

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

June 5, 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 June 5, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Minutes

Chairman Bohnen introduced the minutes from the May 1, 2019, meetings, however asked to continue the minutes to the next meeting since Commissioner Williams stated that she would recuse herself from voting. To this end, there is not a quorum to vote on the matter.

Public Hearing -Certificate of Appropriateness

Case HPC-03-2019 – 321 E. 7th St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District

At the June 5, 2019, HPC meeting, the applicant's architect, Michael Abraham of Michael Abraham Architecture, was not present to respond to the HPC's questions regarding the proposed colors of the materials of the new house. In general, the HPC expressed appreciation for the chosen materials, for example, the stone, stucco and limestone.

However, the HPC had questions regarding the colors the applicant's attorney, Mr. Matthew Schroeder, could not answer. **To this end, the HPC continued the public hearing for a colored illustration and the architect to present at the next HPC meeting, 4-0 (2 absent).**

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-03-2019

Public Hearing -Certificate of Appropriateness

Case HPC-04-2019 – 35 S. Garfield St. - Request for Certificate of Appropriateness to demolish and construct a new office building in the Robbins Park Historic District.

At the June 5, 2019, HPC public hearing, the HPC expressed appreciation for the proposed Victorian façade of the new office building, as presented by the applicants Mr. Tom

Hawbecker and Paul Garver. However, the HPC had concerns for the asymmetrical appearance of a “bump out” at the northeast part of the house, which would enclose an elevator to the attic. To this end, **the HPC continued the public hearing for the applicant to consider revising the plan, 4-0 (2 absent).**

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-04-2019

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 there has been 23 inquiries and 11 applications since she gave the HPC her memo.

Other Business

Chairman Bohnen reviewed that the Village is bringing back Mr. Mike D’Onofrio, planning consultant, and is meeting with him in 2 weeks to review the points that the HPC is proposing for the ordinance revision.

Adjournment

The HPC unanimously agreed to adjourn at 7:32 PM on June 5, 2019.

Respectfully Submitted,

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
CASE NO. HPC-03-2019)
)
321 East 7th Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing on the Certificate
of Appropriateness in the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue,
Hinsdale, Illinois, on the 5th day of June,
2019, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. BILL HAARLOW, Member;

MS. SANDRA WILLIAMS, Member;

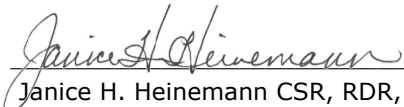
MS. SHANNON WEINBERGER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. R. MATTHEW SCHROEDER, Donatelli & Coules;</p> <p>4 MS. SUSAN DAVIS.</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: I would like to call</p> <p>7 to order the June 5 meeting of the Historic</p> <p>8 Preservation Commission. We have a quorum. I</p> <p>9 think we may have a couple more members joining</p> <p>10 us, but let's get started so that we are moving</p> <p>11 this along.</p> <p>12 Could I have a roll call?</p> <p>13 MS. WILLIAMS: Sandra Williams.</p> <p>14 MS. WEINBERGER: Shannon Weinberger.</p> <p>15 MR. HAARLOW: Bill Haarlow.</p> <p>16 CHAIRMAN BOHNEN: John Bohnen. Thank</p> <p>17 you.</p> <p>18 First item on our agenda tonight is</p> <p>19 a public hearing for a Certificate of</p> <p>20 Appropriateness for Case HPC-03-2019 for</p> <p>21 321 East 7th Street. It's a request for a</p> <p>22 Certificate of Appropriateness to demolish and</p>	<p style="text-align: center;">4</p> <p>1 321 East 7th Street and accordingly looking for</p> <p>2 approval of the plans for construction of a new</p> <p>3 home.</p> <p>4 The architect for the plan is</p> <p>5 Michael Abraham of Michael Abraham Architecture</p> <p>6 in Clarendon Hills, and the builder is Garber</p> <p>7 Construction in Hinsdale. The property is</p> <p>8 listed as a contributing structure in the</p> <p>9 Robbins Park Historic District, but the house</p> <p>10 itself is not a historical landmark and doesn't</p> <p>11 have any historical significance.</p> <p>12 As it now stands, the home</p> <p>13 currently has numerous small rooms and many</p> <p>14 shared doorways and entryways. The doorways are</p> <p>15 low in type, which give rise to some safety</p> <p>16 concerns. The ceilings are low in certain</p> <p>17 areas. The basement is unusable. The floors in</p> <p>18 the home are also in poor condition. Overall,</p> <p>19 the home currently is not in good repair.</p> <p>20 Pictures were provided along with the</p> <p>21 application to show these issues.</p> <p>22 The owners are looking to build a</p>
<p style="text-align: center;">3</p> <p>1 construct a new home in the Robbins Park</p> <p>2 Historic District.</p> <p>3 So this is a public hearing.</p> <p>4 MR. YU: Excuse me, Chairman. We do</p> <p>5 have a minutes.</p> <p>6 (Discussion outside the record.)</p> <p>7 CHAIRMAN BOHNEN: Anybody that's going</p> <p>8 to be speaking on behalf of the 321 East 7th</p> <p>9 Street project, would you, please, rise now and</p> <p>10 be sworn in by our recorder.</p> <p>11 (Mr. Schroeder sworn.)</p> <p>12 CHAIRMAN BOHNEN: Could you approach</p> <p>13 and state your name and your status in the</p> <p>14 hearing, please.</p> <p>15 MR. SCHROEDER: Good evening. My name</p> <p>16 is Matthew Schroeder, and I'm happy to be in</p> <p>17 front of the committee this evening. I'm an</p> <p>18 attorney with Donatelli & Coules. We represent</p> <p>19 the owners of the property, Mr. Raghu Velamati</p> <p>20 and Ms. Rachana Velamati. The applicants are</p> <p>21 seeking a Certificate of Appropriateness in</p> <p>22 order to demolish the home currently located at</p>	<p style="text-align: center;">5</p> <p>1 new home that will not only conform to the</p> <p>2 Village Code but also conform to the character</p> <p>3 of the current home, as well as the surrounding</p> <p>4 homes, and in our opinion improve the</p> <p>5 streetscape of the neighborhood.</p> <p>6 As such, Applicants are seeking</p> <p>7 approval to demolish the current home and</p> <p>8 construct a new, upgraded, more aesthetically</p> <p>9 pleasing home in accordance with the plans that</p> <p>10 have been submitted.</p> <p>11 The required notices were sent to</p> <p>12 all of the neighbors, at least one of whom has</p> <p>13 expressed approval of the plans and construction.</p> <p>14 And in light of this, we respectfully request</p> <p>15 permission to approve the Applicants' request</p> <p>16 for a Certificate of Appropriateness allowing</p> <p>17 for the demolition of the current home and</p> <p>18 construction of a new home at 321 East 7th</p> <p>19 Street.</p> <p>20 CHAIRMAN BOHNEN: Okay. Thank you.</p> <p>21 Has everyone had an opportunity to take a peek</p> <p>22 at these plans?</p>

