

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

May 1, 2019

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale

6:30 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on May 1, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Minutes

Chairman Bohnen introduced the minutes from the January 9, 2019, and February 6, 2019, meetings and asked for any comments.

Commissioner Prisby asked if Chairman Bohnen would like to review one at a time. Chairman Bohnen replied yes.

Chairman Bohnen asked if the HPC had any issues with the minutes. Commissioner Prisby replied that he had no issues.

Chairman Bohnen asked if anybody else had any comments.

With no comments, the HPC **unanimously approved** the minutes for the January 9, 2019, HPC meeting, 5-0, 1 absent.

Commissioner Weinberger and Commissioner Prisby both stated they had no issues with the February 6, 2019 minutes. With no further comments, the HPC **unanimously approved** the minutes for the February 6, 2019, HPC meeting, 5-0, 1 absent.

Public Hearing -Certificate of Appropriateness

Case HPC-01-2019 – 722 S. Park Ave. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

Chairman Bohnen asked Chan if there would be a recorder present.

Chan replied no, and explained he looked in the code and it is not required, it is on video and he also completes the minutes so we can cover it in the minutes.

Chairman Bohnen asked if this is the way we will be doing it going forward.

Chan replied no, this is the first time the transcriber did not show up.

Chairman Bohnen asked if they are in route.

Chan replied that he did not think so.

Commissioner Prisby asked Chairman Bohnen if there is an issue with that.

Chairman Bohnen stated that it is always nice to have a written transcription of the hearing, and suggested taking the steps to try and make sure they are here for the next public hearing.

Chan replied yes.

Ms. Carrie Kenna introduced the request, as the builder, and explained that the owners contemplated rehabbing the existing house, but it was not feasible with everything they wanted to do.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-01-2019

In general, the HPC expressed issues with the fenestration of the proposed house and garage plan, as well as acknowledging that the block does not have any character anymore. To that end, a motion to deny the Certificate of Appropriateness was **unanimously approved, 5-0 (1 absent)**.

Public Hearing -Certificate of Appropriateness

Case HPC-02-2019 – 324 S. Elm St. - Request for Certificate of Appropriateness to demolish the existing house in the Robbins Park Historic District

Mr. Patrick McGinnis introduced the request as the attorney for the applicant and explained that the current home has very small rooms, the flow of the house is disjointed, and several doorways are extremely narrow and door frames are too low. To that end, the request before the HPC is to demolish the home due to safety concerns and from an insurability and liability standpoint. The owners are concerned about kids breaking in; and because the house is vacant, it's more difficult and expensive to insure these types of homes for these same reasons.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-02-2019

The HPC in general felt strongly against approving the demolition request without seeing the plans for the new home. Commissioner Prisby stated that the HPC does not want to design the house, but convey the things that they believe are sensitive on the block so that the applicant can take that into account when they design the new house for the site.

A motion to deny the Certificate of Appropriateness was **unanimously approved, 5-0 (1 absent)**.

Public Meeting – HPC Partnership Grant to Hinsdale Historical Society
Hinsdale Historical Society and partnership proposal with the Historic Preservation Commission – Grant towards the Plaque Award

Executive Director of the Hinsdale Historical Society (HHS), Lynne Smaczny introduced herself and updated the HPC in regards to the Hinsdale Plaque Program. She reviewed that the flyers will be sent to 355 addresses in the Village, informing the homeowner that they own a historic house. The research on the house on the other hand, which is part of the program, would be the most costly component due to staff time. To that end, Ms. Smaczny indicated that a grant from the Village could help fund the staff/hire interns to research the homes.

Commissioner Prisby asked if the HHS receives any financial support from the Village.

Ms. Smaczny responded none.

Commissioner Prisby asked if other villages support their historical societies.

Ms. Smaczny responded many, for example Elmhurst, Lombard, Villa Park. DuPage County, Downers Grove, Arlington Heights, Des Plaines, and Skokie.

Commissioner Prisby stated it sounds like a grant would solve some of your problems.

Ms. Smaczny replied correct, it would solve a lot of our problems. With more staff, the HHS could do more research, programming, provide more services, and educate the Village.

Chairman Bohnen recalled that there was a time that the Village granted funds to the HHS.

Ms. Smaczny stated it may have been very early on, a limited amount, and a one-time thing.

Chairman Bohnen recalled that it happened, but not the amount nor the conditions. He expressed that the HPC would be amendable to lobbying the Village Board on your behalf if there is a case to be made. However, the HPC would like to know more about the history to make sure that there's no "bad history".

Ms. Smaczny replied that she can certainly look into it more, and can review old documents from the 1970's. She also mentioned that two of the HHS facilities are on Village property, and it does not receive funding to maintain the land.

Chairman Bohnen stated that the HPC will research the history between the Village and HHS together to make sure there has been a good relationship.

Ms. Smaczny replied she greatly appreciates it and indicated that she will forward examples of intergovernmental agreements to Chan.

Public Comment

Kathy Hanley of 8 S. Oak Street introduced herself and shared her idea regarding 332 E. Chicago Avenue which has been abandoned for over 15 years. She stated that she is attempting to purchase the property to extend her yard.

Chairman Bohnen asked if there is gas or electric at the property.

Ms. Hanley said there is electric, but not gas or water.

Chairman Bohnen asked why the house hasn't been taken down.

Ms. Hanley replied the person who owns it would not sell the house. The owner does not live at the house she noted. Additional discussion regarding the legal actions by the Village ensued. Her idea is to allow situations like this to not require a Certificate of Appropriateness to demolish the house.

The HPC generally felt that this should not require a public hearing to demolish the house given the nature, history and current dangerous condition of the house.

Adjournment

The HPC unanimously agreed to adjourn at 7:56 PM on May 1, 2019.

