text-align: center;">18</p> <p>1 figure that out. But reality is they are going</p> <p>2 to wait until they are in their environment.</p> <p>3 MR. YU: So as an advisory commission,</p> <p>4 would you be comfortable with making a</p> <p>5 recommendation of the materials for them to use</p> <p>6 from the board?</p> <p>7 MR. PRISBY: I'm really not comfortable</p> <p>8 making that decision.</p> <p>9 CHAIRMAN GONZALEZ: No. That's us --</p> <p>06:31:13PM 10 MR. PRISBY: That's their home. I</p> <p>11 would like them to have what they have, what</p> <p>12 they want.</p> <p>13 MS. KENNA: But the design, you see the</p> <p>14 design. So, you know, again, I mean they are</p> <p>15 not going to go and be painting it any off</p> <p>16 color. They are not going to be using -- The</p> <p>17 stones that they would use would be similar</p> <p>18 to --</p> <p>06:31:34PM 19 MR. PRISBY: But I think that's the</p> <p>20 point I'm trying to make. It's just not, I</p> <p>21 don't know.</p> <p>22 MS. KENNA: I mean Chicago brick or</p>	<p style="text-align: center;">20</p> <p>1 MS. KENNA: And now the first one they</p> <p>2 did, 219 East Third, what colors were those?</p> <p>3 MR. PRISBY: I'm not even saying I</p> <p>4 wouldn't want it a pink house. But I'm just</p> <p>5 saying as an example, if the neighborhood</p> <p>6 wouldn't. It's a streetscape issue. Is that an</p> <p>7 important decision that we need to make? Is</p> <p>8 that information we need to have?</p> <p>9 MR. BOHNEN: Let me ask you,</p> <p>06:32:38PM 10 Mr. Architect, the difference between brick and</p> <p>11 stone is a different look.</p> <p>12 CHAIRMAN GONZALEZ: Yes.</p> <p>13 MR. PRISBY: That's my point. Yes. If</p> <p>14 they said to me, We want to do a rectangular</p> <p>15 stone, okay, great. I could go with that.</p> <p>16 There is plenty of colors they could do with a</p> <p>17 rectangular stone. Is it random patterns? Is</p> <p>18 it a river rock?</p> <p>19 And that gets back to is it a lap</p> <p>06:33:03PM 20 siding? Is it 6-inch exposure, 10-inch</p> <p>21 exposure, 2-inch? Is it is an alternating</p> <p>22 siding? It changes the look of the house.</p>
<p style="text-align: center;">19</p> <p>1 something. Well, I mean I just told you that</p> <p>2 their decisions are Chicago brick or their</p> <p>3 stones would be the light-colored stones. They</p> <p>4 are not looking to do, you know, a blue house.</p> <p>5 MR. PRISBY: Just as an example.</p> <p>6 MR. BOHNEN: It would be a different</p> <p>7 house.</p> <p>8 MR. PRISBY: I don't mean to be a pain.</p> <p>9 But what if they wanted to do pink siding after</p> <p>06:31:56PM 10 the fact? Where does our responsibility lie in</p> <p>11 that? Where do we end our discussion?</p> <p>12 MS. KENNA: Well, that's just personal</p> <p>13 taste that -- How do we dictate that?</p> <p>14 MR. PRISBY: But that does affect</p> <p>15 streetscape, which we are supposed to be</p> <p>16 discussing, which is why I'm saying where does</p> <p>17 our responsibility on this end.</p> <p>18 MS. KENNA: But there were a lot of</p> <p>19 pink houses. You can't say that about that, you</p> <p>06:32:18PM 20 know.</p> <p>21 MR. PRISBY: One across the street.</p> <p>22 Templetons.</p>	<p style="text-align: center;">21</p> <p>1 MR. BOHNEN: The problem is you are</p> <p>2 bringing us a good-looking house. And usually</p> <p>3 we are looking at board and -- white houses with</p> <p>4 black windows.</p> <p>5 MS. KENNA: So again, we deal with</p> <p>6 custom people. And there is no decision that's</p> <p>7 made until you are in the moment. So when it</p> <p>8 comes to the outside, you know, they are going</p> <p>9 to have -- From our experience at this level in</p> <p>06:33:32PM 10 this area, they may have some ideas up-front;</p> <p>11 but they are still going to have samples of</p> <p>12 whatever it is in front of them to make that</p> <p>13 final decision and see how it fits in the</p> <p>14 environment.</p> <p>15 MR. BOHNEN: So if we are going to try</p> <p>16 and make this fit up with our duty --</p> <p>17 MS. KENNA: And again, we are not</p> <p>18 changing the design.</p> <p>19 MR. PRISBY: Correct.</p> <p>06:33:56PM 20 MS. KENNA: But the materials</p> <p>21 absolutely, which could change your views.</p> <p>22 MR. BOHNEN: Maybe you should bring us</p>

<p style="text-align: right;">22</p> <p>1 a rendering of stone and a rendering of brick.</p> <p>2 MS. KENNA: I could do that but even on</p> <p>3 the brick --</p> <p>4 MR. BOHNEN: Knowing that the color</p> <p>5 is --</p> <p>6 MS. KENNA: But, John, even on the</p> <p>7 brick, they don't know how much they will put on</p> <p>8 the brick, where they will go. Are they going</p> <p>9 to go up on the -- You know, they may go to a</p> <p>10 house that we just finished over on Spring Road</p> <p>11 where they do it all brick. And they may choose</p> <p>12 not to. They may choose just the bottom to be</p> <p>13 brick and the other to be siding. They truly</p> <p>14 don't know at this stage. I'm not trying to be,</p> <p>15 you know, uncooperative with you.</p> <p>16 MR. PRISBY: No, I understand.</p> <p>17 MS. KENNA: But I'm saying that, you</p> <p>18 know, they are spending a significant amount of</p> <p>19 money as do most. And they certainly want a</p> <p>20 very tasteful product, and I think that their</p> <p>21 history speaks for themselves in this particular</p> <p>22 situation.</p>	<p style="text-align: right;">24</p> <p>1 As we said, the design won't</p> <p>2 change. We are doing everything according to</p> <p>3 code and the zoning, you know, heights,</p> <p>4 setbacks, size.</p> <p>5 MR. PRISBY: I think the house looks</p> <p>6 great as is if it was this siding and this</p> <p>7 stone.</p> <p>8 MS. KENNA: And it may well be.</p> <p>9 MR. PRISBY: It may very well be. I</p> <p>10 think the problem, like Janice just said, it's</p> <p>11 incomplete. We don't know for sure. They have</p> <p>12 a great track record of making terrific choices</p> <p>13 but, you know, maybe one --</p> <p>14 MS. KENNA: But the true end result</p> <p>15 will be when they put that up.</p> <p>16 CHAIRMAN GONZALEZ: When would that be</p> <p>17 approximately, six months from now? I don't</p> <p>18 know, just guessing.</p> <p>19 MS. KENNA: Probably depending on when</p> <p>20 they get the permit, but it could be four to six</p> <p>21 months.</p> <p>22 CHAIRMAN GONZALEZ: Okay. No, I'm just</p>
<p style="text-align: right;">23</p> <p>1 MR. BOHNEN: I wouldn't argue that</p> <p>2 point. It's trying to make it fit with our</p> <p>3 mission that we have.</p> <p>4 MS. D'ARCO: Well, it's incomplete</p> <p>5 information I think at the end of the day for us</p> <p>6 because --</p> <p>7 MS. KENNA: But then the information</p> <p>8 can not come to you complete until they are at</p> <p>9 that stage of the project. That's when that</p> <p>10 decision truly is made.</p> <p>11 MS. D'ARCO: But we have had other</p> <p>12 builders come with the information at this stage</p> <p>13 of the project.</p> <p>14 MS. KENNA: Some people do make them</p> <p>15 ahead of time. We have experienced -- This is</p> <p>16 the fourth home we are doing with these people.</p> <p>17 And we understand their process. And we know</p> <p>18 and with the majority of people we do work with,</p> <p>19 they truly do not -- They have an idea of what</p> <p>20 they want without question but that actual</p> <p>21 decision is not made until you are in the</p> <p>22 moment.</p>	<p style="text-align: right;">25</p> <p>1 trying to get an idea I think -- So it wouldn't</p> <p>2 hurt --</p> <p>3 MS. KENNA: I didn't know it would go</p> <p>4 long, I'm so sorry.</p> <p>5 CHAIRMAN GONZALEZ: Would it be --</p> <p>6 MS. KENNA: I mean Chicago common</p> <p>7 brick, I don't -- We did a house at 118 East</p> <p>8 Third so it could be similar to that kind of</p> <p>9 brick. You know what I mean? That again fits</p> <p>10 in.</p> <p>11 MR. MALINA: I have another suggestion.</p> <p>12 If we are not comfortable asking for a range of</p> <p>13 possibilities that are preapproved, if that's</p> <p>14 too difficult, one possibility would be to</p> <p>15 condition your advisory approval on something</p> <p>16 substantially similar with stone or brick. And</p> <p>17 then delegate, you could appoint one of your</p> <p>18 number, maybe your architect, to do a review</p> <p>19 when it's finally approved. And they have the</p> <p>20 option, if it's substantially different, to ask</p> <p>21 that it be brought back for final approval,</p> <p>22 something like that. That's an option I have</p>

<p style="text-align: center;">26</p> <p>1 seen where you delegate to one, almost like</p> <p>2 create a committee of one to do a review, if you</p> <p>3 feel comfortable with that.</p> <p>4 MR. PRISBY: This isn't all that</p> <p>5 different from our other approvals with</p> <p>6 conditions to meet with us.</p> <p>7 MR. MALINA: You do that?</p> <p>8 MR. BOHNEN: Yeah, we do.</p> <p>9 MR. PRISBY: We have done that for a</p> <p>06:37:42PM 10 few of them.</p> <p>11 MR. MALINA: Maybe that's the way.</p> <p>12 CHAIRMAN GONZALEZ: Yes, we have met.</p> <p>13 Jim and I have met other people.</p> <p>14 MR. MALINA: Maybe that's the way.</p> <p>15 MR. BOHNEN: We have the builders meet</p> <p>16 with our architects. We give them conditional</p> <p>17 approvals based on certain conditions.</p> <p>18 MR. MALINA: Subject to that meeting</p> <p>19 and then the architects, if they have a concern,</p> <p>06:37:59PM 20 then they ask that they reappear.</p> <p>21 MR. PRISBY: Do you understand what we</p> <p>22 are talking about?</p>	<p style="text-align: center;">28</p> <p>1 this is what we would like, and go ahead.</p> <p>2 But we may be able to sit there and</p> <p>3 actually say, well, you know, this stone may</p> <p>4 actually work better with this siding or this</p> <p>5 color, just as an advisory standpoint. And the</p> <p>6 owner might say --</p> <p>7 CHAIRMAN GONZALEZ: We usually meet in</p> <p>8 the middle ground, that's what happens.</p> <p>9 MS. KENNA: Okay.</p> <p>06:39:08PM 10 MR. BOHNEN: We have had builders that</p> <p>11 take kindly to the advice that our architects</p> <p>12 put forth in their final decision. This may not</p> <p>13 necessitate that type of input, this particular</p> <p>14 house owner and builder.</p> <p>15 MR. MALINA: And the important thing</p> <p>16 for the Commission is they have exercised their</p> <p>17 mission, which is their concern. Without the</p> <p>18 information, they are not fulfilling their</p> <p>19 duties to advise.</p> <p>06:39:35PM 20 MR. PRISBY: And to your point, with</p> <p>21 their track record, I don't see it as an issue.</p> <p>22 CHAIRMAN GONZALEZ: Probably most</p>
<p style="text-align: center;">27</p> <p>1 MS. KENNA: No.</p> <p>2 MR. PRISBY: It would be a conditional</p> <p>3 approval so you could get started on the project</p> <p>4 with the condition that we meet with either one</p> <p>5 or two of us from the board as just part of</p> <p>6 that.</p> <p>7 CHAIRMAN GONZALEZ: The final choice.</p> <p>8 MR. MALINA: The final choice is made.</p> <p>9 You meet with an architect or two on the board</p> <p>06:38:24PM 10 and say, Here is what they picked.</p> <p>11 MR. PRISBY: Understand, we are not</p> <p>12 trying to be obstructionists on this. We're</p> <p>13 just --</p> <p>14 MS. KENNA: And what if you don't like</p> <p>15 it? Do they tell them they can't do it? I</p> <p>16 guess I mean what's the, where -- You know, I</p> <p>17 mean honestly -- So you are saying you have</p> <p>18 control over what these folks are going to do?</p> <p>19 MR. PRISBY: Only advisory at this</p> <p>06:38:43PM 20 juncture. So we can sit there and say, We think</p> <p>21 this is a terrible decision.</p> <p>22 And you can say, That's terrific,</p>	<p style="text-align: center;">29</p> <p>1 likely we'd probably say it's good. I think so</p> <p>2 because what Jim -- I mean I respect Jim. And</p> <p>3 he generally has a good understanding of the</p> <p>4 Village much more than I do in that sense</p> <p>5 because he builds here and I don't.</p> <p>6 So, yes, I think I would like to do</p> <p>7 that. Or I don't know. We should put this to a</p> <p>8 vote.</p> <p>9 MR. MALINA: Right. The motion would</p> <p>06:40:03PM 10 be to approve subject to -- If you have done</p> <p>11 this before, just do it the way you have done it</p> <p>12 subject to a condition that when the final</p> <p>13 materials are chosen that they be submitted to</p> <p>14 Commissioner Prisby and Commissioner Gonzalez</p> <p>15 for their input.</p> <p>16 MS. D'ARCO: And just a question, so</p> <p>17 they need this in order to move forward with the</p> <p>18 permitting process?</p> <p>19 MR. YU: They need a decision.</p> <p>06:40:28PM 20 MS. D'ARCO: So if we are okay with</p> <p>21 them moving forward with the building process,</p> <p>22 it's really just more the aesthetics.</p>

<div>30</div> <div> <div>1</div> <div>MR. BOHNEN: They can move forward.</div> </div> <div> <div>2</div> <div>MS. D'ARCO: So they can move forward</div> </div> <div> <div>3</div> <div>and get approval because we don't want to uphold</div> </div> <div> <div>4</div> <div>that process.</div> </div> <div> <div>5</div> <div>CHAIRMAN GONZALEZ: Okay. Right. Why</div> </div> <div> <div>6</div> <div>don't we make it a motion to approve subject</div> </div> <div> <div>7</div> <div>with a subject -- a condition that we meet at a</div> </div> <div> <div>8</div> <div>given time, we don't know yet, to --</div> </div> <div> <div>9</div> <div>MR. PRISBY: Prior to final selection.</div> </div> <div> <div>06:40:59PM</div> <div>10</div> <div>MR. MALINA: Yes. At the time of final</div> </div> <div> <div>11</div> <div>materials are to be chosen.</div> </div> <div> <div>12</div> <div>CHAIRMAN GONZALEZ: Yes.</div> </div> <div> <div>13</div> <div>MR. BOHNEN: Of the exterior.</div> </div> <div> <div>14</div> <div>CHAIRMAN GONZALEZ: -- of the exterior</div> </div> <div> <div>15</div> <div>materials.</div> </div> <div> <div>16</div> <div>MR. PRISBY: I will make a motion to</div> </div> <div> <div>17</div> <div>approve with the conditions.</div> </div> <div> <div>18</div> <div>CHAIRMAN GONZALEZ: Yes. Please make a</div> </div> <div> <div>19</div> <div>motion to approve with the conditions.</div> </div> <div> <div>06:41:15PM</div> <div>20</div> <div>MR. PRISBY: I make a motion to approve</div> </div> <div> <div>21</div> <div>with the conditions that a meeting be had before</div> </div> <div> <div>22</div> <div>final decision or selection of all exterior</div> </div>	<div>32</div> <div> <div>1</div> <div>STATE OF ILLINOIS )</div> </div> <div> <div></div> <div>) ss.</div> </div> <div> <div>2</div> <div>COUNTY OF DU PAGE )</div> </div> <div> <div>3</div> <div></div> </div> <div> <div>4</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> </div> <div> <div>5</div> <div>do hereby certify that I am a court reporter</div> </div> <div> <div>6</div> <div>doing business in the State of Illinois, that I</div> </div> <div> <div>7</div> <div>reported in shorthand the testimony given at the</div> </div> <div> <div>8</div> <div>hearing of said cause, and that the foregoing is</div> </div> <div> <div>9</div> <div>a true and correct transcript of my shorthand</div> </div> <div> <div>10</div> <div>notes so taken as aforesaid.</div> </div> <div> <div>11</div> <div></div> </div> <div> <div>12</div> <div></div> </div> <div> <div>13</div> <div></div> </div> <div> <div>14</div> <div></div> </div> <div> <div>15</div> <div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div>License No 084-001391</div> </div> </div> <div> <div>16</div> <div></div> </div> <div> <div>17</div> <div></div> </div> <div> <div>18</div> <div></div> </div> <div> <div>19</div> <div></div> </div> <div> <div>20</div> <div></div> </div> <div> <div>21</div> <div></div> </div> <div> <div>22</div> <div></div> </div>
<div>31</div> <div> <div>1</div> <div>materials. Well, I don't want to say "all</div> </div> <div> <div>2</div> <div>exterior materials" but --</div> </div> <div> <div>3</div> <div>MS. KENNA: You just want to know --</div> </div> <div> <div>4</div> <div>MR. PRISBY: -- the primary exterior</div> </div> <div> <div>5</div> <div>materials.</div> </div> <div> <div>6</div> <div>CHAIRMAN GONZALEZ: Primary.</div> </div> <div> <div>7</div> <div>MS. KENNA: If it's going to be stone</div> </div> <div> <div>8</div> <div>or brick.</div> </div> <div> <div>9</div> <div>MR. PRISBY: Essentially, yes.</div> </div> <div> <div>06:41:37PM</div> <div>10</div> <div>CHAIRMAN GONZALEZ: Second?</div> </div> <div> <div>11</div> <div>MR. BOHNEN: Second.</div> </div> <div> <div>12</div> <div>CHAIRMAN GONZALEZ: All in favor?</div> </div> <div> <div>13</div> <div>MR. BOHNEN: Aye.</div> </div> <div> <div>14</div> <div>MS. WILLIAMS: Aye.</div> </div> <div> <div>15</div> <div>MR. PRISBY: Aye.</div> </div> <div> <div>16</div> <div>MS. D'ARCO: Aye.</div> </div> <div> <div>17</div> <div>CHAIRMAN GONZALEZ: Aye.</div> </div> <div> <div>18</div> <div>MR. MALINA: Thank you.</div> </div> <div> <div>19</div> <div>CHAIRMAN GONZALEZ: Thank you.</div> </div> <div> <div>20</div> <div>* * *</div> </div> <div> <div>21</div> <div>(Which were all the proceedings had</div> </div> <div> <div>22</div> <div>in the above-entitled cause.)</div> </div>	