<p style="text-align: center;">6</p> <p>1 MS. WILLIAMS: Uh-huh.</p> <p>2 CHAIRMAN BOHNEN: Do we have any</p> <p>3 comments?</p> <p>4 Is Jim Prisby going to be --</p> <p>5 MR. YU: He said he was a maybe.</p> <p>6 CHAIRMAN BOHNEN: So a maybe for the</p> <p>7 meeting?</p> <p>8 MR. YU: Correct.</p> <p>9 CHAIRMAN BOHNEN: Frank?</p> <p>06:42:00PM 10 MR. YU: He confirmed with me that he</p> <p>11 would be here today with email.</p> <p>12 CHAIRMAN BOHNEN: So our two architects</p> <p>13 have yet to appear.</p> <p>14 MR. SCHROEDER: Our architect was</p> <p>15 supposed to appear as well so --</p> <p>16 CHAIRMAN BOHNEN: There is something</p> <p>17 going on with architects.</p> <p>18 MR. SCHROEDER: Something in the water</p> <p>19 they are drinking.</p> <p>06:42:22PM 20 MS. WEINBERGER: I have a question. I</p> <p>21 see that it's limestone veneer and stucco. What</p> <p>22 color? I couldn't tell what the materials, all</p>	<p style="text-align: center;">8</p> <p>1 color rendering?</p> <p>2 MR. SCHROEDER: I have not seen any</p> <p>3 color renderings.</p> <p>4 MS. WILLIAMS: There is a lot of roof</p> <p>5 showing also, I'm curious as to that. I'm</p> <p>6 assuming it's dark. I don't know, brown, black,</p> <p>7 whatever. I appreciate the amount of stone and</p> <p>8 the chimneys and the stucco, which give it a</p> <p>9 sense of a tutor. There are a lot of tutors on</p> <p>06:44:20PM 10 that block, that much I do appreciate; but I</p> <p>11 would agree color renderings would be helpful.</p> <p>12 I do have an issue with the</p> <p>13 windows. The front windows on either side of</p> <p>14 the front door particularly disturb me, but</p> <p>15 those are just general comments from looking at</p> <p>16 the facade.</p> <p>17 MS. WEINBERGER: I would agree that</p> <p>18 maybe there is some tutor style to it. That</p> <p>19 whole block across the street and down is all</p> <p>06:45:05PM 20 natural brick and natural stone so I was just --</p> <p>21 That's why I wanted to know coloring because</p> <p>22 there really isn't, except for the one right, to</p>
<p style="text-align: center;">7</p> <p>1 the exterior materials are.</p> <p>2 MR. SCHROEDER: Let me look through</p> <p>3 here. I believe -- I apologize, that's one of</p> <p>4 the things I was going to be leaning on for our</p> <p>5 architect.</p> <p>6 CHAIRMAN BOHNEN: Sure.</p> <p>7 MR. SCHROEDER: Yes. The plans I have</p> <p>8 show them just generally as stone, so I don't</p> <p>9 know what they are going to do.</p> <p>06:43:10PM 10 CHAIRMAN BOHNEN: So you understand,</p> <p>11 our concerns aesthetically are always how it</p> <p>12 would fit into the block, how it affects</p> <p>13 neighbors on the side and the streetscape, if</p> <p>14 you will. So we have seen some very nice work</p> <p>15 done by the architect. I wish he was here</p> <p>16 tonight. He could give us a little insight into</p> <p>17 the materials because it's a little hard without</p> <p>18 having him here or any type of color rendering</p> <p>19 or anything to understand what the house will</p> <p>06:43:51PM 20 end up looking like.</p> <p>21 MR. SCHROEDER: Sure.</p> <p>22 CHAIRMAN BOHNEN: Have you seen any</p>	<p style="text-align: center;">9</p> <p>1 the east of it, which is brand-new, but</p> <p>2 facing -- not facing 7th, it's facing --</p> <p>3 FEMALE AUDIENCE MEMBER: It faces Oak.</p> <p>4 MS. WEINBERGER: Otherwise, I think</p> <p>5 every house I think on that block is brick and</p> <p>6 stone, natural stone. So I would not be excited</p> <p>7 to put a white house right there. So that's,</p> <p>8 yes.</p> <p>9 MR. SCHROEDER: Yes. And to that end,</p> <p>06:45:44PM 10 I mean part of what they are trying to</p> <p>11 accomplish is to not disrupt certainly any of</p> <p>12 the integrity of the street of the neighborhood.</p> <p>13 Again, as I mentioned, while I</p> <p>14 don't know specifically what color the stone is</p> <p>15 going to be, I don't envision that it would be</p> <p>16 different from the other homes.</p> <p>17 MS. WILLIAMS: The other homes are</p> <p>18 significantly older, however. So it could be;</p> <p>19 and I think that's a legitimate question on our</p> <p>06:46:14PM 20 part, the color involved.</p> <p>21 MR. HAARLOW: So, Shannon, how do we</p> <p>22 know the extent to which this is planned to be a</p>