Respectfully Submitted,

Chan Yu, Village Planner

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

BEFORE THE HINSDALE HISTORIC
PRESERVATION COMMISSION

In the Matter of:)
)
)
722 S. Park Avenue,)
Certificate of)
Appropriateness, Case)
No. HPC-01-2019.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on May 1, 2019, at
the hour of 6:45 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. SHANNON WEINBERGER, Member;
- MR. FRANK GONZALEZ, Member;
- MR. BILL HAARLOW, Member; and
- MR. JIM PRISBY, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MS. CARRIE KENNA, Petitioners'
4 Representative.

5
6 CHAIRMAN BOHNEN: Call to order the
7 May 1 monthly meeting of the Historic
8 Preservation Commission.

9 Roll call, please, by voice.

01:25:42PM

10 MS. WEINBERGER: Shannon Weinberger.

11 MR. GONZALEZ: Frank Gonzalez.

12 CHAIRMAN BOHNEN: John Bohnen.

13 MR. HAARLOW: Bill Haarlow.

14 MR. PRISBY: Jim Prisby.

15 CHAIRMAN BOHNEN: We will open a Public
16 Hearing for a Certificate of Appropriateness for
17 Case HPC-01-2019 for 722 South Park Avenue,
18 which is found in the plans that were in your
19 packet, a topographical site plan and some
20 building plans.

01:29:03PM

21 Will you please state your name and
22 who you are appearing as/for.

1 MS. KENNA: I am Carrie Kenna with
2 Kenna Builders and representing the owners Chris
3 and Lauren Hill for the demolition and
4 construction of a new home at 722 South Park.

5 CHAIRMAN BOHNEN: Okay. Would you like
6 to make your presentation and then we will chime
7 in, or are you here to answer questions?

8 MS. KENNA: Whatever you need me to do.

9 CHAIRMAN BOHNEN: Would you like to
10 tell us a little bit about the house first?

01:29:49PM

11 MS. KENNA: Sure. There's actually an
12 older I call it kind of a Colonial house that's
13 on the lot right now that was a wonderful home
14 and the people were meticulous and took great
15 care of it, but when Chris and Lauren bought it,
16 they looked at it and they looked at it thorough
17 and, you know, contemplated rehabbing but it
18 just wasn't feasible to do in terms of what they
19 wanted and where everything in the house was
20 laid out and foundation and they are going to be
21 doing a deeper core foundation for kind of a
22 basketball court down there and the big kitchen

01:30:20PM

1 with an open concept in the back so they have
2 chosen instead to do a demolition and to put up
3 a new home in its place.

4 CHAIRMAN BOHNEN: Okay. If I'm not
5 mistaken, this is just north of the Whitney
6 house that's coming down, might be one in the
7 middle.

8 MS. KENNA: No, I think it's one next
9 to it that might be coming down but I'm not a
10 hundred percent down. Is it J. Jordan that has
11 that one?

01:31:09PM

12 CHAIRMAN BOHNEN: Right.

13 MS. KENNA: So, yeah.

14 CHAIRMAN BOHNEN: They came before us
15 before. McCarthy's house, right.

16 MS. KENNA: Yes, it was McCarthy's.
17 And then Seyfarths are next to it, which is a
18 newer home, and then the one on the corner is
19 also new on the corner of 7th and Park.

01:31:33PM

20 CHAIRMAN BOHNEN: If I'm not mistaken,
21 the block of Park Street between 8th and 7th
22 that we are talking about, when this house comes

1 down, there will be one house on the west side
2 that hasn't been torn down and there will be one
3 house on the east side that hasn't been torn
4 down. So of the 10 or so houses on that block,
5 80 percent will be torn down over the last
6 15 years, I think.

7 MS. KENNA: Yes.

8 CHAIRMAN BOHNEN: Interesting. 7th and
9 Park when I was a kid that was considered the
10 tenderloin in southeast Hinsdale and to see that
11 80 percent of the tenderloin was ripped down
12 is -- well, it's disturbing to me, but I think
13 it's significant and maybe it has more context
14 for me because I have been in town long enough
15 to have these hearings.

01:32:20PM

16 MS. KENNA: I think that there's always
17 that trade-off, you know, as you see that those
18 homes have come down and new ones have come up,
19 it's just a sign of what, you know, the world is
20 changing and, you know, what people now are
21 seeking.

01:32:53PM

22 CHAIRMAN BOHNEN: We don't disagree

1 with you. I guess where we chime in is that the
2 way the block is looking and there's no
3 continuity to it. So as different people come
4 in and they have different things they want to
5 do, and they all do different things, what does
6 the end product look like. Our purview is,
7 again, streetscape and neighborhood, so that's
8 what we are concerned about.

9 MS. KENNA: Yes. You know, I guess
10 when I think of that though, John, I think in
11 terms of more of a subdivision versus we are not
12 really subdividing. I think in a subdivision
13 it's pretty common that you have houses that's
14 pretty similar and it's the same flavor. For
15 me, I actually like the fact that it's not
16 necessarily the same house.

17 CHAIRMAN BOHNEN: I don't disagree with
18 you. In fact, I agree with you. In fact, I
19 agree with you.

20 The thing I guess I would comment
21 is that some of the ones that have been built
22 probably could have benefited from a little

1 better thought and design because what is the
2 end product going to look like. That's all.
3 That's neither here nor there. Okay.

4 So let's start this discussion.
5 You have all had a chance to look at this. Who
6 would like to begin the conversation?

7 MS. WEINBERGER: Can I ask a question?
8 What's the square footage of the new house? I
9 looked everywhere, I can't find it.

10 MS. KENNA: I have to kind of go back.

11 MS. WEINBERGER: Okay.

12 MS. KENNA: It's probably around 6,000.
13 On the blueprints the architect always has the
14 square footage on the bottom of the first floor,
15 second floor, third floor. I think if I added
16 them, they are around 6,000.

17 CHAIRMAN BOHNEN: 6,000?

18 MS. KENNA: I didn't add it in front of
19 me but if you need me to, I can.

20 MS. WEINBERGER: What's the square
21 footage of the existing house?

22 MS. KENNA: They are probably in that 4

1 to 5,000 range.