<p><b>1</b></p>	<p><b>argue</b> [1] - 23:1  <b>assume</b> [1] - 5:6  <b>attractive</b> [1] - 14:9  <b>average</b> [1] - 6:10  <b>Aye</b> [4] - 31:13, 31:14, 31:15, 31:17  <b>aye</b> [1] - 31:16</p>	<p><b>C</b></p>	<p><b>committee</b> [2] - 11:17, 26:2  <b>common</b> [2] - 11:1, 25:6  <b>complete</b> [1] - 23:8  <b>complimentary</b> [1] - 9:11  <b>conceptually</b> [1] - 15:2  <b>concern</b> [5] - 7:9, 7:15, 13:16, 26:19, 28:17  <b>concerned</b> [2] - 11:19, 13:1  <b>concerns</b> [1] - 13:11  <b>condition</b> [4] - 25:15, 27:4, 29:12, 30:7  <b>conditional</b> [2] - 26:16, 27:2  <b>conditions</b> [5] - 26:6, 26:17, 30:17, 30:19, 30:21  <b>contemplating</b> [2] - 5:2, 6:4  <b>contrast</b> [1] - 8:6  <b>control</b> [1] - 27:18  <b>cookie</b> [1] - 9:8  <b>cookie-cutter</b> [1] - 9:8  <b>correct</b> [3] - 5:7, 10:4, 21:19  <b>create</b> [1] - 26:2  <b>critical</b> [1] - 10:6  <b>custom</b> [1] - 21:6  <b>cutter</b> [1] - 9:8</p>	<p><b>designed</b> [1] - 14:7  <b>dictate</b> [2] - 13:20, 19:13  <b>difference</b> [1] - 20:10  <b>different</b> [8] - 7:2, 9:6, 10:10, 15:12, 19:6, 20:11, 25:20, 26:5  <b>difficult</b> [1] - 25:14  <b>dimensions</b> [1] - 10:11  <b>discussing</b> [1] - 19:16  <b>discussion</b> [1] - 19:11  <b>district</b> [1] - 12:1  <b>done</b> [4] - 9:13, 26:9, 29:10, 29:11  <b>door</b> [1] - 5:17  <b>drop</b> [1] - 10:1  <b>drop-off</b> [1] - 10:1  <b>dropped</b> [1] - 12:8  <b>duties</b> [1] - 28:19  <b>duty</b> [1] - 21:16</p>
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<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. LANCE MALINA, Village Attorney;</p> <p>3 MR. CHAN YU, Village Planner;</p> <p>4 DR. WARREN FUREY,</p> <p>5 DR. ANNE SCHULTZ,</p> <p>6 MR. BOB SCHULTZ,</p> <p>7 MS. CARRIE KENNA,</p> <p>8 MR. and MRS. JOHN BOHNEN.</p> <p>9</p> <hr/> <p>10 CHAIRMAN GONZALEZ: Okay. Moving</p> <p>11 forward.</p> <p>12 MR. BOHNEN: Because I am a neighbor, I</p> <p>13 am going to recuse myself from the next item and</p> <p>14 join my wife in the audience.</p> <p>15 MR. PRISBY: Also, it needs to be --</p> <p>16 MR. BOHNEN: Is that a motion or we</p> <p>17 just announce it?</p> <p>18 MR. MALINA: No. No. You have stated</p> <p>19 why you are recusing yourself, so that's duly</p> <p>20 noted.</p> <p>21 MR. BOHNEN: Okay.</p> <p>22 MR. MALINA: And as a resident and</p>	<p style="text-align: center;">4</p> <p>1 withdraw the local landmark designation for the</p> <p>2 home in the Robbins Park Historic District.</p> <p>3 So, now, I just want to say, as you</p> <p>4 know already, you have heard this many times is</p> <p>5 that this is a public hearing. We are an</p> <p>6 advisory committee. So basically we just</p> <p>7 provide suggestions and we vote on what we</p> <p>8 decide. Okay.</p> <p>9 Whoever is going to be speaking, if</p> <p>10 you would, please, get sworn in.</p> <p>11 DR. SCHULTZ: He doesn't hear, so I</p> <p>12 apologize. You have to be sworn in.</p> <p>13 CHAIRMAN GONZALEZ: Okay. That's fine.</p> <p>14 MR. MALINA: Anyone else who is</p> <p>15 planning on presenting testimony, stand and</p> <p>16 raise your right hand to be sworn at this time.</p> <p>17 (Dr. Warren Furey, Dr. Anne</p> <p>18 Schultz, Mr. Bob Schultz and</p> <p>19 Mr. John Bohnen sworn.)</p> <p>20 DR. FUREY: If I should talk, let me</p> <p>21 know.</p> <p>22 CHAIRMAN GONZALEZ: Yes. You can</p>
<p style="text-align: center;">3</p> <p>1 participant, you can retire to the audience and</p> <p>2 participate in that manner.</p> <p>3 MR. BOHNEN: Will do.</p> <p>4 CHAIRMAN GONZALEZ: Okay.</p> <p>5 MR. PRISBY: And Frank, I think it</p> <p>6 needs to be part of the public record that</p> <p>7 10 years ago in 2007 I was retained and did an</p> <p>8 addition for Greg and Jenny Furey in 2007.</p> <p>9 CHAIRMAN GONZALEZ: Okay.</p> <p>10 MR. PRISBY: However, I don't think</p> <p>11 that that will affect my ability to properly --</p> <p>12 MR. BOHNEN: Did they pay you?</p> <p>13 MR. PRISBY: Yes, they did pay me as a</p> <p>14 matter of fact. I had a good time on that</p> <p>15 project.</p> <p>16 CHAIRMAN GONZALEZ: Okay. All right.</p> <p>17 Next on the agenda.</p> <p>18 MR. MALINA: Yes. That is adequate.</p> <p>19 MR. PRISBY: Thank you.</p> <p>20 CHAIRMAN GONZALEZ: Okay. Public</p> <p>21 hearing to withdraw local landmark, Case</p> <p>22 HPC-10-2017 at 244 East First Street, Request to</p>	<p style="text-align: center;">5</p> <p>1 basically, you can suggest --</p> <p>2 MR. MALINA: You have the letter that</p> <p>3 we wrote.</p> <p>4 DR. SCHULTZ: He won't hear you, I'm</p> <p>5 sorry.</p> <p>6 CHAIRMAN GONZALEZ: Okay. Now --</p> <p>7 DR. FUREY: And if you would like, I</p> <p>8 can read the letter.</p> <p>9 DR. SCHULTZ: I'm sorry. Hang on. One</p> <p>10 second.</p> <p>11 Did you have more to say? He just</p> <p>12 can't hear.</p> <p>13 DR. FUREY: I'm sorry.</p> <p>14 CHAIRMAN GONZALEZ: No. I would like</p> <p>15 to avail him, if he'd like to speak first.</p> <p>16 DR. FUREY: I'm sorry.</p> <p>17 CHAIRMAN GONZALEZ: No, you don't --</p> <p>18 DR. FUREY: I'm sorry. I'm --</p> <p>19 CHAIRMAN GONZALEZ: You don't have to</p> <p>20 apologize, sir. You are fine. You are</p> <p>21 completely fine. I have elderly parents, too.</p> <p>22 So we are all in the same boat.</p>

<p style="text-align: center;">6</p> <p>1 DR. SCHULTZ: He reads lips so</p> <p>2 sometimes he can tell you're talking to him.</p> <p>3 CHAIRMAN GONZALEZ: Oh, okay.</p> <p>4 DR. SCHULTZ: So if you look at him, it</p> <p>5 will help a lot.</p> <p>6 CHAIRMAN GONZALEZ: Basically you can</p> <p>7 address us as why you are here. We know what we</p> <p>8 have read, but we would like to hear it from</p> <p>9 you.</p> <p>06:45:09PM 10 DR. FUREY: Okay.</p> <p>11 CHAIRMAN GONZALEZ: Why you are here</p> <p>12 and proposing to remove the landmark from your</p> <p>13 house.</p> <p>14 DR. FUREY: Would it be appropriate if</p> <p>15 I read the letter and paraphrased a little bit?</p> <p>16 CHAIRMAN GONZALEZ: You can paraphrase,</p> <p>17 that's basically fine.</p> <p>18 DR. FUREY: That's, you know --</p> <p>19 CHAIRMAN GONZALEZ: We read the letter.</p> <p>06:45:25PM 20 We know the letter.</p> <p>21 DR. FUREY: Thank you, Mr. Gonzalez,</p> <p>22 board members. Nancy and are requesting to have</p>	<p style="text-align: center;">8</p> <p>1 the home right across the street from us, the</p> <p>2 kids played there as kids, was torn down and</p> <p>3 it's been a vacant lot for a year. Another 19th</p> <p>4 century home catty-corner to us has been on the</p> <p>5 market for -- I don't know how long -- over two</p> <p>6 years.</p> <p>7 We are appealing now because eight</p> <p>8 months ago -- We had a family. Nancy got</p> <p>9 carcinoma of the esophagus, stage 3, it was</p> <p>06:47:19PM 10 sudden and unexpected. We needed to have a home</p> <p>11 sort of better suited to her needs and her</p> <p>12 illness. We put our house on the market. And</p> <p>13 our deep hope is always to sell the home to</p> <p>14 someone who would restore it back to its</p> <p>15 original luster. We love the place.</p> <p>16 In the past six months, we have</p> <p>17 spoken with two parties who would be interested</p> <p>18 in purchasing and restoring the home. However,</p> <p>19 they also indicated they don't have any interest</p> <p>06:47:49PM 20 in purchasing the house with the current</p> <p>21 landmark designation.</p> <p>22 Our home is our largest single</p>
<p style="text-align: center;">7</p> <p>1 landmark status removed. We decided long before</p> <p>2 the Village created historic districts to make</p> <p>3 it landmark. We did this out of our desire to</p> <p>4 raise awareness and create appreciation for</p> <p>5 historic architecture at the height of the</p> <p>6 teardown phenomenon in the 1990s. The historic</p> <p>7 preservation ordinance was a voluntary ordinance</p> <p>8 at the time. We were told designating our home</p> <p>9 as a landmark was not binding as it could be in</p> <p>06:46:08PM 10 other communities. We also were reassured we</p> <p>11 could have this designation removed should we</p> <p>12 change our minds.</p> <p>13 We fully believed our decision</p> <p>14 would help enhance not only our property but</p> <p>15 actually the whole neighborhood. We are</p> <p>16 fortunate east First Street had not seen major</p> <p>17 changes to its housing stock in over 7 years.</p> <p>18 Older homes like ours were still drawing, you</p> <p>19 know, they were wanted.</p> <p>06:46:36PM 20 However, recently we have seen our</p> <p>21 streetscape change and the value of older homes</p> <p>22 like ours has reduced. The 19th century home,</p>	<p style="text-align: center;">9</p> <p>1 asset. We find ourselves in a position where we</p> <p>2 need to sell it in a reasonable time and real</p> <p>3 estate agents and investors are requesting we</p> <p>4 remove landmark status. We are concerned the</p> <p>5 landmark status will increase the time our home</p> <p>6 sits on the market, and we won't get as much for</p> <p>7 it.</p> <p>8 We plan to market the home and</p> <p>9 highlight its historic value, its architect.</p> <p>06:48:21PM 10 And we have no interest in marketing just for</p> <p>11 the lot value, it goes against all we love and</p> <p>12 value in our home. We are confident that since</p> <p>13 our home is now located in the historic</p> <p>14 preservation district the next owner will be</p> <p>15 required to appear in front of the Hinsdale</p> <p>16 preservation committee with any rehabilitation</p> <p>17 plans. And the town will do what the</p> <p>18 preservation ordinance intended, act as an</p> <p>19 educational resource and provide guidance during</p> <p>06:48:50PM 20 restoration from experts in their fields in our</p> <p>21 lovely town's history. These recommendations</p> <p>22 will be voluntary, not binding. And we think</p>