<p style="text-align: center;">10</p> <p>1 white house? Because that was my understanding</p> <p>2 as well, but we don't have the color renderings.</p> <p>3 MS. WEINBERGER: That's why I was</p> <p>4 asking. I mean I do see on the plans it points</p> <p>5 to the farther piece of house, and it says</p> <p>6 stucco. So I'm assuming that means that it's</p> <p>7 white, but I don't know.</p> <p>8 MS. WILLIAMS: It indicates limestone</p> <p>9 as well -- didn't it? -- which is lighter.</p> <p>06:47:01PM 10 MS. WEINBERGER: Which is lighter.</p> <p>11 MR. SCHROEDER: The current home is</p> <p>12 white as well.</p> <p>13 MS. WILLIAMS: Right, it is.</p> <p>14 CHAIRMAN BOHNEN: That's too bad that</p> <p>15 Mike isn't here tonight because, as I say, we</p> <p>16 have seen some very good work that he's designed</p> <p>17 in this town. And I suspect that he's designed</p> <p>18 something that will be tasteful and will fit</p> <p>19 into the neighborhood.</p> <p>06:47:28PM 20 MR. SCHROEDER: Yes.</p> <p>21 CHAIRMAN BOHNEN: But we haven't any</p> <p>22 definition of it.</p>	<p style="text-align: center;">12</p> <p>1 use of baton-style siding. This is not an area</p> <p>2 known for its farmhouses.</p> <p>3 Where are we seeing the baton style</p> <p>4 siding? That would be the lower level between</p> <p>5 the stones, the stucco being in the peaks.</p> <p>6 Are you able to comment? You are</p> <p>7 not able to comment?</p> <p>8 MR. SCHROEDER: No, I apologize. With</p> <p>9 specificity, I'm not able to say exactly where</p> <p>06:49:17PM 10 those, where those might be.</p> <p>11 CHAIRMAN BOHNEN: She goes on to state,</p> <p>12 This is not an area known for its farmhouses.</p> <p>13 I'm hesitant to draw a conclusion</p> <p>14 that she is correct in her interpretation of</p> <p>15 this ending up looking like all of the</p> <p>16 board-and-baton white farmhouses that we are</p> <p>17 seeing over in our town being built.</p> <p>18 MR. SCHROEDER: Sure.</p> <p>19 CHAIRMAN BOHNEN: But I would like to</p> <p>06:49:52PM 20 be assured that you are correct in this because,</p> <p>21 I confess, I haven't had an opportunity to</p> <p>22 review every piece of this plan.</p>
<p style="text-align: center;">11</p> <p>1 Are you aware that there is a</p> <p>2 neighbor that voiced an opinion about this?</p> <p>3 MR. SCHROEDER: Yes. It's my</p> <p>4 understanding that the neighbor to the east</p> <p>5 really liked what he had seen.</p> <p>6 CHAIRMAN BOHNEN: And we have another</p> <p>7 neighbor that has not been as gratuitous in</p> <p>8 their review of things.</p> <p>9 MR. SCHROEDER: Okay.</p> <p>06:47:53PM 10 CHAIRMAN BOHNEN: Sent an email.</p> <p>11 MR. SCHROEDER: I was not aware of any</p> <p>12 such email.</p> <p>13 CHAIRMAN BOHNEN: The neighbor states</p> <p>14 in here that they reviewed the plans, and in</p> <p>15 general it's a style popular with some in the</p> <p>16 Village but not in particular in keeping with</p> <p>17 the neighborhood or block. I do appreciate the</p> <p>18 inclusion of the stone or stucco on the facade,</p> <p>19 as that does echo other houses nearby. The</p> <p>06:48:22PM 20 multiple roof lines apparent from the street are</p> <p>21 not consistent with the historic character of</p> <p>22 the 1920s architecture in our area, nor is the</p>	<p style="text-align: center;">13</p> <p>1 MR. SCHROEDER: Right.</p> <p>2 CHAIRMAN BOHNEN: And I would defer to</p> <p>3 our architects typically to comment on this.</p> <p>4 But if, in fact, we have board-and-baton siding</p> <p>5 on this house there will be a problem with that.</p> <p>6 It's a style that has been</p> <p>7 perpetrated on the Village of Hinsdale by HGTV,</p> <p>8 the modern farmhouse. We find that there are</p> <p>9 all too many of them being built, particularly a</p> <p>06:50:37PM 10 concentration in the historic neighborhood in</p> <p>11 southeast Hinsdale in the Robbins Historic</p> <p>12 neighborhood. And our fear, which I think is</p> <p>13 well-founded, is when that style leaves,</p> <p>14 probably as quickly as it came upon us, that</p> <p>15 much of the historic neighborhood is going to be</p> <p>16 left with these board-and-baton farmhouses,</p> <p>17 which have supplanted some pretty classic</p> <p>18 architecture.</p> <p>19 One of our concerns, and I don't</p> <p>06:51:07PM 20 want to get too far afield with you here; but</p> <p>21 across the street, the Ludin home that was owned</p> <p>22 by the Deans, that was consolidated, two lots on</p>