2 MR. PRISBY: About 6,360.

3 CHAIRMAN BOHNEN: First and second?

4 MR. PRISBY: Let's see. Gross heated
5 square footage 3,147 for the first floor and
6 then gross heated floor area for the second
7 floor is 3,214. You are probably at about 6,360
8 or so.

9 CHAIRMAN BOHNEN: Third floor? Is
10 there a third floor?

11 MR. PRISBY: I didn't see anything for
12 a third floor. That usually doesn't apply for
13 floor area though.

14 MS. WEINBERGER: Thank you.

15 MR. GONZALEZ: I'd like to say
16 something. It would have been nice to been part
17 of the beginning of the design process because
18 now it seems like it's a final.

19 I don't know -- I question the
20 aesthetics of the home whether it blends in with
21 the streetscape because these oversize windows
22 are extremely large; you can see through the

1 house. It's a relatively new design in that
2 sense.

3 I also see there's a trend to do a
4 number of types of home in the village that seem
5 to be very flat looking, large windows, whether
6 they are white or brick, with very little detail
7 or character to the streetscape. It seems like
8 it's just being considered only for perhaps
9 resale or sale of the house where there's no
10 sensitivity to it. It seems like it contradicts
11 Hinsdale's design in the sense of the
12 traditional design and if you were to call
13 this -- what do you call this as far as what
14 type of style?

15 MS. KENNA: I went to the architect for
16 that one. He called it a Contemporary Georgian
17 style is what Richard called it.

18 MR. GONZALEZ: He can call it anything
19 he wants. He can call it purple-yellow but this
20 is not -- I know Georgian style quite well. I
21 can call it Romanesque, too. Neoclassical.
22 Let's put some names on it. No, it's not. No,

1 it's not. This is -- looks to me like a very
 2 cookie-cutter design. You can find on the
 3 internet quite easily.
 4 The issue is that we are never --
 5 we are always getting in the final product and
 6 never anything in the beginning which makes it
 7 very difficult and frustrating because we see
 8 designs that are so inappropriate to Hinsdale
 9 that it's too late. I mean, it's past the
 10 eleventh hour and we can't do anything about it.
 11 I don't know if anybody else has anything to
 12 say.

01:38:04PM

13 MR. PRISBY: I think there's just some
 14 frustration, we have been through this again and
 15 again and again and we have mentioned from time
 16 to time. This is probably your third or fourth
 17 house I have seen you in here for and we would
 18 like to at least be a little involved at the
 19 beginning to make a couple of comments on
 20 streetscape and some of these things that we
 21 feel are important. And I think, Frank, if I'm
 22 correct, you are saying that here we are with

01:38:23PM

1 another plan at the eleventh hour and it's too
 2 late to really have any substantial input or at
 3 least suggest or educate what we would like to
 4 see on that block.

5 MS. KENNA: And again, you know, I
 6 mean, that's just for me very difficult, you
 7 know. You are out working with people and
 8 buyers all the time, you know, in real estate
 9 and every person you work with has such a
 10 different sense of what's right and what they
 11 like and what they are drawn to.

01:38:57PM

12 MR. GONZALEZ: So not everybody --

13 MS. KENNA: So I understand you want to
 14 see if they can keep, you know, certain feeling
 15 going but, you know, a lot of what today's style
 16 what you are seeing here and to me this is a
 17 little toned down version because quite often we
 18 are seeing, in my opinion, much more glass on
 19 the facades of the homes than this is already
 20 presenting. This is mostly glass across the
 21 front door otherwise it's very symmetrical. I
 22 think this is actually a tad more traditional

01:39:26PM

1 than I feel some of the newer houses are going
 2 up.
 3 MS. WEINBERGER: This is also in a
 4 historical district and given that our ordinance
 5 as it stands now, any architect can pull this
 6 off the web site and, you know, compatible with
 7 the size, scale, color, material and character
 8 of the site, neighborhood or environment and
 9 it's not. That's frustrating.

01:40:01PM

10 Even if they are not coming to us,
 11 it's right there on the web site in a historic
 12 district this is what our criteria are. Roof
 13 shape, architectural details. It's right in
 14 writing.

15 MR. PRISBY: Carrie, one thing you
 16 mention was the symmetry. If you look at it
 17 flat two-dimensionally, it's symmetrical. But
 18 you have -- one of the things that really always
 19 bothers me, doesn't matter if it's in this
 20 district or any other district, you have this
 21 essentially 30-plus foot garage wing that comes
 22 out in front of the house as a side-load garage

01:40:37PM

1 that to me never blends in with a streetscape.
 2 I'm not seeing a house at that point.

3 MS. KENNA: That's to create the
 4 courtyard.

01:41:27PM

5 MR. PRISBY: So the front of the house
 6 you have a motor court, sorry, that's -- let's
 7 see. Looks like it's about probably around 34-
 8 feet deep. So really what you are seeing from
 9 the street is a 30-foot deep garage and not seeing
 10 the symmetry that's printed 2-dimensionally.

11 MS. KENNA: Yes.

12 MR. PRISBY: I had issues with this for
 13 30 years when they started doing them at the 2
 14 opposite corners of town on 50-foot wide lots
 15 and they put these wings out in front of the
 16 house that you drove down the street then and
 17 said it looks like public storage because all
 18 you see is garage doors and I have always
 19 thought that was inappropriate in historic
 20 district same reasons and I'm not seeing that
 21 symmetry because of it.

01:41:55PM

22 Two-dimensionally on the elevation,

1 sure, it's symmetrical but in realty, it's not
2 that. And what we are doing with that is now we
3 are taking the main bulk of the house, the
4 biggest part, the two-story part, and shoving it
5 farther back into almost the neighbors'
6 backyards. They are now going to be looking at
7 a mass from their back of the house because
8 their bulk is up front and they have some
9 garages that are lower in the back, maybe a
10 family room, maybe a swimming pool.