<p style="text-align: right;">10</p> <p>1 this is what the original law intended.</p> <p>2 It's important for me to point out</p> <p>3 we haven't taken advantage of any potential tax</p> <p>4 savings by way of the landmark status. I will</p> <p>5 admit I'm very proud of the plaque that we have</p> <p>6 and a lot of pride in it. We've dearly loved</p> <p>7 our home for 46 years, hoping to find another</p> <p>8 owner who will restore it, and enjoy it as well.</p> <p>9 Thank you.</p> <p>06:49:32PM 10 CHAIRMAN GONZALEZ: Okay. Thank you.</p> <p>11 MR. PRISBY: Thank you.</p> <p>12 CHAIRMAN GONZALEZ: I have a number of</p> <p>13 questions because in the application if you --</p> <p>14 Okay. Since you are claiming financial</p> <p>15 hardship, there is going to be some sensitive</p> <p>16 questions the board needs to be answered. They</p> <p>17 are sensitive. I apologize, but we need to ask.</p> <p>18 So I'm going to ask a question.</p> <p>19 You can stand right here, fine.</p> <p>06:49:55PM 20 DR. SCHULTZ: Papa, I can tell you what</p> <p>21 he's saying. We will tell you. I can tell you</p> <p>22 what he's saying. No problem.</p>	<p style="text-align: right;">12</p> <p>1 enhance your ability to sell your home? You can</p> <p>2 answer that.</p> <p>3 DR. SCHULTZ: Can we have --</p> <p>4 MR. SCHULTZ: I'll do it. Let me</p> <p>5 answer that for you. I think he's not going</p> <p>6 to --</p> <p>7 Just to help him out, I'm his</p> <p>8 son-in-law, Bob Schultz, former trustee. The</p> <p>9 letter is pretty clear, the market would be much</p> <p>10 stronger without the landmark designation. And</p> <p>11 that's why we are seeking to remove it.</p> <p>12 CHAIRMAN GONZALEZ: So by simply</p> <p>13 removing it, you believe it's going to be more</p> <p>14 value; is that it?</p> <p>15 MR. SCHULTZ: Yes, absolutely. And</p> <p>16 it's more marketable.</p> <p>17 CHAIRMAN GONZALEZ: More marketable.</p> <p>18 MS. KENNA: Yes, more marketable.</p> <p>19 DR. SCHULTZ: Do you want our Realtor</p> <p>06:51:02PM 20 to comment? She's here.</p> <p>21 MS. KENNA: We are having a tough time,</p> <p>22 anyone, selling --</p>
<p style="text-align: right;">11</p> <p>1 He says because it's for financial</p> <p>2 hardship he's going to have to ask you some</p> <p>3 sensitive questions.</p> <p>4 CHAIRMAN GONZALEZ: Okay. We have a</p> <p>5 list. Okay. I will begin, and I will speak as</p> <p>6 slowly as I can.</p> <p>7 DR. SCHULTZ: It would have been nice</p> <p>8 to have that list prior to the meeting, but go</p> <p>9 ahead.</p> <p>06:50:24PM 10 DR. FUREY: I'm sorry.</p> <p>11 CHAIRMAN GONZALEZ: Okay.</p> <p>12 DR. SCHULTZ: We have a letter from</p> <p>13 the --</p> <p>14 MR. PRISBY: I haven't seen this.</p> <p>15 CHAIRMAN GONZALEZ: I wrote the list.</p> <p>16 It's a personal list.</p> <p>17 DR. SCHULTZ: Oh, okay.</p> <p>18 CHAIRMAN GONZALEZ: So basically it's a</p> <p>19 standard that commissioners work with.</p> <p>06:50:34PM 20 So, okay, what relief or latitude</p> <p>21 would you expect to receive if the landmark was</p> <p>22 re-sited and how do you perceive that this would</p>	<p style="text-align: right;">13</p> <p>1 MR. SCHULTZ: We have a letter from our</p> <p>2 Realtor that also explains that.</p> <p>3 CHAIRMAN GONZALEZ: Okay. Well, we may</p> <p>4 have questions with the Realtor, too.</p> <p>5 The other question is -- Okay.</p> <p>6 This is about financial question. Is it correct</p> <p>7 that both of you, Mr. and Mrs. Furey, were</p> <p>8 practicing physicians for approximately or over</p> <p>9 40 years before retiring; correct?</p> <p>06:51:41PM 10 MR. SCHULTZ: That's correct. I have</p> <p>11 no idea what that would have to do with</p> <p>12 anything.</p> <p>13 CHAIRMAN GONZALEZ: Well, I'm asking</p> <p>14 the question and you answered. If you choose</p> <p>15 not to answer, it's okay.</p> <p>16 MR. SCHULTZ: Okay. Okay.</p> <p>17 DR. SCHULTZ: Papa, he wants to know if</p> <p>18 you practiced as a physician for the last</p> <p>19 40 years. It's important to his decision. Did</p> <p>06:51:57PM 20 you and Nancy practice as physicians?</p> <p>21 MR. SCHULTZ: Yes, they did.</p> <p>22 CHAIRMAN GONZALEZ: Yes. Okay.</p>

<p style="text-align: center;">14</p> <p>1 DR. FUREY: I just retired because of</p> <p>2 her illness after 50 years of practice.</p> <p>3 CHAIRMAN GONZALEZ: I understand, sir.</p> <p>4 Is it accurate that among your real</p> <p>5 estate holdings you own a farmhouse in</p> <p>6 Pennsylvania and a summer home in Wisconsin as</p> <p>7 well as the Hinsdale residence at 244?</p> <p>8 DR. FUREY: That's true.</p> <p>9 CHAIRMAN GONZALEZ: Okay. Does your</p> <p>10 current home in Hinsdale have a mortgage?</p> <p>11 DR. FUREY: No.</p> <p>12 CHAIRMAN GONZALEZ: Okay. Have you</p> <p>13 considered a reverse mortgage being explored to</p> <p>14 free up cash?</p> <p>15 MR. SCHULTZ: That's absolutely not a</p> <p>16 question -- The property taxes are \$40,000 a</p> <p>17 year on this home, and the home is not really</p> <p>18 practical for them to live in at their age. So</p> <p>19 a reverse mortgage has absolutely nothing to do</p> <p>20 with the conversation.</p> <p>21 CHAIRMAN GONZALEZ: Has a best effort</p> <p>22 been put forth to try and sell the home? And if</p>	<p style="text-align: center;">16</p> <p>1 CHAIRMAN GONZALEZ: Has a teardown</p> <p>2 scenario for the home been --</p> <p>3 DR. SCHULTZ: No.</p> <p>4 MR. SCHULTZ: No.</p> <p>5 CHAIRMAN GONZALEZ: Okay.</p> <p>6 DR. SCHULTZ: He's asking have you, has</p> <p>7 a teardown request been investigated or</p> <p>8 contemplated.</p> <p>9 DR. FUREY: I certainly don't --</p> <p>10 DR. SCHULTZ: No, again.</p> <p>11 CHAIRMAN GONZALEZ: Okay.</p> <p>12 DR. FUREY: No. I have not wanted --</p> <p>13 That's one of the things we don't want, you</p> <p>14 know, it's clear.</p> <p>15 CHAIRMAN GONZALEZ: Okay. Understood.</p> <p>16 Okay. Here is another one. Is the applicant</p> <p>17 and/or its heirs aware of or a party to any</p> <p>18 agreement or arrangement, whether verbal or in</p> <p>19 writing, to sell the home in its present</p> <p>20 condition?</p> <p>21 DR. SCHULTZ: I'm sorry. I can't even</p> <p>22 really understand your question.</p>
<p style="text-align: center;">15</p> <p>1 so, please list what that effort consisted of.</p> <p>2 In other words, what kind of MLS listing?</p> <p>3 MR. SCHULTZ: As our real estate</p> <p>4 agent -- We marketed the home primarily in the</p> <p>5 private MLS network.</p> <p>6 DR. SCHULTZ: He's asking how you sold,</p> <p>7 how you put the house on the market.</p> <p>8 MR. SCHULTZ: And due to Nancy's</p> <p>9 illness where the property really couldn't be</p> <p>10 shown, and she was receiving medical attention.</p> <p>11 We have also contacted all of the people that</p> <p>12 have rehabbed and developed homes in the area</p> <p>13 that would be looking at a project that large.</p> <p>14 It's not that many. Two have come forward and</p> <p>15 talked with us about price and options. And</p> <p>16 both of them are interested to this day. They</p> <p>17 just, however, are not interested at any price</p> <p>18 with any landmark designation.</p> <p>19 CHAIRMAN GONZALEZ: Okay. Here is a</p> <p>20 question, another. Has a teardown scenario been</p> <p>21 investigated or contemplated?</p> <p>22 MR. SCHULTZ: Has a teardown --</p>	<p style="text-align: center;">17</p> <p>1 MR. SCHULTZ: What's your question?</p> <p>2 DR. SCHULTZ: So there is no hope he</p> <p>3 will.</p> <p>4 CHAIRMAN GONZALEZ: Okay. Okay.</p> <p>5 DR. SCHULTZ: Can you slow down? I</p> <p>6 just can't understand you.</p> <p>7 DR. FUREY: Oh, I'm sorry.</p> <p>8 CHAIRMAN GONZALEZ: No, no, no. I'll</p> <p>9 slow down. That's fine. I'll repeat it.</p> <p>10 The question is basically is the</p> <p>11 applicant or its heirs aware of or a party to</p> <p>12 any agreement to, arrangement, whether verbal or</p> <p>13 in writing, to sell the home? In other words,</p> <p>14 it's going to be passed on to an heir of some</p> <p>15 sort if it's sold?</p> <p>16 MR. SCHULTZ: No.</p> <p>17 DR. SCHULTZ: No.</p> <p>18 CHAIRMAN GONZALEZ: Okay. All right.</p> <p>19 This is a clause from the Historic Preservation,</p> <p>20 and I'm just going to read it. The Historic</p> <p>21 Preservation Section 14-5-2, No. 11, "Demolition</p> <p>22 should not be permitted if a structure,</p>

<p style="text-align: center;">18</p> <p>1 building, or site is economically viable in its  2 present condition or could be economically  3 viable after completion of appropriate  4 alteration and even if demolition would permit a  5 more profitable use of such site." That's from  6 chapter 5, title 14, Historic Preservation.  7 This is a comment. This is just to  8 give you a sense of how the board, how we  9 perceive various property.  10 Does anybody else have a question  11 here?  12 MS. D'ARCO: I just have a question  13 about the effort that's been made to sell the  14 home. I'm a Realtor myself as well. And I've  15 looked on MLS in the private listing, and there  16 is very limited information on the condition of  17 the house, pictures. There is a price and a  18 very, you know, brief description.  19 But when I think of marketing a  20 property, I think of putting it out to the  21 public. And with all due respect, I understand  22 that there has been health concerns at home.</p>	<p style="text-align: center;">20</p> <p>1 torn down. And we did not approve that as is,  2 and it's now being worked with. It's just --  3 MR. SCHULTZ: Well, you will still have  4 that same protection where whoever buys the  5 house, if they do decide to tear it down, they  6 will have to come here.  7 MS. D'ARCO: They don't. Not without  8 the landmark --  9 MR. SCHULTZ: They will still have to  10 come here before they do anything.  11 MS. D'ARCO: They will still have to  12 come to us.  13 MR. SCHULTZ: Yes.  14 MS. D'ARCO: But then our purview at  15 that point is purely advisory.  16 MR. SCHULTZ: Yes.  17 MS. D'ARCO: We cannot prevent a  18 teardown.  19 MR. SCHULTZ: Yes. They will also  20 have --  21 MS. D'ARCO: The only way we can secure  22 no teardown is by having that landmark status in</p>
<p style="text-align: center;">19</p> <p>1 MR. SCHULTZ: So you being a Realtor,  2 let me ask this question, do you believe that  3 the house with the landmark designation would  4 sell for less or more money? Do you believe  5 that that would -- I mean you see this market  6 today and the house kitty-corner.  7 MS. D'ARCO: You know, right. So it --  8 And I will say it depends, right? It depends on  9 the condition of the house. Because there is  10 definitely homes that have sold in the area that  11 are being renovated as we speak.  12 Even, you know, the house next to  13 420, the Zoberis' house at 430 was a beautiful  14 renovation and restoration. On First --  15 MS. KENNA: A great one behind it on  16 Third Street that have been done. Tons of  17 potential for it.  18 MS. D'ARCO: So it's definitely  19 possible, and there is buyers for it. We have  20 the property at 120 East Fifth Street that  21 actually came before the Commission, and it  22 wasn't even landmarked, to be requested to be</p>	<p style="text-align: center;">21</p> <p>1 place. And that's where, that's where it  2 becomes the problem.  3 MS. KENNA: You know, can I answer a  4 couple questions real quick.  5 MR. SCHULTZ: Sure.  6 MS. KENNA: In terms of the marketing,  7 we have been very sensitive to the situation  8 that's at the house. And it's not in a position  9 where we wanted to go in and take the interior  10 photos. And you as a Realtor understand that  11 your first -- You have to have the best photos  12 available if you are going to hit the MLS.  13 That's the first place somebody is going to  14 judge your house is by what they see with the  15 photos. So we are not in a position to have  16 been able to do that. So it's been just in the  17 private, it's been just by word of mouth in  18 terms of contacting those that we know locally  19 have done it. The comments have been that they  20 don't wish to do it. And the reason they don't  21 wish to move forward with purchasing is because  22 of the binding aspect.</p>

<p style="text-align: right;">22</p> <p>1               Whereas we discussed in the</p> <p>2 previous case, you know, is it up to you to</p> <p>3 decide what they want to do in terms of their</p> <p>4 color or their stone. People are, they are not</p> <p>5 going to buy something if they don't have a say</p> <p>6 in what they are going to do with that home. So</p> <p>7 that's where we have come up against a brick</p> <p>8 wall in terms of resale. So it's not even the</p> <p>9 value, it's truly how do we find somebody who is</p> <p>06:58:44PM 10 willing to move forward if they have no say in</p> <p>11 what they can do on their home. It's not going</p> <p>12 to be up to them. It's up to you.</p> <p>13               MS. D'ARCO: Well, they, but they --</p> <p>14 We have had several homeowners come to us with</p> <p>15 proposed changes to their historical homes. And</p> <p>16 we have agreed to make modifications.</p> <p>17               DR. SCHULTZ: Are they landmarked?</p> <p>18               MS. KENNA: But that was a -- Were</p> <p>19 those binding? Were those with landmark status?</p> <p>06:59:10PM 20               DR. SCHULTZ: Because your preservation</p> <p>21 commissioner's home isn't even landmarked.</p> <p>22               MS. D'ARCO: Yes, we actually did.</p>	<p style="text-align: right;">24</p> <p>1 in excess of --</p> <p>2               MS. D'ARCO: Then why would they want</p> <p>3 to unlandmark the home?</p> <p>4               MR. SCHULTZ: Because it's done on the,</p> <p>5 there is no cloud on the title. It's their</p> <p>6 choice. They can look at it and see when they</p> <p>7 are done or whatever.</p> <p>8               MS. D'ARCO: Well, see, I actually, I</p> <p>9 think that to be honest -- and maybe this is</p> <p>06:59:55PM 10 lack of education and maybe we need to educate</p> <p>11 more people on it -- but the tax freeze would</p> <p>12 apply to --</p> <p>13               MR. SCHULTZ: We understand that.</p> <p>14               MS. D'ARCO: -- and if it's --</p> <p>15               MR. SCHULTZ: But right now the taxes</p> <p>16 are \$40,000 so a freeze doesn't do us any good.</p> <p>17               MS. D'ARCO: But so I'm not sure what</p> <p>18 condition of the home is and how much work needs</p> <p>19 to be done. But I mean if, if the cost to</p> <p>07:00:18PM 20 rehabilitate is 25 percent of the assessor's</p> <p>21 market value, you are going to get that --</p> <p>22               MR. SCHULTZ: And that would be</p>
<p style="text-align: right;">23</p> <p>1 There is a home on First Street.</p> <p>2               DR. SCHULTZ: Sandy, is your home</p> <p>3 landmarked?</p> <p>4               MS. WILLIAMS: No.</p> <p>5               DR. SCHULTZ: No. Yes, of course.</p> <p>6               MS. WILLIAMS: It wouldn't qualify.</p> <p>7               DR. SCHULTZ: Oh, yes, it would.</p> <p>8               MS. KENNA: And one of those that did</p> <p>9 come before the board with a landmark status is</p> <p>06:59:22PM 10 one that has said they will not, don't wish to</p> <p>11 move forward because of the experience.</p> <p>12               MS. D'ARCO: I understand. I</p> <p>13 understand. That's a particular --</p> <p>14               DR. SCHULTZ: Those are the two</p> <p>15 buyers --</p> <p>16               MR. SCHULTZ: Let's not confuse the</p> <p>17 point. The next buyer of the house, I think</p> <p>18 that there will be a very good chance that they</p> <p>19 will come back to this committee and ask to</p> <p>06:59:35PM 20 landmark the home themselves because they could</p> <p>21 take advantage of the tax, if they were to spend</p> <p>22 X amount of money, which they will be spending</p>	<p style="text-align: right;">25</p> <p>1 someone's freedom to choose if they would want</p> <p>2 to do that.</p> <p>3               MS. D'ARCO: But it's actually a</p> <p>4 benefit.</p> <p>5               MR. SCHULTZ: It is a benefit.</p> <p>6               MS. D'ARCO: Right. To the buyer. And</p> <p>7 marketing --</p> <p>8               MR. SCHULTZ: And we hope they are</p> <p>9 going to take advantage, and we are going to try</p> <p>07:00:31PM 10 to market it that way. But right now everyone</p> <p>11 that we have talked to tells us it's the highest</p> <p>12 and best use would be to remove the landmark</p> <p>13 status; and based on their financial position,</p> <p>14 that's what we need to do. And that's why we</p> <p>15 are here.</p> <p>16               MS. D'ARCO: Right. It's a tough</p> <p>17 position because I understand what's going on.</p> <p>18               DR. FUREY: I'm up because I don't hear</p> <p>19 well.</p> <p>20               MS. D'ARCO: No, that's okay. I</p> <p>21 understand the sensitivities.</p> <p>22               DR. FUREY: My thing is the home is --</p>