<p style="text-align: center;">14</p> <p>1 7th Street that had nice homes on them, shared a 2 pool, and then a running house behind it. The 3 Deans purchased that property, knocked down the 4 two houses on 7th Street right across from here. 5 And the classic Ludin house sits now on about an 6 acre and a half. And the understanding that we 7 are hearing, be it rumor or whatever, is that 8 the people that bought that house have the 9 intentions of resubdividing it again, which is 10 going to meet with a lot of opposition certainly 11 from this Commission, as well as, I'm sure, the 12 Zoning Board of Appeals. 13 But the wholesale demolition of 14 southeast Hinsdale, which is just an extension 15 of what's been going on in this town for the 16 last 15 or so years is getting rampant. And 17 therefore, we are very concerned about where we 18 act, we are very concerned about what's going to 19 be built and how it will fit into the 20 neighborhood. 21 I'm afraid I'm at a loss tonight to 22 give an opinion on this because you come</p>	<p style="text-align: center;">16</p> <p>1 go on the supposition that Mike is able to draw 2 better houses than the HGTV farmhouses, and we 3 would certainly give him that credit. But too 4 often what's happening is is that owners, 5 although they have sway over their architects as 6 to what the final products look like -- And in 7 our situation, what we find is that we will 8 approve things only to find that people switch 9 materials between the time they appear before us 10 and the time the home is built. 11 Or they will even add structures, 12 like on the corner of 6th and Garfield, where 13 the board-and-baton behemoth that sits on the 14 southeast corner, now they have put a massive 15 porch along the backside of that house, which is 16 under our purview because it faces Garfield 17 Street, so it has to do with streetscape. So 18 people are tending to game us, if you will. 19 They look upon our Commission as a bothersome 20 speed bump along the process of building 21 whatever the hell they want to build, and we are 22 a little sensitive to that.</p>
<p style="text-align: center;">15</p> <p>1 ill-prepared to give us the answers that we need 2 because your architect is not in attendance and 3 also our architects are not in attendance, 4 perhaps interpreting for me what I would need to 5 know or perhaps they can glean from the plans. 6 MR. SCHROEDER: Sure. To kind of 7 comment on your concern with the modern HGTV 8 farmhouse look, based on the renderings that I 9 have seen, I don't think this is one of those 10 types of homes. 11 CHAIRMAN BOHNEN: It doesn't appear to 12 be. 13 MR. SCHROEDER: And based on the work 14 that, based on the work that Mr. Abraham has 15 done and his overall reputation and concern 16 with, again, not disrupting the neighborhood as 17 it stands, I have no doubt that his goal is to 18 have something that is aesthetically pleasing 19 and conforms to the area around it. 20 CHAIRMAN BOHNEN: I would tend to agree 21 with you. However, you are asking a decision on 22 something we don't have any facts. We can all</p>	<p style="text-align: center;">17</p> <p>1 So I think it would be my opinion, 2 and I will defer to my Commissioners here; but I 3 think we should defer any decision on this until 4 such time as you and your applicant can appear 5 before us. I'm a strong proponent of the fact 6 that, albeit it's fine to have attorneys, it's 7 fine to have builders, and it's fine to have 8 architects, but I would rather be talking to the 9 person that's going to be building the house and 10 paying for it so that maybe the conversations 11 that we have at our board level here would have 12 some interest in the applicant. And they might 13 think twice about certain elements of their 14 design based on their advice and counseling we 15 might give them. 16 It's very hard to do that through 17 an attorney to a builder. A builder will build 18 whatever the builder is given to build. The 19 attorney represents the owner, I get it. But 20 the elemental decisions in these things really 21 are those of the applicant. 22 We are in the midst of rewriting</p>

<p style="text-align: center;">18</p> <p>1 our ordinance for preservation in Hinsdale right 2 now. And one of the things I'm going to hold 3 tight on is that the actual applicant, the owner 4 of the house, will be appearing before us before 5 we render any decision on things going forward. 6 And until such time as the ordinance is 7 rewritten, I'm going to ask that we have the 8 courtesy of talking to the applicant or at least 9 talking to the architect in situations like 10 this.</p> <p>06:56:26PM</p> <p>11 MR. SCHROEDER: Sure. I appreciate 12 your concern and that is absolutely something 13 that we will propose to our clients. And again, 14 I apologize that the architect was not here this 15 evening.</p> <p>16 CHAIRMAN BOHNEN: We don't take that -- 17 Things happen. But I think you can understand 18 that, no slur intended, but you are ill-equipped 19 as the attorney to give us the feeling and the 20 touch and the interpretation that we need to 21 make our decisions.</p> <p>06:56:54PM</p> <p>22 MR. SCHROEDER: Okay. Thank you.</p>	<p style="text-align: center;">20</p> <p>1 reading the plans that they anticipate a slate 2 roof, but that's not necessarily how its drawn. 3 The question about the board and baton, the 4 question about the color of the stone, the 5 question about color of the stucco and so on, 6 there is just a lot here, that when we reopen 7 the hearing, that level of detail will be needed 8 and appropriate.</p> <p>9 MR. SCHROEDER: Sure. I appreciate 10 that, and we will have those answers for you.</p> <p>06:56:05PM</p> <p>11 MR. HAARLOW: Okay. Thank you. 12 MR. SCHROEDER: Thank you again to the 13 Commission.</p> <p>14 MS. WILLIAMS: Thank you. 15 * * * 16 (WHEREUPON the hearing was 17 continued sine die.) 18 19 20 21 22</p>
<p style="text-align: center;">19</p> <p>1 CHAIRMAN BOHNEN: Thank you very much. 2 Do I have concurrence among the 3 Commissioners? 4 MS. WILLIAMS: Uh-huh. 5 MS. WEINBERGER: Yes. 6 CHAIRMAN BOHNEN: Do I have a motion to 7 close this hearing or continue it? 8 MS. WILLIAMS: So move. 9 CHAIRMAN BOHNEN: Second, please. 10 MS. WEINBERGER: Second. 11 CHAIRMAN BOHNEN: All those in favor 12 say aye. 13 MS. WILLIAMS: Aye. 14 MS. WEINBERGER: Aye. 15 CHAIRMAN BOHNEN: Aye. 16 MR. HAARLOW: Aye. 17 CHAIRMAN BOHNEN: Thank you very much, 18 appreciate it. 19 MR. SCHROEDER: Thank you, 20 Commissioners. 21 MR. HAARLOW: If I can offer one 22 suggestion, which is if we can -- It appears in</p> <p>06:57:21PM</p>	<p style="text-align: center;">21</p> <p>STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.</p> <p> Janice H. Heinemann CSR, RDR, CRR License No. 084-001391</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-04-2019)
)
35 South Garfield Street)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing on the Certificate
of Appropriateness in the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue,
Hinsdale, Illinois, on the 5th day of June,
2019, at 6:58 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. BILL HAARLOW, Member;

MS. SANDRA WILLIAMS, Member;