01:42:24PM

11 MS. KENNA: Yes, the neighbors have a
12 pool next door.

13 MR. PRISBY: To the south?

14 MS. KENNA: It's to the north.

15 MR. PRISBY: So now instead of having
16 even the backs of the houses align, which I know
17 really isn't our purview, but now by pushing the
18 house back and the main bulk of the house back
19 another 35 feet, this is putting it more in line

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20 with the back of their house or beyond the back
21 of their house, which is a concern for me. And
22 I really think that the house is just -- there's

1 not enough character to it. To me it's too
2 plain.

3 I know what Rich is trying to do
4 with this but I still see a lot of glass and I
5 don't see any character and I just, again,
6 voicing my opinion.

7 MS. KENNA: Yes. Right.

8 MR. PRISBY: That's my concern guys, is
9 streetscape for that garage. I just think it's
10 totally wrong.

01:43:22PM

11 MR. HAARLOW: I would concur with that.
12 I appreciate, Carrie, what you are saying. It's
13 certainly true, everyone's tastes are
14 individual.

15 MS. KENNA: It's something we can't
16 dictate.

17 MR. HAARLOW: I think to echo what Jim
18 was saying this is going to be the only house on
19 the west side of this block that has this sort
20 of garage treatment where you have a big wing
21 coming out. The only other house on this block
22 on the west side that has any garages facing the

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1 street, you know, out would be right on the
2 corner of 8th Street but that's set back as part
3 of --

4 MS. KENNA: I think Cypress's old house
5 on the other side has the garage up front, too,
6 doesn't it?

7 CHAIRMAN BOHNEN: Which one?

8 MS. KENNA: Cypress old house before
9 they moved in to across the street. I don't
10 know the address across the street there's one.

01:44:20PM

11 Not on the same side though.

12 CHAIRMAN BOHNEN: The one that's set
13 back across the street does have a wing garage.
14 That was a Ryan that built that, I believe.

15 MS. KENNA: Yes. That's Ellen who
16 lives next door to this one.

17 CHAIRMAN BOHNEN: Right.

18 MR. HAARLOW: Right. I'm only talking
19 about the west side. If you are looking down
20 the west side of this block.

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21 CHAIRMAN BOHNEN: Would you concur
22 though with many conversations that have been

1 held and listened to in this village and given
2 our druthers, we do not like bullnose garages
3 coming out from the house towards the street?

4 MS. KENNA: I think I definitely concur
5 with you, you know, and again, they serve their
6 purpose on certain, you know, it helps people,
7 especially on a 50-foot lot, it allows them to
8 have a very nice backyard and the house itself
9 is a much nicer flow so there's reasons people
10 do it in what they are trying to achieve, so I
11 understand that.

01:45:14PM

12 I think when we get into southeast
13 and some of these designs and the way they are
14 doing courtyards and that, I don't think it
15 looks quite the same as it does on a 50-foot
16 lot, but I understand it's not --

17 CHAIRMAN BOHNEN: The village has
18 opined through the former design review
19 commission, which you are familiar with their
20 work, and we have opined as a village that given
21 our druthers, we don't like garages that stick
22 out in front of a house. And we understand, as

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1 you said, you know, on narrower lots this is a
2 solution that will give you a backyard, but I
3 don't think there's much favor for anyone who
4 doesn't need to do it with a 50-foot lot and I
5 think maybe even Seyfarth's lot was a narrower
6 lot on the east side.

7 MS. KENNA: I think the east side was
8 narrower.

9 CHAIRMAN BOHNEN: Was a narrower lot
10 when they built that which might have
11 conditioned their reasons for doing that, but I
12 go back to my comment about 7th and Park and
13 being the tenderloin of southeast Hinsdale, at
14 least for many years in my recollection.

15 But my concern is when everybody
16 gets all done tearing down everything and
17 everybody builds all this newer stuff, what's
18 the end product going to look like? We don't
19 want it to all look alike.

20 I mean, obviously we appreciate
21 architecture but in many instances, we aren't
22 getting much architecture and I don't think

01:46:14PM

01:46:40PM

1 CHAIRMAN BOHNEN: Okay. You understand
2 what a Georgian house looks like?

3 MS. KENNA: Yes.

4 CHAIRMAN BOHNEN: Is there anything
5 about this that even suggests a Georgian house?

6 MS. KENNA: Ah. It's reclaimed brick
7 and slate roof.

8 CHAIRMAN BOHNEN: The symmetry?

9 MS. KENNA: Yes.

10 CHAIRMAN BOHNEN: No. You won't get
11 there with me but it's okay. I'm just telling
12 you. This is what we face.

13 Maybe we shouldn't worry about the
14 block on Park between 7th and 8th because all of
15 those people evidently are getting what they
16 want and maybe they all have to end up looking
17 at each other's houses and then they will get
18 sick to their stomach or they won't.

19 MS. KENNA: Right.

20 CHAIRMAN BOHNEN: But for those of us
21 we can always drive and go down Elm or go down
22 Oak, I suppose, and just say it was a mistake

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01:48:16PM

1 anybody wants it to look like South Barrington.
2 I mean, you just get these hodgepodes. We have
3 Belgium farmhouses or French Provincial houses
4 and different types.

5 That poor old second house on the
6 east side, the one that will be left, perhaps
7 the only one, will be a little red brick
8 Georgian house and isn't that going to make that
9 look strange at that point?

10 MS. KENNA: I kind of like it.

11 CHAIRMAN BOHNEN: Well but you get my
12 point?

13 MS. KENNA: Oh, absolutely.

14 CHAIRMAN BOHNEN: Everybody else has
15 gone with these eclectic type. What did you
16 call this or what did he call it?

17 MS. KENNA: Contemporary Georgian.

18 CHAIRMAN BOHNEN: Would you admit
19 that's a stretch?

20 MS. KENNA: You know what, I'm not
21 well-versed in styles to be perfectly honest
22 with you.

01:47:19PM

01:47:40PM

1 that happened during a period when nobody was
2 looking.