<p style="text-align: right;">26</p> <p>1 It's still lovely.</p> <p>2 MS. D'ARCO: Right.</p> <p>3 DR. FUREY: We find it absolutely</p> <p>4 beautiful. It's just the young buyer now wants</p> <p>5 central air and a number of things that just</p> <p>6 aren't part of our --</p> <p>7 MS. D'ARCO: Right. I understand.</p> <p>8 DR. FUREY: We had a couple of --</p> <p>9 DR. SCHULTZ: Nothing has been updated</p> <p>07:01:06PM 10 since 1971 if that gives you an idea.</p> <p>11 DR. FUREY: All the repairs, we never</p> <p>12 minded it.</p> <p>13 MS. D'ARCO: Right.</p> <p>14 DR. SCHULTZ: The bed sheets of mine</p> <p>15 are still in there. So it's no central heat, no</p> <p>16 central air. All the windows are original.</p> <p>17 There is -- The bathrooms are the same</p> <p>18 bathrooms. It's from --</p> <p>19 MS. D'ARCO: But, see, I would think</p> <p>07:01:22PM 20 that that is actually for the next buyer. There</p> <p>21 is a lot to benefit --</p> <p>22 MR. SCHULTZ: Okay. Do you want to buy</p>	<p style="text-align: right;">28</p> <p>1 DR. SCHULTZ: It's the hypocrisy in all</p> <p>2 of this.</p> <p>3 MS. KENNA: -- even the condition of</p> <p>4 the house is such that somebody coming in to do</p> <p>5 the rehab, it would be extremely extensive, what</p> <p>6 would need to be done; and it could be done and</p> <p>7 it would be phenomenal. But because they don't</p> <p>8 know if their ideas would be approved, they are</p> <p>9 not willing to take the risk to say, Okay, I'm</p> <p>07:02:08PM 10 going to go ahead and buy it.</p> <p>11 MS. D'ARCO: So I mean our mission is</p> <p>12 to preserve historical homes.</p> <p>13 MS. KENNA: Right.</p> <p>14 MS. D'ARCO: And that is first and</p> <p>15 foremost what we try to do, right?</p> <p>16 MS. KENNA: Right.</p> <p>17 MS. D'ARCO: I think by removing</p> <p>18 landmark status on such a significant home in</p> <p>19 the Historic District we are basically giving</p> <p>07:02:28PM 20 that option away to tear it down, which can</p> <p>21 happen because we are seeing it happen all</p> <p>22 throughout town.</p>
<p style="text-align: right;">27</p> <p>1 it?</p> <p>2 MS. D'ARCO: I would. I honestly</p> <p>3 would.</p> <p>4 MR. SCHULTZ: I can show it to you</p> <p>5 tomorrow.</p> <p>6 MS. D'ARCO: I'm just saying there is a</p> <p>7 market.</p> <p>8 DR. SCHULTZ: Janice, if you want to go</p> <p>9 see what we are talking about, you are welcome</p> <p>07:01:33PM 10 to if you need that to make your decision.</p> <p>11 DR. FUREY: The house next door to me</p> <p>12 is not landmark status.</p> <p>13 DR. SCHULTZ: But the house, it would</p> <p>14 require a complete --</p> <p>15 DR. FUREY: Isn't that right, the house</p> <p>16 next door to me is not landmarked?</p> <p>17 DR. SCHULTZ: Yes. The house next door</p> <p>18 to you. Mr. Bohnen's house is not landmarked.</p> <p>19 DR. FUREY: Yes. The Chairman,</p> <p>07:01:43PM 20 Mr. Bohnen's.</p> <p>21 MS. KENNA: One of the things, too, is</p> <p>22 like --</p>	<p style="text-align: right;">29</p> <p>1 MS. KENNA: It could. Absolutely.</p> <p>2 MS. D'ARCO: And then there would be no</p> <p>3 point in the Preservation Commission existing.</p> <p>4 MR. SCHULTZ: If this --</p> <p>5 MS. D'ARCO: Right. But if we're just</p> <p>6 going to landmark and unlandmark, landmark and</p> <p>7 unlandmark because somebody doesn't like it;</p> <p>8 right?</p> <p>9 MS. KENNA: The landmark in this</p> <p>07:02:47PM 10 situation I think was also given, as Dr. Furey</p> <p>11 has stated, under different conditions, they</p> <p>12 interpreted it.</p> <p>13 DR. SCHULTZ: So that's a really</p> <p>14 good -- Well, Janice, I actually -- My father</p> <p>15 pointed out as soon as we sat down, the last</p> <p>16 time he was in this room was in the late 1990s</p> <p>17 when I was a young mom. And my young mom</p> <p>18 girlfriends, Kim Beard, Andrea Burrridge, Tricia</p> <p>19 Enright, Tory Mortimer, and Pat Bruder, and I,</p> <p>07:03:16PM 20 all came before this Commission with little</p> <p>21 kids -- Jimmy wasn't even born if I recall --</p> <p>22 and appealed before -- you guys didn't exist --</p>

<p style="text-align: center;">30</p> <p>1 but the Board of Trustees.</p> <p>2 And we asked that we get an</p> <p>3 historic preservation ordinance and an Historic</p> <p>4 Preservation Commission established. Because</p> <p>5 we, most of us grew up in the town, and we had</p> <p>6 seen these homes being torn down. Kim was our</p> <p>7 local attorney, not practicing, just a mom, who</p> <p>8 made our organization a 503(c). We were the</p> <p>9 Hinsdale Heritage and Architecture Society. And</p> <p>10 we had Zook coloring books, Zook walks. My</p> <p>11 mother tirelessly put together all of these</p> <p>12 pamphlets. And we had major educational fronts</p> <p>13 that we did 20 years ago to try to stem the tide</p> <p>14 on all the teardown phenomenon that was going</p> <p>15 on. And so it's just unintended consequences</p> <p>16 that here we are 20 years later, my mother and</p> <p>17 father, because it was a voluntary ordinance and</p> <p>18 a nonbinding decision, and that is why they</p> <p>19 landmarked their home, to try to encourage other</p> <p>20 people to do the same.</p> <p>21 Fast forward, 2003, 2008, when I</p> <p>22 served on this Commission with Frank Gonzalez</p>	<p style="text-align: center;">32</p> <p>1 know that even happened.</p> <p>2 The first time we understood that</p> <p>3 the landmark that was voluntary from the old</p> <p>4 ordinance was different was when the neighbors,</p> <p>5 our neighbors, the Kellys, sold the home. They</p> <p>6 came before you guys, did a beautiful remodel of</p> <p>7 the coach house that was for this home. They</p> <p>8 are the ones that let us know that, no,</p> <p>9 something, it's a big change. Your home is now</p> <p>10 a landmark and it's all binding. Nothing can be</p> <p>11 done without strict, more strict approval. That</p> <p>12 is how all of this came about.</p> <p>13 It was after my mom got sick when</p> <p>14 we started to talk about putting the house on</p> <p>15 the market. We started to talk to builders who</p> <p>16 we knew did a wonderful job restoring, and then</p> <p>17 we learned that this whole thing was just an</p> <p>18 unintended consequence of all of the right</p> <p>19 reasons why you are here. You guys are here</p> <p>20 because of the work that we did 20 years ago to</p> <p>21 try to get this into our town and the wonderful</p> <p>22 work Sandy Williams did with the historic</p>
<p style="text-align: center;">31</p> <p>1 and -- what's her name -- Jean Follett was our</p> <p>2 commissioner and Kim Stevens were the people</p> <p>3 that were leading the Commission. That is what</p> <p>4 the Commission did was it would advise people</p> <p>5 like Carrie to say, Hey, looking on the</p> <p>6 streetscape, brick or stone would be perfectly</p> <p>7 acceptable things that would fit in. That was</p> <p>8 the whole purpose of this was to educate people</p> <p>9 to try to get them to do more historically</p> <p>10 sensitive renovations.</p> <p>11 When this Commission -- and we</p> <p>12 didn't know this happened -- became, put</p> <p>13 historic preservation districts into place,</p> <p>14 apparently -- and the attorney could help me out</p> <p>15 here -- but I think that is when our voluntary</p> <p>16 local landmark that we did back in before it was</p> <p>17 a voluntary ordinance became a binding landmark</p> <p>18 because it was a local landmark within a</p> <p>19 historic district. We didn't even -- I didn't</p> <p>20 even know. My father, we can ask him, but I'm</p> <p>21 sure he will say he didn't. But I can go</p> <p>22 through that if you would like -- But we didn't</p>	<p style="text-align: center;">33</p> <p>1 commission, the historic society.</p> <p>2 So I just think that's the</p> <p>3 background on all of this. We get all of this.</p> <p>4 They have not updated the home. It would be an</p> <p>5 absolute stellar if somebody has the money to</p> <p>6 come and do this, that would be amazing, I</p> <p>7 agree.</p> <p>8 But I think it speaks volumes that</p> <p>9 your own Historic Preservation Commission</p> <p>10 chairman's home is not landmarked. I think</p> <p>11 there is one person on your board whose home is</p> <p>12 landmarked. And yet, you are going to dictate</p> <p>13 all of this for my parents? It's quite</p> <p>14 upsetting.</p> <p>15 MR. SCHULTZ: It's supposed to be</p> <p>16 voluntary. In the last removal that was done, I</p> <p>17 believe, it was from the Barrows' house.</p> <p>18 DR. SCHULTZ: That's right, the</p> <p>19 Barrows'.</p> <p>20 MR. SCHULTZ: When that was brought to</p> <p>21 the board, I believe the final vote was done</p> <p>22 by --</p>

<p style="text-align: right;">34</p> <p>1 DR. SCHULTZ: Bill Harlow.</p> <p>2 MR. SCHULTZ: Bill Harlow. And Bill</p> <p>3 said, We have to allow this to be removed</p> <p>4 because --</p> <p>5 MS. D'ARCO: Was this financial</p> <p>6 hardship?</p> <p>7 MR. SCHULTZ: No. This was just they</p> <p>8 didn't even have the clause at the time. This</p> <p>9 is just because they wanted to remove it. They</p> <p>10 didn't feel it was necessary and would hurt the</p> <p>11 value of their home.</p> <p>12 MS. D'ARCO: What year? It's before my</p> <p>13 time so I can't --</p> <p>14 MR. SCHULTZ: It was I think in '14,</p> <p>15 2014.</p> <p>16 DR. SCHULTZ: And they didn't have to</p> <p>17 prove hardship. They just said the streetscape</p> <p>18 changed.</p> <p>19 MR. SCHULTZ: Mr. Harlow made a really</p> <p>20 good point with that vote. He said, If we don't</p> <p>21 allow this, no one is ever going to want to</p> <p>22 landmark their house in Hinsdale if we are not</p>	<p style="text-align: right;">36</p> <p>1 DR. FUREY: I have to excuse myself.</p> <p>2 And thank you very much, I've got to meet that</p> <p>3 lady about the esophageal cancer. It's one of</p> <p>4 the first things.</p> <p>5 MR. PRISBY: Thank you for coming.</p> <p>6 CHAIRMAN GONZALEZ: Thank you for</p> <p>7 coming.</p> <p>8 MR. SCHULTZ: So here we are. You</p> <p>9 know, there is no doubt, I have been involved</p> <p>10 with the real estate market for 20 years, and</p> <p>11 I'm fully aware that it's much more difficult to</p> <p>12 sell the house the way it is; and we do need to</p> <p>13 sell the house.</p> <p>14 MS. D'ARCO: It is. And I agree there</p> <p>15 are challenges to selling a home that's, A,</p> <p>16 older, much less landmarked.</p> <p>17 MR. SCHULTZ: Absolutely.</p> <p>18 MS. D'ARCO: I get that but it does</p> <p>19 happen. And I think that there are -- And just</p> <p>20 from what I have seen, there is not even a</p> <p>21 picture of the front of the house on the private</p> <p>22 listing, there is just no picture. There is no</p>
<p style="text-align: right;">35</p> <p>1 going to allow them to remove it.</p> <p>2 MS. D'ARCO: Then there is no point of</p> <p>3 doing it.</p> <p>4 MR. SCHULTZ: There absolutely is.</p> <p>5 MR. PRISBY: Why do it?</p> <p>6 MS. D'ARCO: Why do it?</p> <p>7 MR. SCHULTZ: Well, I guess then --</p> <p>8 DR. SCHULTZ: That's a good question,</p> <p>9 why do it.</p> <p>10 MR. SCHULTZ: Because people want to.</p> <p>11 MS. D'ARCO: People do it because they</p> <p>12 don't want those homes to be torn down if they</p> <p>13 get sold or passed on.</p> <p>14 MR. SCHULTZ: That's our decision to</p> <p>15 make.</p> <p>16 MS. KENNA: That's the issue and he's</p> <p>17 saying that decision was not understood.</p> <p>18 DR. SCHULTZ: That was not a decision.</p> <p>19 MS. D'ARCO: That was a voluntary</p> <p>20 decision, right?</p> <p>21 DR. SCHULTZ: He's got to go. Is there</p> <p>22 somebody, do you have anymore questions for him?</p>	<p style="text-align: right;">37</p> <p>1 picture.</p> <p>2 MS. KENNA: I could have it up there</p> <p>3 tomorrow.</p> <p>4 MS. D'ARCO: Well, I know. But I'm</p> <p>5 saying up to this point there hasn't.</p> <p>6 MS. WILLIAMS: Well, it hasn't been up</p> <p>7 there, and that's the point.</p> <p>8 MR. SCHULTZ: We have gotten production</p> <p>9 on it and people aren't aware --</p> <p>10 MS. WILLIAMS: The marketing effort, it</p> <p>11 doesn't seem to be there.</p> <p>12 MS. D'ARCO: Just understand from our</p> <p>13 side what we are looking at.</p> <p>14 MR. SCHULTZ: I understand. But we</p> <p>15 don't have another year to sit on the market.</p> <p>16 They don't have another year. They need to sell</p> <p>17 their home. Okay? We need, you know, and</p> <p>18 that's why we are here tonight.</p> <p>19 MS. D'ARCO: I understand. I really</p> <p>20 wholeheartedly understand.</p> <p>21 MR. SCHULTZ: So if we spend another</p> <p>22 year marketing and nothing happens and then we</p>

<p style="text-align: center;">38</p> <p>1 come back here again, we don't have that year.</p> <p>2 We can't afford that.</p> <p>3 DR. SCHULTZ: And we have the</p> <p>4 observation of all the other historic homes that</p> <p>5 have sat on the market for several years, as</p> <p>6 your example. I don't know why you need my</p> <p>7 parents to go through that.</p> <p>8 MS. D'ARCO: I mean it's not our goal</p> <p>9 to have your parents go through any hardship.</p> <p>07:09:39PM 10 And I think --</p> <p>11 MR. SCHULTZ: And that's why there is a</p> <p>12 hardship clause.</p> <p>13 DR. SCHULTZ: The hardship question is</p> <p>14 what we are addressing.</p> <p>15 MS. D'ARCO: My only point is that the</p> <p>16 property itself hasn't been marketed to its</p> <p>17 fullest. And I think there is, that's the only</p> <p>18 comment I will make at this point because I'm</p> <p>19 just seeing what I see.</p> <p>07:09:57PM 20 DR. SCHULTZ: To market it to its</p> <p>21 fullest --</p> <p>22 MS. D'ARCO: And I think in order to --</p>	<p style="text-align: center;">40</p> <p>1 best use for financial hardship, plain and</p> <p>2 simply stated. We have a letter from the</p> <p>3 attorney that has performed their estate work.</p> <p>4 So we do need to get the highest and best dollar</p> <p>5 for the house. And there is no doubt as a</p> <p>6 Realtor you must know that --</p> <p>7 DR. SCHULTZ: How much for --</p> <p>8 MR. SCHULTZ: -- how do you get it, you</p> <p>9 get the highest and best dollar without any</p> <p>07:10:54PM 10 landmark status. You are certainly not going to</p> <p>11 get more with --</p> <p>12 MR. MALINA: Everybody has got to be</p> <p>13 taken down.</p> <p>14 MS. KENNA: We truly have reached out</p> <p>15 to, in particular, those who have done a lot of</p> <p>16 the renovation work around here, as well as</p> <p>17 then, honestly, even through us as a builder.</p> <p>18 We have people come to us and call us, Hey, we</p> <p>19 want to renovate or build. You know, I have</p> <p>07:11:24PM 20 presented this to many, many people, and they</p> <p>21 have said no.</p> <p>22 So it's they, in particular, have</p>
<p style="text-align: center;">39</p> <p>1 MR. SCHULTZ: But what you're saying,</p> <p>2 though --</p> <p>3 MS. D'ARCO: -- get a greater reach in</p> <p>4 the market beyond those two folks that have come</p> <p>5 to you during this time. It's been on the</p> <p>6 market since September so it didn't just go on</p> <p>7 yesterday. It's been on the market since</p> <p>8 September.</p> <p>9 DR. SCHULTZ: My mother was diagnosed</p> <p>07:10:10PM 10 in February.</p> <p>11 MS. D'ARCO: I understand.</p> <p>12 DR. SCHULTZ: And so, you know, that</p> <p>13 was four months of chemo, radiation. You can't</p> <p>14 move somebody when they are doing that. We</p> <p>15 couldn't clean out the house to get pictures.</p> <p>16 We finally got them to make a decision that she</p> <p>17 is too weak to climb stairs and do these things.</p> <p>18 We know neither one of them needs to be in a</p> <p>19 home like this anymore.</p> <p>07:10:29PM 20 MR. SCHULTZ: And regardless of the</p> <p>21 marketing, there is no doubt -- I mean we are</p> <p>22 looking, we need to sell it at its highest and</p>	<p style="text-align: center;">41</p> <p>1 spoken to a few people. I have through the</p> <p>2 marketing that we do in our conversations, as we</p> <p>3 go through, have spoken to many people. And</p> <p>4 with that landmark status, somebody won't make</p> <p>5 the commitment because they don't know if they</p> <p>6 need to cut off the back end of the house to --</p> <p>7 Because the kitchen is back there. They really</p> <p>8 do need to do extensive work. And my vision is</p> <p>9 they maybe have to take that back end off. But</p> <p>07:11:52PM 10 they don't know if it's going to be approved,</p> <p>11 they have no control over it. Without that</p> <p>12 control, someone doesn't wish to make that</p> <p>13 commitment to it.</p> <p>14 MS. WILLIAMS: The home is still in a</p> <p>15 historic district.</p> <p>16 MR. SCHULTZ: Yes.</p> <p>17 MS. WILLIAMS: So you would have to get</p> <p>18 a Certificate of Appropriateness.</p> <p>19 MR. SCHULTZ: That's exactly right.</p> <p>07:12:07PM 20 MS. WILLIAMS: That's exactly what you</p> <p>21 are saying.</p> <p>22 MR. SCHULTZ: Yes.</p>