MS. SHANNON WEINBERGER, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. TOM HAWBECKER;</p> <p>4 MR. PAUL GARVER.</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: Okay. The next item</p> <p>7 on our agenda will be case HPC-04-2019 at</p> <p>8 35 South Garfield. This is a request for a</p> <p>9 Certificate of Appropriateness to demolish and</p> <p>10 construct a new office building in the Robbins</p> <p>11 Park Historic District. This is the first of</p> <p>12 its kind to appear before us.</p> <p>13 I had some questions. Prior to</p> <p>14 asking those, for the edification of our</p> <p>15 Commissioners, I wanted to read the section of</p> <p>16 our Zoning Code, if I may, that explains the O-1</p> <p>17 zoning in Hinsdale. You are all familiar with</p> <p>18 the location of this. It's the first block of</p> <p>19 Garfield south of the tracks extending from</p> <p>20 Hinsdale Avenue down to First Street on the east</p> <p>21 side of the street. And it's a buffer zone</p> <p>22 area, if you will.</p>	<p style="text-align: right;">4</p> <p>1 three existing houses that extend north of the</p> <p>2 Klepacki dental building on Garfield Street on</p> <p>3 the east side.</p> <p>4 Who would be representing this</p> <p>5 project, please.</p> <p>6 CHAIRMAN BOHNEN: Would you stand and</p> <p>7 be sworn in by our recorder, please.</p> <p>8 (Mr. Hawbecker and Mr. Garver</p> <p>9 sworn.)</p> <p>10 MR. HAWBECKER: Good evening,</p> <p>11 Commissioners. My name is Tom Hawbecker. This</p> <p>12 is my law partner, Paul Garver. We are the</p> <p>13 owners at the property at 35 South Garfield. So</p> <p>14 we, too, are seeking approval of our Certificate</p> <p>15 of Appropriateness to demolish and construct a</p> <p>16 new building. You guys may all be intimately</p> <p>17 familiar with the three buildings that exist on</p> <p>18 Garfield. I think we can probably all attest</p> <p>19 that they can be a little unsightly. They are</p> <p>20 all old. They have all aged, particularly ours.</p> <p>21 Rehab is not really feasible for</p> <p>22 us, so we are looking to demolish and construct</p>
<p style="text-align: right;">3</p> <p>1 And it's zoned O-1. And it says</p> <p>2 specifically, The O-1 specialty office district</p> <p>3 is intended to provide for small offices in the</p> <p>4 older areas of the village adjacent to the</p> <p>5 central business areas where it's possible to</p> <p>6 retain the residential character and appearance</p> <p>7 of the village and at the same time promote</p> <p>8 limited business activity. The use is permitted</p> <p>9 or characterized by low traffic volume, limited</p> <p>10 outdoor advertising. Regulations of the O-1</p> <p>11 District are designed to encourage the retention</p> <p>12 and renovation of sound existing structures and</p> <p>13 to ensure that the office uses remain compatible</p> <p>14 with the residential uses while permitting the</p> <p>15 area to maintain the distinctive residential</p> <p>16 character. Replacement structures in the O-1</p> <p>17 District also must have a residential character</p> <p>18 and appearance. The O-1 District normally is</p> <p>19 small in size and located to provide a</p> <p>20 transition between residential areas less</p> <p>21 restricted districts.</p> <p>22 Okay. So you are familiar with the</p>	<p style="text-align: right;">5</p> <p>1 a new office building pursuant to the plans that</p> <p>2 have been tendered to you all here this evening</p> <p>3 or prior to this evening. I believe you have a</p> <p>4 color schematic of the exterior and what that</p> <p>5 would look like, as well as some of the interior</p> <p>6 drawings that our architect has promulgated. I</p> <p>7 guess I would open it up to you guys for any</p> <p>8 questions.</p> <p>9 CHAIRMAN BOHNEN: You don't have</p> <p>10 dimensions on your drawings. What would be the</p> <p>11 height of the building?</p> <p>12 MR. HAWBECKER: The height of the</p> <p>13 building certainly is going to be in conformity</p> <p>14 with the zoning.</p> <p>15 CHAIRMAN BOHNEN: The zoning.</p> <p>16 MR. HAWBECKER: The zoning. We are not</p> <p>17 seeking any sort of variances in terms of</p> <p>18 height. So we know that it at least would be in</p> <p>19 conformance with what's promulgated in the Code.</p> <p>20 MR. GARVER: I think, in fact -- and we</p> <p>21 can certainly get that information here in a</p> <p>22 minute -- but if I remember right,</p>