3 MS. KENNA: Yes. And you know what I
4 mean, the people have done it. I mean, you
5 know, in all honesty, John, I don't think that
6 they feel it's a mistake. I don't think anybody
7 is here trying to put a cookie-cutter house.

8 CHAIRMAN BOHNEN: Some of them aren't
9 even here. Some of them have gone on their way,
10 they build a house and then they go on their
11 way.

12 MS. KENNA: Right. But you see the
13 process that they go through and in all honesty,
14 they are not trying to create the cookie-cutter
15 house. I mean, they are trying to create a home
16 that they love, and I mean, they think it looks
17 beautiful and it's just a different taste and
18 style.

19 CHAIRMAN BOHNEN: I think they are
20 saving money on architecture, my own opinion.
21 That's my own opinion. I think the cost of the
22 house is something they can get their arms

01:48:42PM

01:49:05PM

1 around and they know it's going to cost them
 2 \$350 a foot, or whatever it is to build a house
 3 at this time, but I think when it comes time
 4 talking about architecture, they are sitting
 5 there going with a lesser degree of architecture
 6 and maybe plans that cost \$15,000 as opposed to
 7 plans that might cost \$80,000. That's what I
 8 think is happening.

9 MS. KENNA: Yes.

01:49:33PM

10 CHAIRMAN BOHNEN: And I'm a builder,
 11 that's why I'm giving you my --

12 MS. KENNA: And there's a lot of time
 13 that go into these. I mean, these are not stock
 14 plans that they pull up, as you mentioned, not
 15 in this level.

16 CHAIRMAN BOHNEN: I don't know. I
 17 don't know where these plans came from. I'll be
 18 honest with you. First of all, the drawings
 19 don't show me anything, okay. That's okay. You

01:49:54PM

20 are the one that has to build the house, I
 21 don't.

22 MS. KENNA: Right. Yes.

1 CHAIRMAN BOHNEN: But in terms of
 2 making aesthetic decisions based on these
 3 drawings, you are sadly lacking.

4 MS. KENNA: Right. The aesthetic
 5 decisions generally are not made based on the
 6 drawings. I mean, they are implemented --

7 CHAIRMAN BOHNEN: Unfortunately, we
 8 have to work with them.

9 MS. KENNA: Right.

01:50:15PM

10 CHAIRMAN BOHNEN: We have to work with
 11 them after you all design the house. So now we
 12 are in the seventh inning and you are appearing
 13 before us again and you are asking for our
 14 approval and basically you are getting the
 15 feedback.

16 MS. KENNA: Right. I appreciate it
 17 very much so.

18 MR. GONZALEZ: Well, I didn't mean to
 19 insult you as far as cookie cutter. It just

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20 that means there's a style that seems to be
 21 carrying on and on in Hinsdale that's very
 22 resembled this style. If it's not a white house

1 --

2 MS. KENNA: I do think if you look at
 3 that --

4 MR. GONZALEZ: One moment. Let me
 5 finish.

6 So one it would be brick, the other
 7 is a white house and we talked about this when
 8 it's come before us. My gosh, you can count
 9 these things. It's like, when is it going to

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10 stop? Seems like there's a trend. Somebody is
 11 telling somebody that this is a very interesting
 12 design.

13 CHAIRMAN BOHNEN: Imperialist.

14 MR. GONZALEZ: Yes. There you go.

15 CHAIRMAN BOHNEN: Board and batten with
 16 black windows.

17 MR. PRISBY: What you see on HGTV.

18 CHAIRMAN BOHNEN: And the style will go
 19 as fast as it can and we are left with the

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20 residual.

21 MS. KENNA: That's just kind of always

22 Hinsdale. We started with the Nantuckets and

1 then we went to the white farmhouse and then the
 2 white farmhouse with the black windows and now
 3 it's the brick with the all glass.

4 MR. GONZALEZ: Well, eventually it has
 5 to stop.

6 MS. KENNA: Well, it won't stop. It
 7 will just change into something else. It will
 8 continue to evolve into whatever somebody feels
 9 is the next thing that appeals to them. They

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10 get tired, like you mentioned, in one design and
 11 they see something new and they start to try to
 12 create.

13 MR. HAARLOW: We went through a period
 14 when we had faux European, that type of thing
 15 too, 20, 25 years ago.

16 MS. KENNA: We did a lot of split
 17 levels.

18 MR. HAARLOW: The houses definitely
 19 represent the time when they are built with rare

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20 exception and I think you all did a very honest
 21 appraisal of that.

22 My -- I concur with my fellow

1 commission members that it's difficult for us as
2 a historic preservation commission to ever
3 really approve tearing down a home that's been
4 well-maintained. As you said, it was maintained
5 meticulously. It's actually a very attractive
6 example of a kind of '40s, '50s Connecticut
7 Colonial with the Lannon stone and so on. Very
8 understated.

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9 MS. KENNA: And it was truly a loved
10 house. The McCarthy's were -- I mean, to the
11 last day she was just -- she cared for that
12 house and, you know, it was beautiful and they
13 enjoyed it and they had a great life with it.

14 CHAIRMAN BOHNEN: And the Sheans before
15 them and the Llewellyns before them and on and
16 on and on.

17 MR. HAARLOW: And they have some of the
18 best elm trees anywhere and they paid meticulous
19 attention to those as well.

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20 I was pleased to see that the tree
21 plan makes a sincere effort to keep as much as
22 possible. I mean, there are some losses. But I

1 what do we think about this particular home's
2 design on this side of the block relative to
3 every home now is completely different. We
4 certainly don't want a subdivision. Completely
5 agree with you there. Even some of the stuff
6 across the street. I mean, it's all over the
7 board. One house looks like a bunker. The next
8 one looks like something from Provence.

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9 MR. GONZALEZ: Yes, it's changed the
10 whole character of the block.