<p style="text-align: center;">42</p> <p>1 MS. KENNA: Right. That's absolutely</p> <p>2 right.</p> <p>3 MS. WILLIAMS: So the fact that it is</p> <p>4 landmarked should make no difference when it</p> <p>5 comes to that.</p> <p>6 MS. KENNA: Oh, it's a huge difference</p> <p>7 because you can -- Actually, with the way it's</p> <p>8 been presented to us is that with the landmark</p> <p>9 status, if they come to you with a set of plans,</p> <p>10 similar to what we did earlier, you could say,</p> <p>11 No, you can't do that, you have to put that</p> <p>12 brick or that stone on. That's our</p> <p>13 understanding is that, what you have the right</p> <p>14 to dictate how someone should do that</p> <p>15 renovation. And minimum on the exterior is my</p> <p>16 understanding, not necessarily interior.</p> <p>17 MR. MALINA: Correct.</p> <p>18 MS. KENNA: But this will need some</p> <p>19 exterior renovation work done. So because they</p> <p>20 don't have control over that decision, that's</p> <p>21 where we have gotten the pushback.</p> <p>22 MR. PRISBY: But a lot of times those</p>	<p style="text-align: center;">44</p> <p>1 MS. D'ARCO: I know you don't, but it</p> <p>2 doesn't mean it won't happen.</p> <p>3 MR. SCHULTZ: It might.</p> <p>4 MS. D'ARCO: Once that landmark status</p> <p>5 is lifted, it's open game. Even if they come to</p> <p>6 us, there is no protection.</p> <p>7 MR. SCHULTZ: That's fine. I</p> <p>8 understand that. But we need to sell the house,</p> <p>9 though. And we can't afford not to sell the</p> <p>10 house.</p> <p>11 MS. WILLIAMS: And our job is to</p> <p>12 preserve the most significant historic buildings</p> <p>13 in the Village of Hinsdale and this is without a</p> <p>14 doubt one of those.</p> <p>15 MR. SCHULTZ: That's for you.</p> <p>16 MS. WILLIAMS: That is our job. And</p> <p>17 maybe your job is more aggressive marketing.</p> <p>18 Maybe your job is better pricing. The</p> <p>19 importance of saving these homes is why we are</p> <p>20 here. The entire Village with your help rose up</p> <p>21 to establish this Commission.</p> <p>22 DR. SCHULTZ: How many more people,</p>
<p style="text-align: center;">43</p> <p>1 cases it's to preserve the historic nature of</p> <p>2 the exterior. So it's not so much, well, we</p> <p>3 want to replace this stone with a different</p> <p>4 stone.</p> <p>5 MR. SCHULTZ: We agree.</p> <p>6 MS. KENNA: We agree and we understand</p> <p>7 that. It's like trying to sell a house that's</p> <p>8 on the highway. It doesn't bother that person</p> <p>9 but --</p> <p>10 MR. SCHULTZ: We agree. I mean we need</p> <p>11 to sell the house, and we know that to sell the</p> <p>12 house in a -- The house that's kitty-corner has</p> <p>13 been on the market two years. And the only</p> <p>14 offer they got was for the land. They didn't</p> <p>15 take it, I think they have rented the house now.</p> <p>16 We have a vacant lot across the street. We need</p> <p>17 to be able to --</p> <p>18 DR. SCHULTZ: Carl Weber's house was</p> <p>19 torn down.</p> <p>20 MR. SCHULTZ: Yes. The house two over</p> <p>21 was torn down. And we don't plan to market the</p> <p>22 house as a teardown.</p>	<p style="text-align: center;">45</p> <p>1 though, Sandy, are going to landmark their home?</p> <p>2 MR. SCHULTZ: If you are not going to</p> <p>3 let us remove ours, who is going to landmark</p> <p>4 their home.</p> <p>5 DR. SCHULTZ: Do you know what I mean?</p> <p>6 So I would like to buy a home, I will let you</p> <p>7 know, I love older homes. Our next home is</p> <p>8 going to be an older home I plan to restore.</p> <p>9 And then I probably will landmark it for tax</p> <p>10 break purposes.</p> <p>11 MS. WILLIAMS: Exactly. There are</p> <p>12 benefits.</p> <p>13 DR. SCHULTZ: And that's a wonderful</p> <p>14 thing. This is not -- We are not in this</p> <p>15 position now with this house. We are talking</p> <p>16 about a financial hardship. And you are locking</p> <p>17 somebody in who is already in an historic</p> <p>18 district. And with the right people that really</p> <p>19 want to come in and do the right thing and</p> <p>20 restore this home, I think they will do a bang-</p> <p>21 up great job. I mean you are putting them in a</p> <p>22 position where --</p>

<p style="text-align: center;">46</p> <p>1 MS. WILLIAMS: Then you need to work a</p> <p>2 little harder, perhaps.</p> <p>3 MR. SCHULTZ: I think that's really</p> <p>4 easy to say when it's not your money.</p> <p>5 MS. WILLIAMS: No, I mean there are no</p> <p>6 photos of the house. There are no details of</p> <p>7 the house.</p> <p>8 MR. SCHULTZ: I understand that but --</p> <p>9 MS. WILLIAMS: We don't even know it's</p> <p>07:15:17PM 10 for sale.</p> <p>11 DR. SCHULTZ: How do you not know? The</p> <p>12 whole Village knows it's for sale.</p> <p>13 MR. SCHULTZ: It's for sale. We have</p> <p>14 told everyone. I mean it's --</p> <p>15 MS. D'ARCO: No. But say someone in</p> <p>16 Chicago who wants to buy a historic home in</p> <p>17 Hinsdale wouldn't be aware of it unless they are</p> <p>18 directly --</p> <p>19 MR. SCHULTZ: If they talked to any</p> <p>07:15:31PM 20 agent out here, they would be aware of it.</p> <p>21 MS. D'ARCO: Because it's not on the --</p> <p>22 I'm sorry?</p>	<p style="text-align: center;">48</p> <p>1 our attorney that was from Dr. Furey's attorney</p> <p>2 that states that it is a financial hardship</p> <p>3 based on his review of their income and assets</p> <p>4 and everything. So that was in your packet.</p> <p>5 MS. D'ARCO: I know. No, I saw that.</p> <p>6 But that there is --</p> <p>7 MR. SCHULTZ: But I don't think the</p> <p>8 numbers are absolutely --</p> <p>9 MS. D'ARCO: How far are you guys --</p> <p>10 MR. SCHULTZ: I mean as a trustee who</p> <p>11 was on the board for four years, we have never</p> <p>12 asked for anything more than that. I mean if</p> <p>13 you are not going to believe the attorney.</p> <p>14 MS. D'ARCO: No, I --</p> <p>15 MR. MALINA: You have got to let the</p> <p>16 court reporter -- One at a time.</p> <p>17 MR. SCHULTZ: So are you saying you</p> <p>18 don't believe the information we have given you?</p> <p>19 MS. D'ARCO: Oh, no.</p> <p>07:16:42PM 20 MR. SCHULTZ: I mean what is it?</p> <p>21 MS. D'ARCO: We wholeheartedly do and I</p> <p>22 really, with all due respect, understand the</p>
<p style="text-align: center;">47</p> <p>1 MR. SCHULTZ: If they talked to any,</p> <p>2 you know, the larger agents out here would be</p> <p>3 aware of it. Most of them walked through it.</p> <p>4 DR. SCHULTZ: Yes.</p> <p>5 MS. D'ARCO: Someone in New York who is</p> <p>6 moving to, transferring to the Chicago area. I</p> <p>7 guess what I'm just trying to say is I don't</p> <p>8 feel like there is a --</p> <p>9 MS. KENNA: We do, without question, do</p> <p>07:15:46PM 10 that. And they have asked us specifically that</p> <p>11 the marketing be such that they wanted to rehab,</p> <p>12 they do not want it torn down.</p> <p>13 MR. SCHULTZ: We have some unique</p> <p>14 circumstances with my mother-in-law's illness</p> <p>15 that we -- We have a hardship here, and that's</p> <p>16 what we are asking you for is help with our</p> <p>17 hardship. If we didn't have this, we wouldn't</p> <p>18 be here tonight.</p> <p>19 MS. D'ARCO: I guess, well, we haven't</p> <p>07:16:08PM 20 seen any documentation to back the financial</p> <p>21 hardship.</p> <p>22 MR. SCHULTZ: There is a letter from</p>	<p style="text-align: center;">49</p> <p>1 situation. But to Sandy's point, and I can't</p> <p>2 speak for everybody here, but our job is to</p> <p>3 preserve these homes and I understand --</p> <p>4 MR. SCHULTZ: Then why have a hardship</p> <p>5 clause if you don't believe in it.</p> <p>6 MS. D'ARCO: Well, I don't know, that I</p> <p>7 think that's something that legally would need</p> <p>8 to be addressed with that I don't know.</p> <p>9 MR. MALINA: Well, the hardship</p> <p>07:17:11PM 10 provision was something added by the board in</p> <p>11 2014. And it sort of recognized the idea that</p> <p>12 the landmark is mandatory and that you don't</p> <p>13 just have a right to suddenly decide it's not a</p> <p>14 landmark. And it sort of created an extra way</p> <p>15 in certain cases for somebody to present</p> <p>16 evidence of a significant and continuing</p> <p>17 financial hardship that affects the ability of</p> <p>18 the owner to adequately maintain the structure,</p> <p>19 building, or site.</p> <p>07:17:44PM 20 So the way it's drafted, it</p> <p>21 presumes that the owner actually is probably</p> <p>22 going to continue to live there. Because if you</p>

<p style="text-align: center;">50</p> <p>1 are selling it, you don't need to maintain it.</p> <p>2 But if the buyer has the wherewithal to maintain</p> <p>3 it, then there is no hardship.</p> <p>4 I mean so I would say that in a</p> <p>5 case where, like in a zoning case where you are</p> <p>6 denying somebody's ability, say, to have a</p> <p>7 variation or to get something they want to do</p> <p>8 with their property, the fact that it negatively</p> <p>9 affects them economically is not a hardship.</p> <p>07:18:19PM 10 And the fact that you are not getting the</p> <p>11 absolute highest and best price you can, that's</p> <p>12 not a hardship. It's got to significantly</p> <p>13 affect the ability to get a reasonable rate of</p> <p>14 return on a property to be a hardship in that</p> <p>15 context under the --</p> <p>16 MR. SCHULTZ: I mean the two people who</p> <p>17 are interested in buying the house will not buy</p> <p>18 it at any price.</p> <p>19 CHAIRMAN GONZALEZ: No. There must be</p> <p>07:18:44PM 20 a price. And this is the way I would look at</p> <p>21 it. Excuse me.</p> <p>22 DR. SCHULTZ: You're right. There is a</p>	<p style="text-align: center;">52</p> <p>1 But I don't know. There is no</p> <p>2 sense of us understanding --</p> <p>3 MR. SCHULTZ: And the real estate</p> <p>4 professionals that we have talked with and dealt</p> <p>5 with have all agreed, and that's why we are here</p> <p>6 tonight.</p> <p>7 DR. SCHULTZ: So we have a real estate,</p> <p>8 you have comps right here.</p> <p>9 MR. SCHULTZ: I mean I don't know, you</p> <p>07:19:37PM 10 know --</p> <p>11 CHAIRMAN GONZALEZ: When you say you</p> <p>12 have comps, are you basing that on square</p> <p>13 footages?</p> <p>14 DR. SCHULTZ: We are looking at the --</p> <p>15 Square footages?</p> <p>16 CHAIRMAN GONZALEZ: And what I mean --</p> <p>17 DR. SCHULTZ: What's your comp, Carrie?</p> <p>18 MS. KENNA: I mean, well, you could</p> <p>19 look at, you know what I mean, wherever you go</p> <p>07:19:51PM 20 into there, you have to look at similar houses.</p> <p>21 You can go to 120 East 5th Street, you know, 722</p> <p>22 South Park we just sold. I mean those are in</p>
<p style="text-align: center;">51</p> <p>1 price, about half the value.</p> <p>2 CHAIRMAN GONZALEZ: Excuse me. Excuse</p> <p>3 me. Excuse me. This is what I would see. You</p> <p>4 basically have a contract, give an estimate of</p> <p>5 some of the remodeling the house or restoring</p> <p>6 the house, basically restoring the house. Then</p> <p>7 you put it on the market. Because I have bought</p> <p>8 and sold homes.</p> <p>9 MR. SCHULTZ: Great. Do you want to</p> <p>07:19:02PM 10 buy it?</p> <p>11 CHAIRMAN GONZALEZ: Love to. Love to.</p> <p>12 DR. SCHULTZ: Yes. What's your price?</p> <p>13 MR. SCHULTZ: Yes.</p> <p>14 CHAIRMAN GONZALEZ: So, and basically</p> <p>15 what happens then is that now you can say, okay,</p> <p>16 now I'm going to weigh -- But to try and sell a</p> <p>17 house at a maximum compared to other new</p> <p>18 homes -- And I'm not sure if that's what's</p> <p>19 happening but it could be. It's a scenario. So</p> <p>07:19:21PM 20 what you do is you take the cost to renovate</p> <p>21 versus the selling price, and you meet in the</p> <p>22 middle ground, and then you can sell the house.</p>	<p style="text-align: center;">53</p> <p>1 the 1,6 range.</p> <p>2 CHAIRMAN GONZALEZ: Are they</p> <p>3 landmarked?</p> <p>4 MS. KENNA: No.</p> <p>5 DR. SCHULTZ: No.</p> <p>6 MR. SCHULTZ: No.</p> <p>7 CHAIRMAN GONZALEZ: Okay. So they are</p> <p>8 not really comps.</p> <p>9 DR. SCHULTZ: We don't have any comps.</p> <p>07:20:05PM 10 What landmarked houses can you find.</p> <p>11 MR. SCHULTZ: You can't find any comp</p> <p>12 that's landmarked, though.</p> <p>13 DR. SCHULTZ: John, are you going to</p> <p>14 landmark your home?</p> <p>15 MS. KENNA: Are you familiar with a</p> <p>16 landmarked house that has sold other than --</p> <p>17 DR. SCHULTZ: The head of the Historic</p> <p>18 Preservation Commission hasn't landmarked his</p> <p>19 own home.</p> <p>20 MR. SCHULTZ: We can go round and</p> <p>21 round.</p> <p>22 MR. MALINA: Yes. We can't have side</p>