<p>6</p> <p>1 Commissioner Bohnen, if you think of the current</p> <p>2 building at Garfield, there is a substantial</p> <p>3 kind of step up to the front porch.</p> <p>4 And in reality what's happening is</p> <p>5 that 1st floor is going to end up starting much</p> <p>6 lower given the fact that we are going to be</p> <p>7 able to put in a basement with an actual sump</p> <p>8 pump instead of swimming in our basement from</p> <p>9 time to time during the year.</p> <p>07:03:22PM 10 So that's, I think what that does</p> <p>11 is, although we are looking at the 3rd floor</p> <p>12 having a little bit more head space in the</p> <p>13 storage area that we are having up there and</p> <p>14 where the utilities would be located, we are</p> <p>15 looking at that all still falling in basically</p> <p>16 the same dimensions as what we currently have.</p> <p>17 CHAIRMAN BOHNEN: Which may or may not</p> <p>18 suffice to the zoning law because you are</p> <p>19 demolishing something and rebuilding.</p> <p>07:03:54PM 20 MR. HAWBECKER: Correct.</p> <p>21 MR. GARVER: Correct.</p> <p>22 CHAIRMAN BOHNEN: So what's existing</p>	<p>8</p> <p>1 MR. HAWBECKER: Correct.</p> <p>2 CHAIRMAN BOHNEN: For the Village as</p> <p>3 well as our Commission. And we have not really</p> <p>4 contemplated these structures prior. Although,</p> <p>5 I will say that I'm pleased with your plan and</p> <p>6 the look of it and the idea of it.</p> <p>7 I would, obviously, be interested</p> <p>8 in hearing the other Commissioners' thoughts on</p> <p>9 that. But when I saw this, it rung a bell.</p> <p>07:05:12PM 10 It's good. It's good stuff. You want to make</p> <p>11 sure you get it designed right, you know, so you</p> <p>12 end up with a good product and no troubles</p> <p>13 redesigning things.</p> <p>14 MR. HAWBECKER: Agreed.</p> <p>15 MR. GARVER: The section of the Code</p> <p>16 that you read, Commissioner Bohnen, is really</p> <p>17 the impetus for what we tried to design. You</p> <p>18 know, it was really just keeping in conformity</p> <p>19 with what is the residential character of the</p> <p>07:05:35PM 20 area.</p> <p>21 CHAIRMAN BOHNEN: All right. Well, I</p> <p>22 think you are to be commended for the direction</p>
<p>7</p> <p>1 would have to be debated in terms of the</p> <p>2 viability replacing something with the same</p> <p>3 height.</p> <p>4 MR. HAWBECKER: Pursuant to our</p> <p>5 conversations with the architect, because we do</p> <p>6 have to seek variances on a few things, building</p> <p>7 height was not one of them, so we know --</p> <p>8 CHAIRMAN BOHNEN: Are you aware that</p> <p>9 building height can be 30 feet?</p> <p>07:04:17PM 10 MR. HAWBECKER: Yes. I mean I defer to</p> <p>11 my architect on that. But I have, I have the</p> <p>12 height here. I can't quite read it, but the</p> <p>13 first digit is a 2 so my hunch is that it's</p> <p>14 going to be less than 30 feet.</p> <p>15 CHAIRMAN BOHNEN: First digit is a 2,</p> <p>16 you are probably exactly right.</p> <p>17 MR. HAWBECKER: We probably are going</p> <p>18 to be okay.</p> <p>19 MR. GARVER: It was a wild hunch.</p> <p>07:04:39PM 20 CHAIRMAN BOHNEN: I just don't want you</p> <p>21 to get too far down the road with plans. This</p> <p>22 is a hybrid if you will.</p>	<p>9</p> <p>1 that you are taking and the plans that you have</p> <p>2 presented, albeit, there are some details that</p> <p>3 probably need to be addressed.</p> <p>4 MR. HAWBECKER: As I indicated earlier,</p> <p>5 before we really move forward with final</p> <p>6 drawings and plans, we want to get in front of</p> <p>7 the ZBA to present our application for variance</p> <p>8 on -- I believe I think there is four aspects of</p> <p>9 the building we need to seek a variance on. Two</p> <p>07:06:12PM 10 which already exists with the way the structure</p> <p>11 sits on the property now so there is really</p> <p>12 going to be no change of that. But there is</p> <p>13 going to be a change or a variance for parking</p> <p>14 and --</p> <p>15 What was the fourth one?</p> <p>16 MR. GARVER: Lot coverage.</p> <p>17 MR. HAWBECKER: -- lot coverage. Lot</p> <p>18 coverage but small. But nonetheless, variances</p> <p>19 in those two aspects. So the one is the north</p> <p>07:06:35PM 20 setback, which is 10 feet. We are not 10 feet</p> <p>21 setback now. And the other is a front setback.</p> <p>22 None of the other three houses on Garfield are</p>

<p style="text-align: center;">10</p> <p>1 set back 30 feet, so it's just essentially</p> <p>2 keeping the structure in the same location as</p> <p>3 currently exists.</p> <p>4 MS. WEINBERGER: So the setback would</p> <p>5 be the same?</p> <p>6 MR. HAWBECKER: Yes. I think we are at</p> <p>7 17.5 now as are the other two --</p> <p>8 MS. WEINBERGER: The other two?</p> <p>9 MR. HAWBECKER: -- properties to the</p> <p>07:07:01PM 10 north. So we would seek a variance in that</p> <p>11 regard.</p> <p>12 MR. GARVER: I think even</p> <p>13 Dr. Klepacki --</p> <p>14 MR. HAWBECKER: Klepacki's building is</p> <p>15 up that far as well.</p> <p>16 MR. GARVER: Yes. It's up that far as</p> <p>17 well.</p> <p>18 MS. WEINBERGER: I have to say, this is</p> <p>19 fabulous. I mean it helps so much. You saw</p> <p>07:07:14PM 20 with the previous application. This helps me</p> <p>21 really understand what you are doing. So when I</p> <p>22 opened this, I was very thankful.</p>	<p style="text-align: center;">12</p> <p>1 from what we are able to build. And we have to</p> <p>2 conform to handicap accessibility as far as</p> <p>3 railings. There is an elevator that's going to</p> <p>4 be in the building and that all, obviously,</p> <p>5 takes up space, which is why we are going --</p> <p>6 MR. HAARLOW: Understood. Understood.</p> <p>7 I offer those thoughts just as trying to --</p> <p>8 MR. HAWBECKER: Thank you.</p> <p>9 MR. HAARLOW: -- let you know maybe in</p> <p>07:09:01PM 10 advance what some of the issues might be with</p> <p>11 that.</p> <p>12 A couple of other thoughts on the</p> <p>13 project as you've laid it out here. One, I do</p> <p>14 very much appreciate the color rendering,</p> <p>15 understanding it's not perfect. I also very</p> <p>16 much appreciate the -- it's not truly shingle</p> <p>17 but the Victorian facade that you are, again, to</p> <p>18 keep it blended in with the existing streetscape</p> <p>19 and maintain the residential feel of that block</p> <p>07:09:34PM 20 as a buffer zone.</p> <p>21 Having said that, I am maybe less</p> <p>22 enamored with this as some of the other</p>
<p style="text-align: center;">11</p> <p>1 MR. HAWBECKER: Perfect.</p> <p>2 MR. HAARLOW: So in a prior life, I was</p> <p>3 on the ZBA, served as the chairman of that for a</p> <p>4 while. I don't think -- I do think that they</p> <p>5 will probably approve the setback so it's in</p> <p>6 line with the existing structures, even though</p> <p>7 that is no longer within Code. It's a</p> <p>8 preexisting condition, but it would maintain the</p> <p>9 integrity of the streetscape, and so that may be</p> <p>07:07:57PM 10 something that they would agree to.</p> <p>11 I think in terms of lot coverage,</p> <p>12 that probably won't happen because there is</p> <p>13 probably not a good reason for it other than you</p> <p>14 want more space. And they are very mindful of</p> <p>15 the fact of precedent. So if they approve that</p> <p>16 for one, then anyone else can come in and say,</p> <p>17 well, they got this and so on. So you have to</p> <p>18 provide reasons why you have to have that. But</p> <p>19 this isn't the ZBA hearing so --</p> <p>07:08:32PM 20 MR. HAWBECKER: Yes. Right. And I</p> <p>21 would say this is a nonconforming lot, so it's</p> <p>22 45 feet wide, which restricts us a little bit</p>	<p style="text-align: center;">13</p> <p>1 Commissioners. One of the documents that we</p> <p>2 have been looking at more recently are the</p> <p>3 Village of Hinsdale Design Review Guidelines.</p> <p>4 We are not a home rule community so those are</p> <p>5 not necessarily, well, they are not required.</p> <p>6 But they are suggested based on the architecture</p> <p>7 that one finds around the Village in general and</p> <p>8 in the historic district in particular.</p> <p>9 What you have presented here</p> <p>07:10:17PM 10 certainly on the front facade, the true front</p> <p>11 facade, more than meets those and the symmetry</p> <p>12 that you have laid out and so on. The 3rd floor</p> <p>13 on the north, all this, in my opinion, basically</p> <p>14 destroys the effort that you made on the front.</p> <p>15 It could be that because of the requirements,</p> <p>16 you mentioned the elevator and so on, that you</p> <p>17 need to make some accommodation for this. But</p> <p>18 the 3rd floor, the roof line here I can't</p> <p>19 support.</p> <p>07:11:10PM 20 I do see how on the 1st and 2nd</p> <p>21 floors you might be able to make some</p> <p>22 accommodation there, but that would be my</p>