11 MR. HAARLOW: That whole strip and
12 what's left is going to come down too.

13 CHAIRMAN BOHNEN: The Derringtons'
14 house is coming down.

15 MR. HAARLOW: Yes. So there's really
16 not much in the way of --

17 CHAIRMAN BOHNEN: Except I'm going to
18 take one point of view. You may or may not
19 agree with me. I concur with the garage. I

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20 don't feel that that's in the best interest of
21 whoever lives on the block.

22 The other thing I'll go back to,

1 guess the one thing I might suggest is that --
2 and this is nothing about this particular home,
3 but getting back to this block, I think that the
4 way that the garage is jutting out from it and
5 nothing else on that side of the block even
6 begins to do that is problematic.

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7 But in terms of the block of Park
8 between 7th and 8th, really on either side, we
9 are to the point where there are almost no older
10 homes left. My personal opinion is that this
11 block has actually become quite unattractive and
12 so if there were going to be kind of an
13 objection to this doesn't fit with the character
14 of the block, I don't think I would make that
15 argument because the block doesn't have any
16 character anymore.

17 CHAIRMAN BOHNEN: The block could
18 become the poster child for preservation.

19 MR. HAARLOW: Yes. It's kind of a good
20 example.

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21 So I think that maybe our
22 deliberation really ought to just be based on

1 and I don't want to beat a drum, but the
2 fenestration on this house, I have the same
3 problem with it as I have with the one being
4 proposed by Moment where Bill Whitney, okay, and
5 for each house that gets built with this type of
6 fenestration, it just encourages more. It's one
7 thing to point at one and then you are pointing
8 at ten. Right in our ordinance we talk about
9 fenestration, be it on this block or anyplace
10 else. And that's in the ordinance.

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11 So I'm not personally content to
12 throw in the towel on this block and say oh,
13 what the hell, do whatever you want; it's too
14 late anyway, okay. I think that each one that
15 gets built that has certain flaws, in my
16 opinion, encourages the next "architect" to come
17 in here with those same things. So I'm duty
18 bound to be concerned about the fenestration and
19 the garage at least, my opinion.

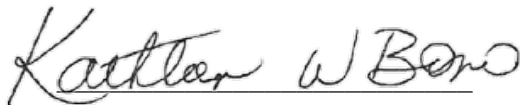
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20 MS. WEINBERGER: So can I move to deny
21 application for Certificate of Appropriateness
22 to demolish and construct a new home at 722

1 South Park.
 2 CHAIRMAN BOHNEN: Is there a second?
 3 MR. GONZALEZ: I second it.
 4 CHAIRMAN BOHNEN: All those in favor of
 5 denying the Certificate of Appropriateness,
 6 please say aye.
 7 (All aye.)
 8 COA is denied. Thank you, Carrie.
 9 MS. KENNA: Thank you.
 10 (WHICH, were all of the
 11 proceedings had, evidence
 12 offered or received in the
 13 above entitled cause.)
 14
 15
 16
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 19
 20
 21
 22

STATE OF ILLINOIS)
)
 COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, CSR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause by viewing a video and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.



KATHLEEN W. BONO, CSR
 License No 084-001423

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

BEFORE THE HINSDALE HISTORIC
PRESERVATION COMMISSION

In the Matter of:)
)
)
324 S. Elm Street,)
Certificate of)
Appropriateness, Case)
No. HPC-02-2019.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on May 1, 2019, at
the hour of 6:45 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. SHANNON WEINBERGER, Member;
- MR. FRANK GONZALEZ, Member;
- MR. BILL HAARLOW, Member; and
- MR. JIM PRISBY, Member.

2

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. PATRICK MCGINNIS, Attorney for
Petitioner.

5

6 CHAIRMAN BOHNEN: We have Case
7 HPC-02-2019, 324 South Elm Street. But you have
8 no plans or anything before you. It's a request
9 for a demo.

01:58:22PM 10 Is there somebody here to speak on
11 behalf?

12 MR. MCGINNIS: Yes. Good evening. My
13 name is Patrick McGinnis. I'm an attorney at
14 Donatelli & Coules. We represent the owners of
15 the property Andrew and Julie Grieve. The other
16 attorney for the application is Peter Coules.
17 He signed all the docs. Unfortunately, he was
18 not able to be here tonight. He had to be at
19 another municipality for a special use hearing.

01:58:42PM 20 He apologizes for not being able to come. He
21 was able to come last month but had a conflict
22 tonight.

3

1 The Grieves are coming before you
2 for a Certificate of Appropriateness in order to
3 demolish the current home. They currently live
4 in Hinsdale, purchased this property with plans
5 to teardown the home and to build a new home.

6 They are in the process of
7 developing those plans. The architect for the
8 property is Patrick Fortelka with Moment Design,
9 which is here in Hinsdale, and the builder is

01:59:13PM 10 Micheal Conneely with Greenside Design Build.

11 The property is listed as a
12 contributing structure in the Robbins Park
13 Historical District. It's not a landmarked
14 property, it's just a contributing structure
15 based on the outside of the house.

16 The inside, which is where more of
17 the issues of the property are, are the reasons
18 that the owners are looking to tear it down.
19 The rooms are very small. The flow of the house

01:59:38PM 20 is a bit disjointed. There are several doorways
21 that are extremely narrow and the door frame is
22 low as well for an average sized adult. You are

4

1 just a few inches from the top of the doorway.
2 There's also a back staircase that you have to
3 duck down to be able to use, so functionality
4 there's some issues with the home as well. And
5 for these reasons the owners are looking to
6 teardown the house and to build a new home on
7 the property.

8 But we are here today just for
9 approval to teardown the house. And the main
02:00:09PM 10 reasons that the owners are looking to do it now
11 are 1, just for safety concerns, and then also
12 from an insurability and liability standpoint.

13 Safety wise the house is vacant.
14 The owners are concerned about kids possibly
15 breaking in and using the house while no one is
16 there. And then also just from an insurability
17 standpoint, because the house is vacant, it's
18 often more difficult and more expensive to insure
19 these types of homes for these same reasons.