<div>54</div> <div>1 conversations.</div> <div>2 MR. PRISBY: 304 South Lincoln.</div> <div>3 MR. SCHULTZ: It is what it is. And we</div> <div>4 are asking for you guys to vote in support of</div> <div>5 what we are doing.</div> <div>6 DR. SCHULTZ: You guys can vote on it,</div> <div>7 vote no, and we will go on to the board. That's</div> <div>8 fine.</div> <div>9 MR. PRISBY: A couple.</div> <div>07:20:49PM 10 CHAIRMAN GONZALEZ: Well, wait. Okay.</div> <div>11 So I would like to open it up to</div> <div>12 anyone else that wants to make a comment.</div> <div>13 MR. MALINA: Right. So now we can</div> <div>14 treat the case as having been presented,</div> <div>15 questions have been asked. Now, that's a good</div> <div>16 point. Now is the time since --</div> <div>17 Is there anyone else?</div> <div>18 CHAIRMAN GONZALEZ: Is there anyone</div> <div>19 else who would like to speak on behalf of this</div> <div>07:21:14PM 20 property.</div> <div>21 DR. SCHULTZ: John, do you have</div> <div>22 something to say?</div>	<div>56</div> <div>1 MR. SCHULTZ: No. We would like you to</div> <div>2 vote on it tonight.</div> <div>3 CHAIRMAN GONZALEZ: No, absolutely not.</div> <div>4 So I'm going to make a motion --</div> <div>5 DR. SCHULTZ: This is what you are</div> <div>6 known for. All right. I'm going to make my</div> <div>7 last public statement. This is exactly why</div> <div>8 people don't want a landmarked home because you</div> <div>9 do this, Frank.</div> <div>07:22:14PM 10 CHAIRMAN GONZALEZ: Do what?</div> <div>11 DR. SCHULTZ: You roll over meetings to</div> <div>12 the next meeting. You force us to hire</div> <div>13 attorneys. You are a voluntary --</div> <div>14 CHAIRMAN GONZALEZ: We still have many</div> <div>15 questions. This has not been decided. This is</div> <div>16 not that simple. So I would like to adjourn, to</div> <div>17 move --</div> <div>18 DR. SCHULTZ: That's exactly what you</div> <div>19 intended to do the entire time. Unbelievable.</div> <div>07:22:28PM 20 That's why they did this.</div> <div>21 CHAIRMAN GONZALEZ: The motion to --</div> <div>22 MR. MALINA: Well, let me, one of the</div>
<div>55</div> <div>1 MR. BOHNEN: I do.</div> <div>2 DR. SCHULTZ: Did you put your fence in</div> <div>3 front of this Commission to have it approved for</div> <div>4 streetscape? No.</div> <div>5 MR. BOHNEN: My name is a John Bohnen.</div> <div>6 I live at 230 East First Street. I'm speaking</div> <div>7 as a neighbor and more specifically as a</div> <div>8 Realtor.</div> <div>9 MR. SCHULTZ: And a liar.</div> <div>07:21:40PM 10 DR. SCHULTZ: And a liar.</div> <div>11 MR. MALINA: No. We can't -- These</div> <div>12 aren't really appropriate comments.</div> <div>13 MR. SCHULTZ: I know but they are true.</div> <div>14 DR. SCHULTZ: Yes, but they are true.</div> <div>15 MR. MALINA: Well, even so, this is a</div> <div>16 public hearing.</div> <div>17 MR. BOHNEN: I think you should adjourn</div> <div>18 the meeting, Frank.</div> <div>19 CHAIRMAN GONZALEZ: You know, there is</div> <div>07:21:53PM 20 a lot of information. This is really getting a</div> <div>21 little out of hand. I'm going to roll this</div> <div>22 meeting over to January.</div>	<div>57</div> <div>1 things here I would suggest, tough --</div> <div>2 DR. SCHULTZ: That's why they did this.</div> <div>3 MR. MALINA: One of the things I would</div> <div>4 suggest is if the Commission feels it doesn't</div> <div>5 have adequate --</div> <div>6 First of all, people who want to</div> <div>7 speak should be allowed to speak.</div> <div>8 MR. SCHULTZ: Right.</div> <div>9 MR. MALINA: They shouldn't be shut off</div> <div>07:22:47PM 10 either way on either side. But also, if the</div> <div>11 Commission wants more information and the</div> <div>12 applicant doesn't want to give any more</div> <div>13 information --</div> <div>14 MR. SCHULTZ: We have given -- Tell us</div> <div>15 what other information.</div> <div>16 MR. MALINA: I'm just saying that you</div> <div>17 shouldn't just continue the case just to put it</div> <div>18 off if the applicant doesn't -- says, I'm not</div> <div>19 providing it, I'm not going to answer your</div> <div>07:23:09PM 20 questions, I'm not going to -- I don't want to</div> <div>21 bother with it anymore, then I think you just</div> <div>22 take the evidence you have because you are not</div>



1 going to get anywhere. Does that make sense?

2 CHAIRMAN GONZALEZ: Yes.

3 MR. MALINA: So I think the applicants  
4 should have the option of providing more  
5 information if you want it, if the majority of  
6 you want it.

7 But if what they want to do is they  
8 want a decision --

9 DR. SCHULTZ: Yes.

07:23:29PM

10 CHAIRMAN GONZALEZ: -- no matter what,  
11 and there is no other reason to continue it, you  
12 may as well decide.

13 DR. SCHULTZ: Correct. Thank you very  
14 much.

15 MR. SCHULTZ: I believe I answered  
16 every question you had, Frank.

17 DR. SCHULTZ: Yes. And the --

18 CHAIRMAN GONZALEZ: We need evidence,  
19 too.

07:23:40PM

20 MR. SCHULTZ: What evidence are you  
21 looking for?

22 CHAIRMAN GONZALEZ: Well, we would like

1 to see the house being marketed.

2 DR. SCHULTZ: That's not evidence.

3 MR. SCHULTZ: That's not evidence.

4 CHAIRMAN GONZALEZ: So you know what,  
5 if this is going to be, you know, I think we --

6 MS. D'ARCO: Would you like me to make  
7 a motion?

8 CHAIRMAN GONZALEZ: Yes. Go ahead.

9 MS. KENNA: The question is are you

07:23:58PM

10 looking at this case as a hardship, and the  
11 hardship, does the hardship go to the economic  
12 status of the sellers? Is that what this case  
13 is being brought forward?

14 MR. MALINA: That's part of it. But  
15 economic hardship is also based on what the  
16 property -- if it's sellable at a reasonable  
17 rate because that affects hardship; right?

18 And so what the Commission I think  
19 has expressed, various members, is that the

07:24:23PM

20 marketing efforts that they don't believe, at  
21 least a number of them, that there is enough  
22 evidence to determine that component. Whether

1 there is really no mar -- Essentially the

2 conclusions that you, the Commission, is being  
3 asked to reach, is that this is basically  
4 unmarketable. Isn't that what the questions  
5 are?

6 And what they are saying is based  
7 on the efforts that they have heard they aren't  
8 satisfied that that's the case.

9 MR. SCHULTZ: All right. So they can  
10 vote.

07:24:55PM

11 DR. SCHULTZ: That sounds good. Ready  
12 for the vote.

13 MS. WILLIAMS: I just want to mention,  
14 too, or read, in our Certificate of

15 Appropriateness, "Demolition," which, indeed,  
16 becomes a possibility "should not be permitted

17 if a structure, building, or site is

18 economically viable in its present condition or  
19 could be economically viable after completion of

07:25:20PM

20 appropriate alterations, even if demolition

21 would permit a more profitable use of such

22 site." I think that is key to this discussion.

1 DR. SCHULTZ: And to every homeowner in  
2 the historic district.

3 MR. SCHULTZ: And why did they let the  
4 last person have it removed when we were told  
5 this was a nonbinding --

6 DR. SCHULTZ: So Beth Barrow's home was  
7 removed, landmarked status.

8 MS. WILLIAMS: I wasn't here when that  
9 happened. I'm not familiar with that.

07:25:53PM

10 DR. SCHULTZ: But anyway, we've  
11 presented our case; and we would ask you to  
12 kindly vote.

13 MS. D'ARCO: Okay. Yes. I just don't  
14 feel like there has been a strong effort to sell  
15 the house.

16 CHAIRMAN GONZALEZ: Yes. There is not  
17 thorough --

18 MS. D'ARCO: And based on that and  
19 seeing that there have been homes that have and  
20 have sold -- And I know it takes time, but  
21 that's the risk of owning an older home and  
22 landmarking it. And I think most of us know

07:26:07PM

<p style="text-align: center;">62</p> <p>1 that. We can't laugh at that because it's true.</p> <p>2 MR. SCHULTZ: An 82-year-old person</p> <p>3 doesn't have a lifetime.</p> <p>4 MS. D'ARCO: I understand that. But</p> <p>5 you have family. And it's, you know, trying to</p> <p>6 separate the personal from what the situation is</p> <p>7 here and --</p> <p>8 DR. SCHULTZ: Just vote, please.</p> <p>9 MS. D'ARCO: So I will based on</p> <p>07:26:36PM 10 everybody --</p> <p>11 Anybody else? I think we need to</p> <p>12 wrap up.</p> <p>13 MR. MALINA: First of all, what I was</p> <p>14 advising is just that's a consideration, if</p> <p>15 there is no more evidence; right? But there</p> <p>16 still needs to be before the Commission</p> <p>17 deliberates and makes a motion, there needs to</p> <p>18 be a consensus by motion that you want to close</p> <p>19 the public hearing, which, you know, you don't</p> <p>07:26:56PM 20 have to do it. I wasn't suggesting that. I was</p> <p>21 just pointing out that if you have all the</p> <p>22 evidence --</p>	<p style="text-align: center;">64</p> <p>1 MS. WILLIAMS: It was prepared for the</p> <p>2 Mitchell family about 1892 by the Chicago office</p> <p>3 of Shepley, Rutan and Coolidge, a highly</p> <p>4 regarded architectural firm. Most of the firm's</p> <p>5 work at the time was in commercial and</p> <p>6 institutional buildings. Their most notable</p> <p>7 designs include the Chicago Public Library,</p> <p>8 which is now the Chicago Cultural Center, the</p> <p>9 Art Institute of Chicago, and several buildings</p> <p>07:28:22PM 10 on the University of Chicago campus.</p> <p>11 The Furey home -- and again I quote</p> <p>12 from the landmark submission -- is an</p> <p>13 exceptional and rare example of Shepley, Rutan</p> <p>14 and Coolidge's residential work. It is the</p> <p>15 firm's only known design in Hinsdale.</p> <p>16 Much of the exterior in the Furey</p> <p>17 home remains as-built, a rare architectural gem</p> <p>18 in the Colonial or Victorian renaissance revival</p> <p>19 style.</p> <p>07:28:53PM 20 I think it's important that any</p> <p>21 board who considers this going forward should</p> <p>22 have that information.</p>
<p style="text-align: center;">63</p> <p>1 CHAIRMAN GONZALEZ: Yes. I would like</p> <p>2 to close it so the Commission can have the</p> <p>3 conversation, yes.</p> <p>4 MS. WILLIAMS: Can I just note and have</p> <p>5 included in the public hearing then the history</p> <p>6 of the home? Because I think that's important,</p> <p>7 perhaps, for the next deliberation.</p> <p>8 MR. SCHULTZ: It's in the packet.</p> <p>9 MS. WILLIAMS: I don't believe that the</p> <p>07:27:24PM 10 information will be available to the Village</p> <p>11 board unless it is mentioned in the public</p> <p>12 hearing.</p> <p>13 And in the well-prepared submission</p> <p>14 for the original landmark process, it was noted</p> <p>15 that this home was designed for the Mitchell</p> <p>16 family about 1892 by the --</p> <p>17 DR. SCHULTZ: This is the research that</p> <p>18 I did just so you know.</p> <p>19 MS. WILLIAMS: Chicago office.</p> <p>07:27:52PM 20 Exactly. That's what I'm saying.</p> <p>21 This was in the well-prepared submission.</p> <p>22 DR. SCHULTZ: Yes. Thank you.</p>	<p style="text-align: center;">65</p> <p>1 MR. SCHULTZ: Yes. Thank you. I know</p> <p>2 that was included in the original submittal.</p> <p>3 CHAIRMAN GONZALEZ: Okay. I would like</p> <p>4 to have an opportunity to have discussion with</p> <p>5 the Commissioners.</p> <p>6 MR. MALINA: Is there a --</p> <p>7 CHAIRMAN GONZALEZ: Is there anyone</p> <p>8 else who wants to speak? It's 7:30. It is</p> <p>9 time. Okay.</p> <p>07:29:26PM 10 MR. MALINA: Well, if there are people</p> <p>11 who want to speak and you have a deadline, they</p> <p>12 should be allowed to speak.</p> <p>13 CHAIRMAN GONZALEZ: Would you like to</p> <p>14 speak, John?</p> <p>15 MR. MALINA: Or you continue the public</p> <p>16 hearing till --</p> <p>17 CHAIRMAN GONZALEZ: I'd like -- At</p> <p>18 this moment I'd like to have a conversation and</p> <p>19 close the meeting and have a conversation with</p> <p>07:29:44PM 20 the Commissioners.</p> <p>21 MR. MALINA: Well, here is the thing,</p> <p>22 if you want to close the public hearing --</p>

<p style="text-align: right;">66</p> <p>1 MR. SCHULTZ: Then it's closed.</p> <p>2 MR. MALINA: Then it's closed.</p> <p>3 CHAIRMAN GONZALEZ: Right.</p> <p>4 MR. MALINA: You can't reopen it.</p> <p>5 CHAIRMAN GONZALEZ: Right.</p> <p>6 MR. MALINA: So you should have a</p> <p>7 discussion about whether if people want to talk</p> <p>8 you want to give them more opportunity to talk,</p> <p>9 and then you decide if you have enough to go on.</p> <p>07:30:05PM 10 MR. SCHULTZ: That was closed about</p> <p>11 five minutes ago, though.</p> <p>12 CHAIRMAN GONZALEZ: We are running out</p> <p>13 of time, too.</p> <p>14 MR. MALINA: I understand.</p> <p>15 CHAIRMAN GONZALEZ: So --</p> <p>16 MS. D'ARCO: So does anyone else want</p> <p>17 to speak I guess is the question. John?</p> <p>18 MR. PRISBY: Anyone else?</p> <p>19 MS. D'ARCO: And we will keep it short.</p> <p>07:30:23PM 20 MR. BOHNEN: If I'm allowed to. Again,</p> <p>21 I was saying as a Realtor, I think it's</p> <p>22 important that you Commissioners look at -- I</p>	<p style="text-align: right;">68</p> <p>1 to have a tax reform that's going to come down</p> <p>2 hard on villages like Hinsdale, it may very well</p> <p>3 be that these older homes that offer a potential</p> <p>4 tax freeze could become a cherished item and</p> <p>5 they would bring a good return.</p> <p>6 So in my opinion, this house has</p> <p>7 not been marketed. I think that it hasn't had a</p> <p>8 chance to be sold. And I'm telling you this, my</p> <p>9 opinion as a Realtor. So I will leave these</p> <p>10 with you, and they can go into the record.</p> <p>11 MR. MALINA: So you are offering those</p> <p>12 as exhibits?</p> <p>13 MR. BOHNEN: As exhibits, right. And I</p> <p>14 mean the house can't sell if it isn't being</p> <p>15 shown. Basically it needs a full-blown effort.</p> <p>16 And unfortunately, there are circumstances that</p> <p>17 the owners feel that prevented that. But that's</p> <p>18 not the house's fault. So for what it's worth,</p> <p>19 thank you very much.</p> <p>07:32:22PM 20 CHAIRMAN GONZALEZ: Okay. Thank you.</p> <p>21 MR. SCHULTZ: I have one more thing I</p> <p>22 would like to add since Mr. Bohnen decided to</p>
<p style="text-align: right;">67</p> <p>1 pulled some sheets out of older vintage homes</p> <p>2 in the southeast quadrant in the historic</p> <p>3 neighborhood that have been sold and renovated.</p> <p>4 And they have been in all different types of</p> <p>5 conditions when they were sold. One of them was</p> <p>6 landmarked as 134 South Park. The coach house</p> <p>7 to the Furey's house was landmarked at 120 South</p> <p>8 Elm. The Biggert house, the Kendall house, the</p> <p>9 Stadt house. You -- I made a list of these for</p> <p>07:31:13PM 10 you.</p> <p>11 So maybe we should ask that this</p> <p>12 goes into the record so the people -- There is</p> <p>13 nothing easy about selling vintage houses. It's</p> <p>14 hard. I mean there is no question about it.</p> <p>15 It's a lot harder than selling a brand-new</p> <p>16 house. Yet, there are people that cherish them</p> <p>17 and look forward to owning them, and also see</p> <p>18 the wisdom of renovating them and accessing the</p> <p>19 tax freeze program, which is available under</p> <p>07:31:42PM 20 certain conditions if you invest enough money in</p> <p>21 a certain amount of time.</p> <p>22 So in this age where you are going</p>	<p style="text-align: right;">69</p> <p>1 give his 2 cents. It's interesting he will come</p> <p>2 up here and talk about it, yet his home -- He</p> <p>3 sits as the chair of the preservation committee</p> <p>4 in a very historic home right next door, yet he</p> <p>5 has yet to landmark his home. So it looks like</p> <p>6 I really think at this point you should either</p> <p>7 really put up or shut up when it comes to this.</p> <p>8 DR. SCHULTZ: I agree.</p> <p>9 MR. SCHULTZ: We are dealing with a</p> <p>07:33:19PM 10 very difficult issue here. It's very easy for</p> <p>11 you to tell us what to do with our in-laws'</p> <p>12 land, yet I don't see anyone landmarking their</p> <p>13 house.</p> <p>14 DR. SCHULTZ: That's it. Just a</p> <p>15 comment.</p> <p>16 MS. KENNA: I have one last question</p> <p>17 for you. So I think that's great data points.</p> <p>18 I'm just kind of curious with some of them if</p> <p>19 they came before you in terms of like the Stadt</p> <p>07:33:40PM 20 house, when they did their addition, did they</p> <p>21 come before you for approval of that addition</p> <p>22 that they just did?</p>