<p style="text-align: right;">14</p> <p>1 opinion.</p> <p>2 MS. WEINBERGER: And I would agree with</p> <p>3 that. When I said this was fabulous, I meant</p> <p>4 the color renderings and us getting to see your</p> <p>5 intent of a facade. But I agree with you, I</p> <p>6 think that this north, this northeast, it almost</p> <p>7 looks like an addition to a historic home. And</p> <p>8 when you look at your original, your building</p> <p>9 now, you have got this almost gambled roof that</p> <p>07:11:51PM 10 comes to a peak. And so you see the east sun</p> <p>11 coming up, you see lots of sky. This is going</p> <p>12 to block a big chunk. The streetscape of this</p> <p>13 will block a lot of that view. I don't know</p> <p>14 whether you call it a view or not. But it will</p> <p>15 make that building look a lot heavier sitting on</p> <p>16 the lot and not as petite as the existing home</p> <p>17 and the home next to it, the business next to it</p> <p>18 is a lot smaller. And so it will really be a</p> <p>19 lot smaller next to this.</p> <p>07:12:31PM 20 MR. GARVER: You know, unfortunately,</p> <p>21 we did a premeeting with the Village, and one of</p> <p>22 the big issues was a stairwell that was</p>	<p style="text-align: right;">16</p> <p>1 MS. WILLIAMS: True.</p> <p>2 MR. GARVER: But that would be, that</p> <p>3 would be the idea, yes. But, no, I mean we can</p> <p>4 always get the interns to take them up there,</p> <p>5 that's for sure. That's a suitable job.</p> <p>6 So, no, I don't know that we would</p> <p>7 necessarily need -- But I don't know that that</p> <p>8 would relocate the -- I guess we would have to</p> <p>9 look at that. I don't know that that would</p> <p>10 relocate the --</p> <p>11 CHAIRMAN BOHNEN: Maybe a dumbwaiter</p> <p>12 type of thing if it's just going to be hoisting</p> <p>13 boxes.</p> <p>14 MR. HAWBECKER: Right.</p> <p>15 CHAIRMAN BOHNEN: Something that would</p> <p>16 give you a little more latitude in design.</p> <p>17 MR. GARVER: Yes.</p> <p>18 CHAIRMAN BOHNEN: I don't know. From</p> <p>19 your drawings, I can't tell where your elevator</p> <p>07:14:14PM 20 shaft --</p> <p>21 MR. GARVER: Goes up, right. Right, to</p> <p>22 go to the 3rd floor as opposed to, yes, right.</p>
<p style="text-align: right;">15</p> <p>1 fire-rated, improved with doors that closed</p> <p>2 automatically, and all of these such things that</p> <p>3 currently none of those homes have. This was</p> <p>4 really the only solution that we could come up</p> <p>5 with to tackle that issue.</p> <p>6 I think if Tom and I had a least</p> <p>7 favorite part of the house, it might be what the</p> <p>8 two of you, what everyone is pointing out right</p> <p>9 now. But unfortunately, given the size of the</p> <p>07:13:09PM 10 lot and how it works, it's difficult to find</p> <p>11 where you are going to basically sequester,</p> <p>12 right, like an independent stairwell that's</p> <p>13 fire-rated and approved and then an elevator</p> <p>14 that can go to all three floors including the</p> <p>15 basement.</p> <p>16 MS. WILLIAMS: Do you need to take the</p> <p>17 elevator up to the attic if it's going to be</p> <p>18 used as an attic?</p> <p>19 MR. GARVER: Only from -- I don't know</p> <p>07:13:37PM 20 if you have ever carried a banker's box of legal</p> <p>21 files. And as I get older, I start to</p> <p>22 appreciate having an elevator taking those up.</p>	<p style="text-align: right;">17</p> <p>1 MS. WILLIAMS: Isn't it not the 3rd</p> <p>2 floor area that you are objecting to? If this</p> <p>3 roof were here, would that make a difference to</p> <p>4 you or not? I think it would.</p> <p>5 MS. WEINBERGER: It would. Sure, it</p> <p>6 would.</p> <p>7 MS. WILLIAMS: Yes.</p> <p>8 MS. WEINBERGER: If you brought the 3rd</p> <p>9 floor --</p> <p>07:14:35PM 10 MS. WILLIAMS: If the roof line came</p> <p>11 down.</p> <p>12 MR. GARVER: So kind of like, are you</p> <p>13 saying if you dovetailed the roof line at an</p> <p>14 angle, made the steps maybe come up? I mean</p> <p>15 there is a possibility there. I don't know.</p> <p>16 You'd have to meet with our architect and</p> <p>17 discuss it. We are not, I don't know that we</p> <p>18 are opposed to that.</p> <p>19 MR. HAWBECKER: I will certainly</p> <p>07:14:53PM 20 explore it.</p> <p>21 MR. HAARLOW: Right. I think it's the</p> <p>22 90-degree angle on the north. Under, there is</p>