02:00:36PM 20 We are here today for approval to
21 teardown the house and we will come back before
22 the commission once the plans are finalized in

5

1 order to get those approved and to make sure
2 that everything is in line with the character of
3 the village and what the commission is looking
4 for in the surrounding homes and things like
5 that. So for those reasons we ask to approve a
6 motion to teardown the current home.

7 MR. GONZALEZ: Can we see the plans
8 before they are finalized so we have some input?

9 MR. MCGINNIS: I can certainly pass
02:01:11PM 10 that along to the architect.

11 MR. PRISBY: Perfect example right
12 there. They are still doing it.

13 MR. GONZALEZ: I know. I put it on the
14 record if they come back with finished plans,
15 you know where that's going.

16 MR. PRISBY: It's going to look just
17 like what we just talked about because we know
18 Patrick, and we like Patrick, he's a good guy,
19 good architect, he does a lot of big glass, a
02:01:28PM 20 lot of recycled brick. It's the exact type of
21 thing we just complained about on the other
22 project.

1 And understand part of our issue
 2 has been we want to have at least some ability
 3 to have just even general input up front on
 4 designs to be able to say look, for this block,
 5 yes, you can do a lot of different designs.
 6 Here are the key things that we think are
 7 important on this block in this neighborhood
 8 that someone should take into account while they
 9 are designing the house.

02:01:58PM

10 And what happens is it gets to us
 11 after they finish the drawings, which is way too
 12 late, and we have talked about this again and
 13 again and again. We are asking, come to us. We
 14 have no problem doing this, but nobody wants to.
 15 Everybody comes in at the end and it's too late
 16 and it's a real frustration for this group.

02:02:28PM

17 It's early up on this project that
 18 somebody should be in front of us at some point
 19 saying can I take 15 minutes of your time just
 20 to show you what we got going on or give me your
 21 opinion on this particular lot. What should we
 22 consider for this property? Doesn't happen.

1 MR. HAARLOW: I take it with this,
 2 unlike the block we are just discussing, this
 3 block of Elm Street between 3rd and 4th on the
 4 west side where this is located there are four
 5 homes.

02:03:04PM

6 The one to the north of this is a
 7 very old Victorian. Then there's this house.
 8 And then the one immediately to the south of
 9 this one is a rebuild but it was done with a
 10 great deal of historical sensitivity,
 11 particularly with the windows. Some of those
 12 were copied identically really to the house that
 13 was there before. And the last house is I guess
 14 that's the white stucco one on the corner where
 15 the Laase's used to live.

02:03:39PM

16 So unlike the prior project where
 17 there are all sorts of things going on, this
 18 entire block, at least on the west side, and
 19 really the east side, isn't -- this is largely
 20 intact still as well. This block still has some
 21 integrity to it so I think we would be
 22 particularly keen to do what Jim was just saying

1 is try to have some input on that because this
 2 one is a block where that could make a
 3 difference.

02:04:03PM

4 MR. MCGINNIS: I know one of the
 5 reasons that we are here tonight just for
 6 approval for the teardown is that they are
 7 taking more time with the plans or that the
 8 owners do want to make sure that they do do it
 9 right, so I'll pass that along to the owners and
 10 the architect and let them know your preference
 11 to approach it that way.

02:04:28PM

12 MR. PRISBY: More than happy to meet
 13 with anybody any time.

14 MS. WEINBERGER: So I love this house.
 15 It's a beautiful house on the outside. I'm not
 16 a fan of seeing it go.

17 I live in a house that has small
 18 rooms that might flow a little funky but I have
 19 raised two boys in that house and they love our
 20 house. So -- and that's not a reason to remove
 21 a house.

22 MR. PRISBY: Just for I guess for the

1 sake of discussion, my real problem is approving
 2 a demolition before the house plans are
 3 complete. If something happens, I know it takes
 4 time to design a plan and to do it correctly, do
 5 the documents, get in for permit and they are
 6 just at the initial stages of this, apparently,
 7 right? Anything can happen over the course of
 8 the next three months, six months to a year,
 9 that if something happens and they can't build
 10 this house and they have to abandon the project
 11 and then turn around and maybe sell the property
 12 or delay this even longer, there was an
 13 opportunity lost to potentially sell the house
 14 that's there now as a house and maintain it as a
 15 historic house in this district.

02:05:04PM

16 MR. MCGINNIS: Well, the owners they
 17 currently live in Hinsdale.

18 MR. PRISBY: I know.

02:05:29PM

19 MR. MCGINNIS: So I think they are
 20 aware of the character of the neighborhood and
 21 the house itself and I think they are committed
 22 to building on this property.

1 MR. PRISBY: I'm sure they are but
2 things happen. So I think it might be
3 premature.

4 CHAIRMAN BOHNEN: What is their
5 timetable? When would they expect to break
6 ground?

7 MR. MCGINNIS: I don't think they have
8 a specific timetable right now. I mean, I know
9 that they are trying to move forward and make
10 sure that everything is keep moving and to
11 finalize the plans.

02:05:48PM

12 I know in terms of the teardown,
13 which is what we are here for tonight, they are
14 ready to get the permit tomorrow and move
15 forward with that.

16 MR. GONZALEZ: Well, I think that let's
17 look at the plans, see if we have some input,
18 then we can consider tearing down the home. I
19 think that's a fair request.

02:06:06PM

20 MR. PRISBY: Yes.

21 MR. MCGINNIS: Obviously the concerns
22 of the owners are just the safety and the

1 liability.

2 MR. GONZALEZ: Well, they can put an
3 alarm system in the house and it will work just
4 fine. And there's so many different types of
5 alarms. You can put it on your cellphone, if
6 someone walks in, you will know exactly.

7 I think that because we don't know
8 what the final product, there's so many still
9 unforeseen issues down the road. We have seen
10 homes that are guaranteed to move in, tear it
11 down and then all of a sudden six months later
12 somebody gets transferred. I mean, a whole host
13 of different situations could happen.