<p style="text-align: center;">70</p> <p>1 MS. D'ARCO: In some of my time on the</p> <p>2 Commission we have seen 134 Park, I have the</p> <p>3 Biggert's house. We have seen a couple. I</p> <p>4 don't know about Stadt, I don't remember.</p> <p>5 MS. KENNA: They are right on Third.</p> <p>6 MR. BOHNEN: It didn't have an</p> <p>7 addition.</p> <p>8 MS. KENNA: He just redid the kitchen,</p> <p>9 though.</p> <p>07:34:03PM 10 MR. BOHNEN: It was already built. It</p> <p>11 was all built.</p> <p>12 MS. KENNA: And the family room. Oh, I</p> <p>13 thought she said they added that on.</p> <p>14 MR. BOHNEN: That was part of the</p> <p>15 existing house.</p> <p>16 MR. MALINA: Interior is not --</p> <p>17 MS. D'ARCO: You know, for the record,</p> <p>18 our goal, we want these homes to be preserved.</p> <p>19 MS. KENNA: Oh, absolutely.</p> <p>07:34:16PM 20 MR. SCHULTZ: So do we.</p> <p>21 MS. KENNA: And honestly, the marketing</p> <p>22 efforts on this one were that's where we got</p>	<p style="text-align: center;">72</p> <p>1 MS. D'ARCO: And we chose to --</p> <p>2 DR. SCHULTZ: You forgot that. Were we</p> <p>3 notified when it became a historic district when</p> <p>4 that all changed? We have no way of knowing.</p> <p>5 When we did this, it was a nonbinding, voluntary</p> <p>6 ordinance.</p> <p>7 MS. D'ARCO: So that I can't -- I know</p> <p>8 it's a voluntary ordinance to bring your house</p> <p>9 forward.</p> <p>07:35:33PM 10 DR. SCHULTZ: And it was a voluntary --</p> <p>11 MS. D'ARCO: There would be no point.</p> <p>12 MS. WILLIAMS: I don't think it was a</p> <p>13 voluntary designation.</p> <p>14 DR. SCHULTZ: Yes, it was.</p> <p>15 MS. WILLIAMS: It was a voluntary</p> <p>16 submission.</p> <p>17 DR. SCHULTZ: No. Sandy, it was a</p> <p>18 voluntary -- I will bring it all up because I</p> <p>19 did make the whole recommendation for the</p> <p>07:35:47PM 20 founding of the preservation ordinance.</p> <p>21 MS. WILLIAMS: Yes. I think we might</p> <p>22 need more information.</p>
<p style="text-align: center;">71</p> <p>1 shut down because the marketing efforts on this</p> <p>2 one are pure preservation. That's the whole</p> <p>3 goal of this. Nancy and Warren, they don't want</p> <p>4 this house torn down. They do not. So I mean</p> <p>5 we, again, we can definitely, you know, market</p> <p>6 the house, go on the MLS. But the fear of</p> <p>7 coming before the Board is what our brick wall</p> <p>8 has been.</p> <p>9 MS. D'ARCO: And I think as a Realtor,</p> <p>07:34:44PM 10 you know, it's probably a good thing to say,</p> <p>11 look, we -- I think it's tough. This role is</p> <p>12 tough, right, because our mission is to</p> <p>13 preserve, that is our mission.</p> <p>14 But then a lot of stuff gets in the</p> <p>15 way, right? Personal situations, things that</p> <p>16 get in the way; right? And I, you know, when</p> <p>17 someone makes a decision to landmark a home, it</p> <p>18 is binding at least since the time I have been</p> <p>19 here.</p> <p>07:35:11PM 20 DR. SCHULTZ: It's not binding.</p> <p>21 MS. KENNA: It is. It wasn't binding</p> <p>22 when they did that.</p>	<p style="text-align: center;">73</p> <p>1 DR. SCHULTZ: We modeled ours after</p> <p>2 Winnetka and the North Shore, voluntary</p> <p>3 ordinance, voluntary landmark status, period,</p> <p>4 nonbinding. We would never have passed -- and</p> <p>5 you know this -- in the climate at that time an</p> <p>6 ordinance that was a binding ordinance.</p> <p>7 The whole reason this whole thing</p> <p>8 came into being is because we were able to pass</p> <p>9 this through -- you were there -- as a</p> <p>07:36:09PM 10 nonbinding, voluntary ordinance.</p> <p>11 MS. WILLIAMS: Submission.</p> <p>12 DR. SCHULTZ: Pardon me?</p> <p>13 MS. WILLIAMS: Submissions.</p> <p>14 DR. SCHULTZ: No. Ordinance. Sandy,</p> <p>15 we'll -- All right. For the record, I will</p> <p>16 pull out the ordinance. Or do you want to do</p> <p>17 that from the beginning? It's a voluntary,</p> <p>18 nonbinding ordinance that was passed by the</p> <p>19 Village in, what, 2003? You guys want to look</p> <p>07:36:28PM 20 it up?</p> <p>21 MR. MALINA: The way I understand the</p> <p>22 history of this is that the language of the</p>

<p style="text-align: center;">74</p> <p>1 ordinance did not allow anybody to just withdraw  2 without any board approval. It was just that  3 the policy of the board was to allow withdrawal  4 but the law has always been it's voluntary to  5 landmark, but then you cannot tear it down.  6 MS. WILLIAMS: Correct. That's  7 correct.  8 MR. MALINA: And you need to do certain  9 things. Now, the policy of a given local  10 board --  11 DR. SCHULTZ: Right.  12 MR. MALINA: May be to say, well, we  13 intend to allow liberal withdraw. And, you  14 know, but the language, the law is that you need  15 permission to withdraw it, and that without  16 withdrawal it's binding.  17 DR. SCHULTZ: Okay. I was talking  18 about the designation, not the withdrawal.  19 MR. MALINA: Well, right. But that's  20 voluntary now. It's getting rid of it that's  21 not.  22 MS. WILLIAMS: Right.</p>	<p style="text-align: center;">76</p> <p>1 to determine what kind of evidence and whether  2 it's sufficient so --  3 But we never had like a, oh, it's  4 landmarked but I can do what I want, you know.  5 You still needed withdrawal.  6 DR. SCHULTZ: But it was a landmark  7 with the advisory commission is how that was set  8 up. And I understand the problem when I sat on  9 this committee. There is really no teeth to  10 anything you do. But the point of the  11 Commission was to be able to advise with expert  12 architects and people to offer suggestions when  13 people at the time were building very  14 insensitive additions and things that were not  15 really compatible with the streetscape. It was  16 a service is how a lot of these are done in some  17 of the other suburbs to offer for people who  18 just needed knowledge. And they would have  19 their expertise be offered to the people  20 building, for example, here today.  21 If you want to achieve this  22 mission, you are going to have to make binding</p>
<p style="text-align: center;">75</p> <p>1 DR. SCHULTZ: But that was what Bill  2 Harlow's whole testimony was with the last case  3 that came before you. And that's why they  4 allowed that withdrawal of the landmarked  5 status.  6 MR. MALINA: Right. He was referring  7 to sort of the policy. But the problem is a  8 policy of a board is not binding on future  9 boards. As a matter of fact, even the law  10 isn't, unless invested rights are involved. So  11 one board can grant variations more liberally  12 than another board.  13 But if the law is the same, they  14 are entitled to do that. And I think that was  15 why historically another withdrawal reason was  16 added to the Code so that there were standards.  17 You couldn't just withdraw. No one has a right  18 to just withdraw. You had to meet those  19 standards.  20 And so that's what the Commission  21 is trying to do is do you meet any of the  22 standards. You selected one. They are trying</p>	<p style="text-align: center;">77</p> <p>1 historic districts. You are going to have to  2 get more teeth in your historic districts. But  3 to penalize my parents for 20 years ago starting  4 this movement, doing the right thing, putting a  5 landmark status on there, finding at 82 you get  6 cancer, you can't move stuff out of the house to  7 market it or sell it. They want desperately for  8 somebody to buy it and restore it.  9 The only people that have come  10 forward said they won't touch it because of this  11 process. I think it has to show you guys that  12 you have some work to do on what is the mission  13 and the point of this Commission altogether.  14 Because you are penalizing the people that are  15 actually really trying to do this for the right  16 reason. Please vote. We need to move forward.  17 CHAIRMAN GONZALEZ: I would like to  18 close and have a discussion with the  19 Commissioners.  20 DR. SCHULTZ: Of course you do.  21 MR. MALINA: So is there a motion to  22 close the public hearing?</p>

<p style="text-align: right;">78</p> <p>1 CHAIRMAN GONZALEZ: Yes. Motion to</p> <p>2 close.</p> <p>3 DR. SCHULTZ: Can I ask, does the board</p> <p>4 go along with this? Or can you guys say why in</p> <p>5 the world are you closing it?</p> <p>6 MS. D'ARCO: The board will look at</p> <p>7 everything we have discussed here tonight and</p> <p>8 make their recommendations based on what they</p> <p>9 hear and then on their own opinions and</p> <p>10 guidance.</p> <p>11 DR. SCHULTZ: So when, are you going to</p> <p>12 January?</p> <p>13 MR. SCHULTZ: No.</p> <p>14 MS. D'ARCO: No. We will vote today.</p> <p>15 DR. SCHULTZ: Oh, got you.</p> <p>16 MS. D'ARCO: We will close the public</p> <p>17 hearing. We will vote today based on the</p> <p>18 information that we have.</p> <p>19 DR. SCHULTZ: Okay. I get it. My</p> <p>20 apologies. I thought Frank was going to try to</p> <p>21 continue the meeting again.</p> <p>22 CHAIRMAN GONZALEZ: No. We haven't</p>	<p style="text-align: right;">80</p> <p>1 to close the meeting?</p> <p>2 MS. D'ARCO: I motion to close the</p> <p>3 public hearing for 244 East First Street.</p> <p>4 CHAIRMAN GONZALEZ: Is there a second?</p> <p>5 MS. WILLIAMS: Second.</p> <p>6 CHAIRMAN GONZALEZ: All in favor?</p> <p>7 MS. WILLIAMS: Aye.</p> <p>8 MR. PRISBY: Aye.</p> <p>9 MS. D'ARCO: Aye.</p> <p>10 CHAIRMAN GONZALEZ: Aye. Okay.</p> <p>11 * * *</p> <p>12 (Which were all the proceedings had</p> <p>13 in the above-entitled cause.)</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">79</p> <p>1 decided one way or another.</p> <p>2 MR. MALINA: Yes. That's what they are</p> <p>3 trying to figure out.</p> <p>4 CHAIRMAN GONZALEZ: We're trying but we</p> <p>5 keep getting interrupted.</p> <p>6 MR. MALINA: If you'd let them do it.</p> <p>7 MS. D'ARCO: So give us a second.</p> <p>8 DR. SCHULTZ: Thank you.</p> <p>9 MS. D'ARCO: Sandy?</p> <p>10 CHAIRMAN GONZALEZ: Sandy. Okay.</p> <p>11 Start, your opinion.</p> <p>12 MR. MALINA: Did we ever close the</p> <p>13 public hearing?</p> <p>14 MR. SCHULTZ: It was closed a while</p> <p>15 ago.</p> <p>16 MR. MALINA: No, it hasn't been. There</p> <p>17 hasn't been a motion to close the public hearing</p> <p>18 that's been seconded and then passed. Because</p> <p>19 every time someone tries to get to that point,</p> <p>20 there are more interruptions. So we need to get</p> <p>21 to that point first is my advice.</p> <p>22 CHAIRMAN GONZALEZ: Is there a motion</p>	<p style="text-align: right;">81</p> <p>1 STATE OF ILLINOIS )</p> <p>2 ) ss.</p> <p>3 COUNTY OF DU PAGE )</p> <p>4</p> <p>5 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>6 do hereby certify that I am a court reporter</p> <p>7 doing business in the State of Illinois, that I</p> <p>8 reported in shorthand the testimony given at the</p> <p>9 hearing of said cause, and that the foregoing is</p> <p>10 a true and correct transcript of my shorthand</p> <p>11 notes so taken as aforesaid.</p> <p>12 s</p> <p>13</p> <p>14 Janice H. Heinemann CSR, RDR, CRR</p> <p>15 License No 084-001391</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
CASE NO. HPC-10-2017 )  
 )  
244 E. FIRST STREET )

REPORT OF PROCEEDINGS had and testimony taken of the **Deliberations** at the Withdrawal of Local Landmark Designation Public Hearing on the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 13th day of December, 2017, at the hour of 7:41 p.m.

COMMISSION MEMBERS PRESENT:

MR. FRANK GONZALEZ, Acting Chairman;

MS. JANICE D'ARCO, Member;

MS. SANDRA WILLIAMS, Member;

MR. JIM PRISBY, Member.

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1           ALSO PRESENT:

2           MR. LANCE MALINA, Village Attorney;

3           MR. CHAN YU, Village Planner;

4           DR. WARREN FUREY,

5           DR. ANNE SCHULTZ,

6           MR. BOB SCHULTZ,

7           MS. CARRIE KENNA,

8           MR. and MRS. JOHN BOHNEN.

9                   \* \* \*

10          MR. MALINA: Now deliberate.

11          MS. WILLIAMS: Now do we have time to  
12 deliberate?

13          CHAIRMAN GONZALEZ: We have a few  
14 minutes.

15          MS. D'ARCO: I think we are just  
16 deciding whether we carry it on to a decision in  
17 January or we vote today and --

18          CHAIRMAN GONZALEZ: It, honestly -- So  
19 go ahead. Go ahead.

20          MS. D'ARCO: I'm comfortable voting  
21 today given that today I feel there -- Just the  
22 marketing for this has not really existed. So,

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1       you know, there is always going to be buyers who  
2       don't like landmark status. I understand that.  
3       And I understand the timing. And I'm very, very  
4       sensitive to your personal situation. That is,  
5       hands down, I wholeheartedly understand that.

6                       I just do feel that with the  
7       property being listed on MLS since September  
8       with not even a picture of the house, I don't  
9       know what to say. Right? I just didn't even  
10      know it was on the market, right, until I looked  
11      in the private listings. So I think if you  
12      really want and you want to be aggressive in  
13      selling the house, you need to get it done. You  
14      are in a great location. Someone would -- It  
15      comes down to location and price and --

16                      I mean, Carrie, you know that.

17                      DR. SCHULTZ: And landmark status.

18                      MR. SCHULTZ: And landmark status.

19                      DR. SCHULTZ: And landmark status. But  
20      there are examples of landmark homes, there are  
21      examples of historical homes that are being  
22      renovated. And I'm just not sure what I can say

1 to that other than what I'm saying. That's all  
2 I can comment on it. I'm sorry.

3 MR. PRISBY: That's all right. Just  
4 kind of disappointed we don't have more time to  
5 debate this as a group, quite honestly. Totally  
6 sympathetic, agree with several points that have  
7 been made here tonight.

8 You know, I've, as an architect and  
9 a builder, I have done probably seven or eight  
10 historic homes, renovations, gut jobs, at every  
11 level possible, that I know it can be done. And  
12 to your point, you know, at what cost; right?  
13 And that to me that gets back into the whole  
14 level of debate that I just don't think we have  
15 enough time to debate tonight.

16 CHAIRMAN GONZALEZ: Yes.

17 MR. PRISBY: At the same time, I would  
18 prefer not to vote tonight. But the Fureys have  
19 asked us to vote. And I would like to kind  
20 of -- They may not like my answer but --

21 DR. SCHULTZ: That's fine.

22 MR. PRISBY: I would like to respect

1       their time.

2                   CHAIRMAN GONZALEZ:   Right, I  
3       understand.  I respect and am very sensitive  
4       with your parents and everything.  But I feel  
5       like we are being pushed to vote on something  
6       that we don't have enough evidence, and we are  
7       stuck.  And I feel a little bit in limbo.  I  
8       mean there is always information that we would  
9       like to see.

10                  MR. SCHULTZ:   What else would you like?

11                  DR. SCHULTZ:   What would you like to  
12       see?

13                  MR. SCHULTZ:   I don't know that we can  
14       give you any more.

15                  CHAIRMAN GONZALEZ:   No.  No.  No.  You  
16       have been talking right now.  So I would like  
17       physical documents, figures, estimates --

18                  MR. SCHULTZ:   Of what?

19                  CHAIRMAN GONZALEZ:   What would it cost  
20       to renovate this home, what's the cost in  
21       reality to sell it.  Something with some  
22       comparison.  And I don't --  I'm not ready for a

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1 vote. I mean --

2 MR. SCHULTZ: We are not going to be  
3 able to get you an estimate at any time.

4 CHAIRMAN GONZALEZ: How do you feel?

5 MS. WILLIAMS: I don't know that we are  
6 going to get any more information to tell you  
7 the truth.

8 MR. PRISBY: I agree with that.

9 CHAIRMAN GONZALEZ: I think so, too.

10 MS. WILLIAMS: I feel we are done.  
11 Everything that's going to be done that's going  
12 to be presented.

13 DR. SCHULTZ: Thank you.

14 MS. WILLIAMS: I think we should go  
15 ahead and vote.

16 CHAIRMAN GONZALEZ: All right. Okay.

17 So I move to -- for a vote to  
18 withdraw the local landmark designation at  
19 244 East First Street.

20 Commissioner Janice D'Arco?

21 MR. MALINA: Well, no. We've got to --  
22 Is there a motion?

1 CHAIRMAN GONZALEZ: Oh, sorry. Yes.

2 MR. PRISBY: A motion.

3 MR. MALINA: To recommend approval or  
4 denial of a request.

5 CHAIRMAN GONZALEZ: Okay. Okay. Is  
6 there a recommendation for approval or denial?

7 MR. MALINA: Of the request --

8 CHAIRMAN GONZALEZ: -- of the  
9 request --

07:45:32PM 10 MR. MALINA: -- to withdraw the  
11 landmark status based on the showing of  
12 financial hardship.

13 CHAIRMAN GONZALEZ: Yeah, on the  
14 hardship. Okay, on the financial hardship.  
15 Thank you.

16 MS. D'ARCO: Okay. Yes. There is a  
17 motion.

18 MR. MALINA: No. Say, Do you move to  
19 either approve the request or deny. You need to  
20 pick one.

21 MS. D'ARCO: Okay. So I move to deny  
22 the withdrawal of local landmark designation at

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1 244 East First Street.

2 CHAIRMAN GONZALEZ: Is there a second?

3 MS. WILLIAMS: Second.

4 MR. MALINA: And I would recommend a  
5 roll call on this so the votes are on the  
6 record.

7 CHAIRMAN GONZALEZ: Okay. All right.  
8 Roll call. So okay, Commissioner D'Arco, are  
9 you in favor?

10 MS. D'ARCO: In favor.

11 MR. MALINA: This is in favor of  
12 denial. Yes means no. The motion was to deny.

13 MS. D'ARCO: Yes. Yes. In favor of  
14 the denial, yes.

15 CHAIRMAN GONZALEZ: Commissioner Jim  
16 Prisby?

17 MR. PRISBY: As much as I am  
18 sympathetic to what you want to do, sitting on  
19 this side of the table and not really having the  
20 chance to debate this to the level I wanted to  
21 debate it, I'm going to have to say yes. Sorry.

22 CHAIRMAN GONZALEZ: Okay. Commissioner

1 Sandy Williams?

2 MS. WILLIAMS: Yes.

3 CHAIRMAN GONZALEZ: And my decision is  
4 yes.

5 All in favor?

6 MR. MALINA: That's it. You voted.  
7 Since you voted by roll call, you don't need to  
8 do both.

9 \* \* \*

10 (Which were all the proceedings had  
11 in the above-entitled cause.)

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KATHLEEN W. BONO, CSR, LIMITED

630-834-7779






## MEMORANDUM

**DATE:** January 10, 2018

**TO:** 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:** 24 Chicago Avenue – Elysian Nail Spa – non-illuminated Wall Sign - Case A-48-2017

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### Summary

The Village of Hinsdale has received a sign application from Landmark Visibility Solutions, on behalf of Elysian Nail Spa, requesting approval to install a new wall sign at 24 Chicago Avenue, within the Historic Downtown District in the B-1 Community Business District.

### Request and Analysis

The requested wall sign will be made from a Sintra PVC material and feature a blue and gold logo and black text on a white background. The proposed sign is 2' tall and 8' wide for an area of 16 SF. The maximum allowable area for a wall sign is 17.6 SF, based on 5 percent of the square footage of the wall for the multi-tenant building (352 SF). The wall sign is 12 feet above grade, will not be illuminated and be mounted using lag bolts. The requested sign is code compliant.

### 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 24 Chicago Avenue



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Nick Proff  
Address: 839 N Quentin Rd  
City/Zip: Palatine, IL 60067  
Phone/Fax: (847) 971 / 2981  
E-Mail: NICK@landmarkVS.com  
Contact Name: Nick

**Contractor**

Name: Landmark Visibility Solutions  
Address: 839 N Quentin Rd.  
City/Zip: Palatine, IL 60067  
Phone/Fax: (847) 971 / 2981  
E-Mail: NICK@landmarkVS.com  
Contact Name: Nick

ADDRESS OF SIGN LOCATION: 24 Chicago Ave

ZONING DISTRICT: Please Select One retail

SIGN TYPE: Please Select One monumental sign

ILLUMINATION Please Select One none

**Sign Information:**

Overall Size (Square Feet): 16 (2 x 8)

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

- ① black
- ② white gold
- ③ blue

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant [Signature]

Date Nov 28, 17

Signature of Building Owner [Signature]

Date 11-29-17

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



8'

2'



ELYSIAN NAIL SPA

Nails • Waxing • Beauty

Location of proposed sign: 24" x 96" .5" PVC panel sign constructed with .Sintra PVC panel with non-lit dimensional letters mounted to the face and installed 12' above grade (to top of sign) using lag bolts.  
No electrical necessary and no existing signage exists.





8'

2'



ELYSIAN NAIL SPA

Nails • Waxing • Beauty

EXTERIOR SIGN – 24" X 96"

SIGN MATERIAL – [CNC CUT SINTRA PVC WITH .5" SINTRA DIMENSIONAL LETTERS  
APPLIED TO THE FACE. NON-LIT]



MATCH  
PANTONE  
BLACK C



MATCH  
MATTE WHITE



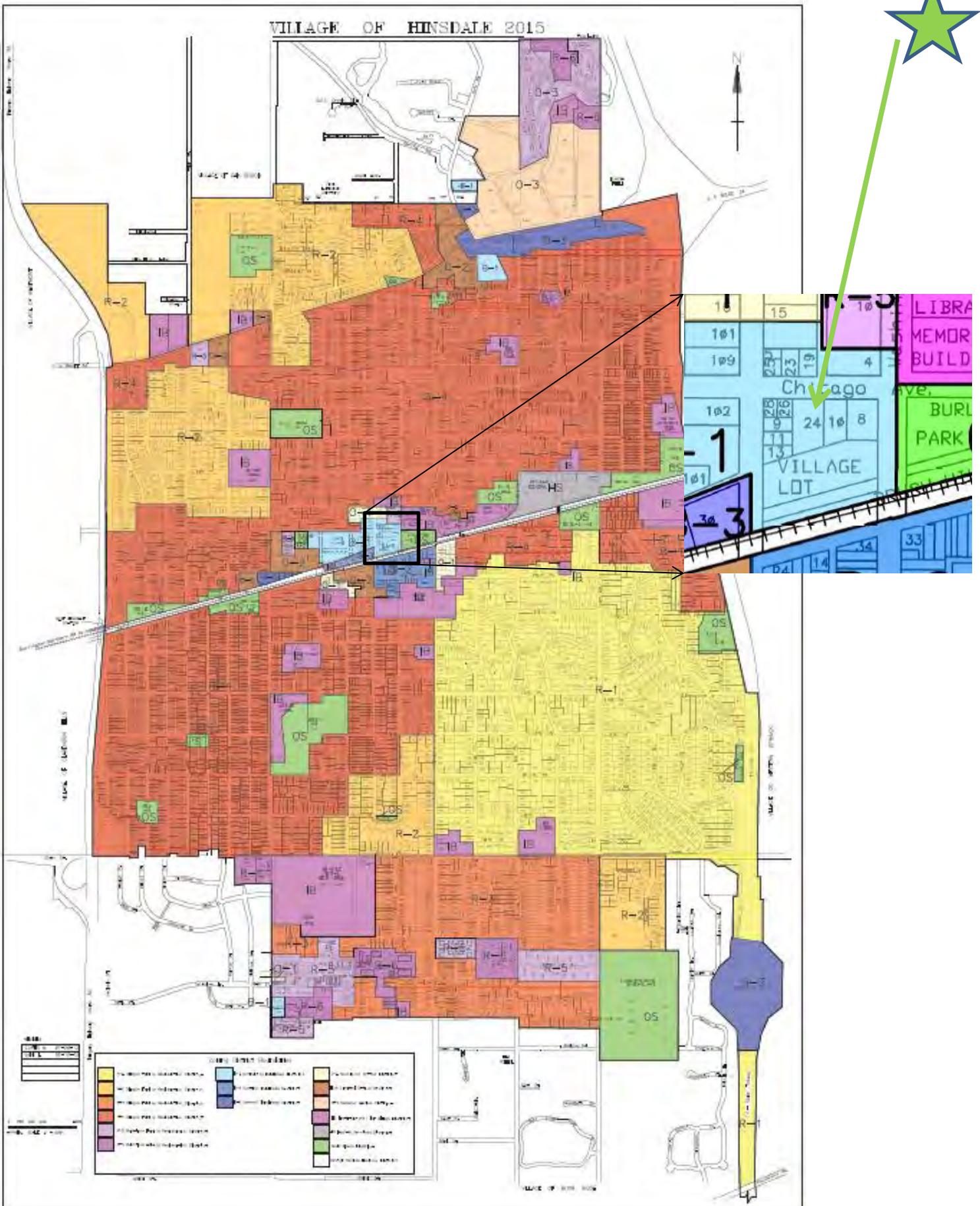
MATCH  
PANTONE BLUE C



MATCH  
PANTONE GOLD C

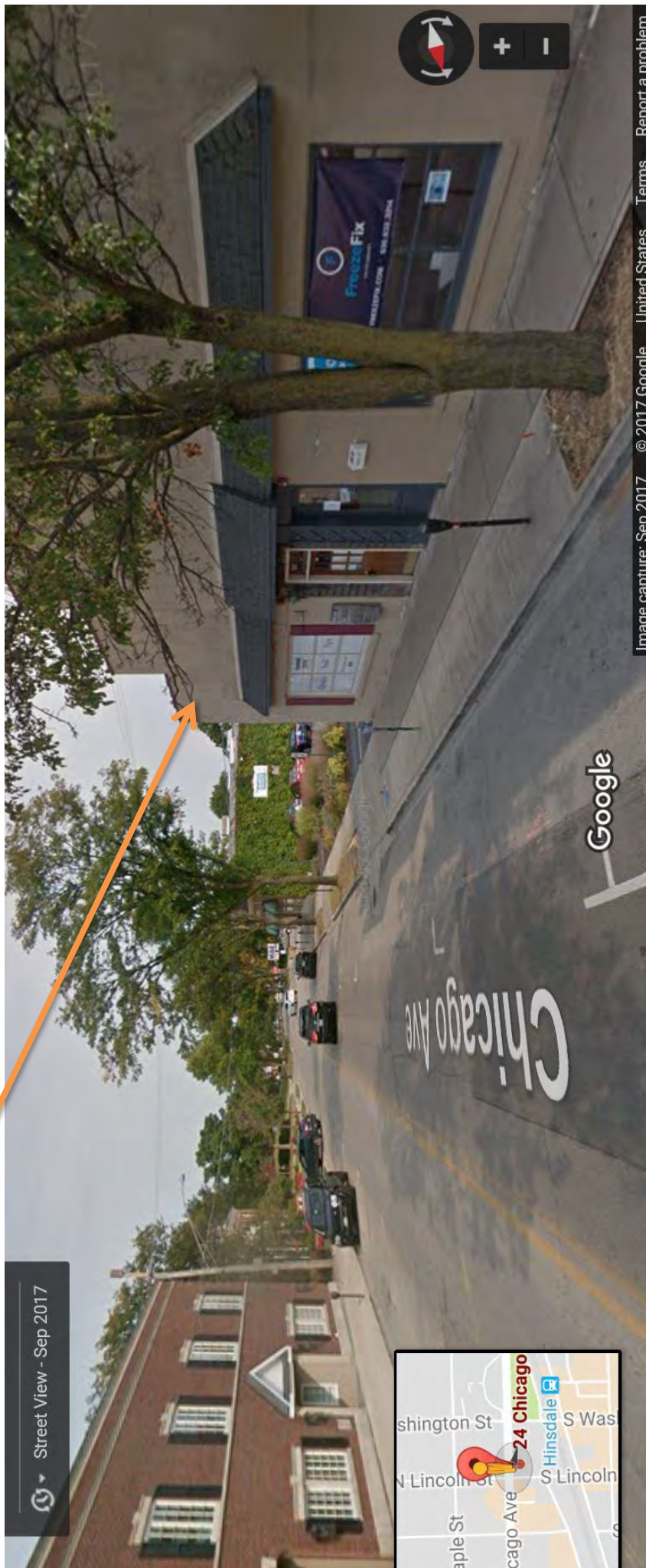


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





### Attachment 3: Street View 24 Chicago Ave. (facing east) Proposed Sign Location





## MEMORANDUM

**DATE:** December 13, 2017

**TO:** Chairman John Bohnen & Historic Preservation Commissioners

**CC:** Chan Yu, Village Planner

**FROM:** Christine Bruton, Village Clerk

**RE:** Agenda Item 4a – 2018 HPC Meeting Schedule

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Each year my office prepares the annual meeting schedule in accordance with the Open Meetings Act, for publication on the Village website, and for distribution to staff and Board and Commission members.

As you know, the HPC meetings precede the Plan Commission meetings on the second Wednesday of every month, beginning in 2018, we respectfully request that HPC meetings be held the first week of every month. I have attached an email sent last week to Chairman Bohnen explaining the reasons for this change.

There is no provision in the Village code that dictates what day of the week you conduct your meetings. Monday, Wednesday and Thursday are available options for you that week. Thank you in advance for this decision. The annual calendar must be posted by year end.



## Chan Yu

---

**From:** Christine Bruton  
**Sent:** Thursday, December 07, 2017 9:57 AM  
**To:** John Bohnen  
**Cc:** Chan Yu  
**Subject:** 2018 Meeting Schedule HPC

Hi John!

Hope you are enjoying your holiday season. 😊

On a business matter, we are preparing the 2018 Annual meeting schedule for next year for Board review and publication, and want to change the HPC meeting dates from the second Wednesday of the month to the first.

There are compelling reasons for this modification. As you know, Plan Commission follows your meetings. This is not in the best interest of your Commissioners or the residents who need your time, as they may not be able to fully vet the issues before them.

Also, in matters such as signage, the HPC opinion is being provided to the Plan Commission verbally on the same evening. It would be much more appropriate for this to be provided in writing in the Plan Commission packet with the appropriate explanations for the decision. From a staff perspective, for several months out of the year, Chan must prepare materials for Historic Preservation, Plan Commission and the Village Board all in one week increasing the chances for oversight or miscommunication. (Although, Chan has done a great job juggling this work load to date.)

I know you and your Commissioners have busy schedules, and it is often difficult to maintain a quorum, but we have asked Chan to add this change as a discussion item on your next agenda. The Board room is available the first week of the month for your meetings on Monday, Wednesday or Thursday, if that helps. There is no provision in the code that dictates the day of the week you must conduct your meetings.

Thank you, John, for your understanding, and I appreciate the Commission's flexibility.  
Chris

**Christine M. Bruton**

Village of Hinsdale/Village Clerk

Phone: 630.789.7011 FAX: 630.789.7015

email: [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org)