02:06:35PM

14 So my thought is it would be nice
15 for us to see this plan before tearing down a
16 historic -- well, it's not a historic but
17 significant home. What kind of structure are
18 they planning to put? Is it going to contribute
19 or is it going to be something like we just had,
20 like we just looked at a little while ago?

02:06:58PM

21 My suggestion is let's see the
22 plans, let's have some input, and then we will

1 go to the next step.

2 MS. WEINBERGER: Well, maybe even
3 before seeing the plans have a conversation
4 helping the architect understand what we are
5 trying to do. I mean, he's been before us
6 before.

7 MR. PRISBY: Right.

8 MR. MCGINNIS: Obviously, I'm here and
9 if you have input on the things that you think
10 that would be important for the character of the
11 house, I can certainly pass those along and
12 that's part of the reason that we are here to
13 start the discussion now and to kind of work
14 with the village to get it done.

02:07:26PM

15 MR. GONZALEZ: We definitely appreciate
16 you coming in and giving us the input on what
17 direction the owners want to take but it's hard
18 to say without any sense of square footages or
19 size of the home that they plan to build on it
20 for us to give us any suggestion, idea.

02:07:55PM

21 Generally ours would be exterior,
22 streetscape, how is it going to look as you

1 approach? Is the garage in the front, in the
2 back, the side? So there's a few things like
3 that. Is it going to be a house with a lot of
4 fenestration, something similar to which
5 literally you can stand from the street and look
6 right through the house. So, I mean, for
7 privacy I would think that might be an issue if
8 you are getting up at 1 in the morning and
9 walking around the house in shorts.

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10 MR. PRISBY: I think there's some back
11 and forth on the design that has to go on
12 directly with the people doing the design or
13 building the house. They may have a specific
14 material they would like to use for an
15 elevation. Well there's different ways to do
16 that and different types of materials that could
17 still fall in the same ballpark that we would
18 suggest might be more appropriate for that
19 block. If they say that's a great idea, I don't
20 like the idea, come up with a different
21 suggestion. There's just -- it's part of that
22 design process trying to go through you to take

02:08:49PM

1 back more of that information I don't think goes
2 to necessarily the level that we are talking
3 about so if you can pass it on to Patrick.

4 MR. MCGINNIS: I understand. And I
5 plan on letting them know that you would love to
6 have a conversation and I can go over with where
7 they are at.

8 MR. PRISBY: We are not trying to
9 design the house; we tell that to everybody. We
10 are just trying to show what -- or at least
11 convey the things that we think are sensitive on
12 that block to try to take that into account when
13 they design the new house for that site. It
14 sure would make their life a lot easier when
15 they get in front of us at the end when they
16 show some sensitivity with things that we feel
17 are important.

18 MR. HAARLOW: I think particularly
19 given that block, that the neighbors are owed
20 that.

21 MR. PRISBY: That's a good point.

22 MR. HAARLOW: Again, it's a real

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1 debating between doing an addition or tearing it
2 down because it's just becoming overwhelming
3 with the existing house. It's not in the
4 historic district but now the direction is going
5 to change, so who knows.

6 And I'd hate to tear something
7 down, find out that there is a problem, it could
8 have been sold as a structure that somebody
9 would rehab.

10 I have been through the house. I
11 went through it a year ago with a potential
12 buyer looking at ways of potentially adding on
13 and modifying this house. So I know the core
14 original house is really still a great house.
15 There's a lot of things that were done to the
16 house that just not good. I get it.

17 And our discussion at that time was
18 to actually tear those things down, leave the
19 core house and then rebuild behind it something
20 that would be more appropriate to that house.

21 It's a substantial amount of money, we get that,
22 and ultimately it became just beyond the

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1 difference from the block we were discussing on
2 Park, and especially given the house that's to
3 the south of it. It is new construction but was
4 done with great sensitivity.

5 As a historic preservation
6 commission, I don't know how we can approve the
7 demolition of a contributing structure and have
8 no idea what's going there.

9 MS. WEINBERGER: I would agree.

10 MR. HAARLOW: I would move to deny.

11 MR. PRISBY: Just as an example, I was
12 talking earlier about things happen. I'd say in
13 the last six or seven years our office, which is
14 also in town, we have probably had six or seven
15 jobs that mid new home came to a halt for
16 whatever reason, right.

17 MR. MCGINNIS: Of course.

18 MR. PRISBY: Job change, transfer. It
19 happens. And there's no way of telling
20 sometimes what's going to happen.

21 I have one right now that just went
22 on hold two weeks ago because now they are

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1 threshold of what they wanted to spend but there
2 was somebody interested in doing that and if we
3 take it down now, we lose that opportunity if
4 something happens and that's my greatest concern.

5 MR. MCGINNIS: Obviously, they were
6 interested in doing it but decided against it.
7 I think the owners' decision is also that a
8 rehab would be beyond there's hope for this
9 home.

10 MS. WEINBERGER: There's a motion on
11 the table and I would like to second it.

12 CHAIRMAN BOHNEN: It's been moved and
13 seconded that the COA to demolish the home at
14 324 South Elm Street be denied.

15 All those in favor, say aye.

16 (All aye.)

17 Motion is denied. Thank you.

18 MR. MCGINNIS: Thank you.

19 MR. PRISBY: Thank you. Say hello to
20 Peter for us.

21 MR. MCGINNIS: I will.

22 CHAIRMAN BOHNEN: Now I'll close the

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02:12:18PM

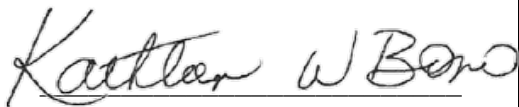
1 Public Hearing.

2 (WHICH, were all of the
3 proceedings had, evidence
4 offered or received in the
5 above entitled cause.)

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STATE OF ILLINOIS)
)
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, CSR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause by viewing a video and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.



KATHLEEN W. BONO, CSR
License No 084-001423

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