<p style="text-align: center;">18</p> <p>1 no -- You not having a slanted roof at all on 2 that part is I think aesthetically was 3 challenging. I appreciate your candor in saying 4 that you recognize that as well. You are trying 5 to get -- It's clear from the drawings, you are 6 trying to get the elevator basically in the 7 middle; and then you have got that stairway. 8 And there are zoning considerations with an 9 office space that are different from 10 residential.</p> <p>07:15:27PM 11 MR. GARVER: What we have been told is 12 that we need the elevator and the staircase to 13 go to the -- 14 CHAIRMAN BOHNEN: All the way up? 15 MR. GARVER: Yes. All the way up but 16 we can check on that without a doubt. I mean 17 that's -- 18 CHAIRMAN BOHNEN: Yes. 19 MR. HAWBECKER: Yes.</p> <p>07:15:41PM 20 CHAIRMAN BOHNEN: I confess, this is a 21 new territory for us, too. I wish we could give 22 you more definitive opinions on these things.</p>	<p style="text-align: center;">20</p> <p>1 modified to some degree, so the other 2 Commissioners, whomever, could feel better about 3 the overall facade. 4 But I wish our architects were here 5 tonight. I apologize for that fact. We usually 6 have at least one of them here, but whatever has 7 happened has happened. So would you be opposed 8 to our architects talking to your -- our people 9 talking to your people?</p> <p>07:17:21PM 10 MR. HAWBECKER: Not at all. 11 MR. GARVER: Not at all. Yes. No, I 12 think that's kind of the purpose of being here 13 tonight. So yes, absolutely, that's great. 14 MR. HAWBECKER: And they are -- Yes. 15 He's on the application. 16 MR. GARVER: Or email and we can get 17 people together how we need to. 18 CHAIRMAN BOHNEN: Sure. 19 MR. GARVER: That's fine, absolutely.</p> <p>07:17:39PM 20 MS. WILLIAMS: I think we all very much 21 appreciate the design, the overall design, and 22 the fact that it's so sympathetic to that block,</p>
<p style="text-align: center;">19</p> <p>1 MR. HAWBECKER: It's unfortunate we are 2 a little restricted as to what you are going to 3 be able to do there. But I think anybody who 4 drives past there knows that's it's ripe, all 5 three of those houses are ripe for something to 6 be done. 7 But getting it to where it's going 8 to be efficient and best use maybe isn't always 9 as palatable to you guys as we hope that it 10 could be.</p> <p>07:16:09PM 11 CHAIRMAN BOHNEN: You know, you have 12 heard a number of suggestions for that piece of 13 property over the years and most of which are 14 not palatable. So seeing this, my own opinion 15 is we should try to work with you to get the 16 best solution we can to meet the various 17 restrictions and zoning requirements that must 18 be met. I think this sets the precedent for the 19 building on that block going north, which I'm 20 pleased about. And to that end, I personally 21 would try and work very hard with you to try and 22 solve whatever elements of that might be</p>	<p style="text-align: center;">21</p> <p>1 the little three homes that are left. Yes. I 2 was thrilled when I opened it up, when I just 3 saw it. Initially I thought, oh, this is great 4 so -- Yes. I hope we all can work together and 5 the architects and your architect can work 6 together, that would be wonderful. 7 MS. WEINBERGER: And I think we all 8 really appreciate that you came to us now before 9 you had everything done and were ready to go. 10 That is what we are hoping for that everybody 11 would do so we really appreciate that.</p> <p>07:18:12PM 12 MR. HAWBECKER: Yes, right. 13 MR. GARVER: Yes. 14 MR. HAWBECKER: We certainly appreciate 15 the insight, of course. 16 MR. HAARLOW: I would concur with that 17 and it has enormous promise, and it feels like 18 it's well toward that promise already. 19 Did you all in your conversation 20 with the architect, was there any discussion of 21 having the elevator and the stairway on the back 22 rather than on the north side?</p> <p>07:18:33PM</p>

<p style="text-align: center;">22</p> <p>1 MR. HAWBECKER: Yes. That's a good 2 question. I don't -- 3 MR. GARVER: I don't remember. 4 MR. HAWBECKER: I think we deferred to 5 him a lot on that design aspect of it, but 6 that's certainly something we can ask him. 7 MR. HAARLOW: It's a challenge because 8 in a way the most appropriate place for that to 9 be, given your particular location and the 10 parking lot that kind of surrounds you to the 11 south and to the east, the rear elevation makes 12 sense. You have a lot of that symmetry on the 13 back. 14 And so if, I mean, so what else is 15 facing you over there? There are a couple of 16 homes north of Redeemer Lutheran Church. But 17 otherwise, it's largely institutional. There is 18 the building on the corner to the south of you, 19 but then there is Grace Church. There is 20 Redeemer Lutheran. 21 MR. HAWBECKER: Those are all offices 22 right there.</p>	<p style="text-align: center;">24</p> <p>1 John said, you know, people just regard us as a 2 nuisance. So we appreciate the obvious effort, 3 one, you are here at this stage of the game and 4 clearly you have given a lot of thought to what 5 this building looks like and try to make it fit. 6 And I think we would probably be in agreement 7 with things like the setback being more modest 8 so it maintains the current streetscape and so 9 on. 10 And so there may be some room 11 there, right? If you are willing to work with 12 the Village, then the Village is willing to work 13 with you within reasonable -- 14 MR. HAWBECKER: Sure. 15 MR. HAARLOW: -- reasonable assumptions 16 because we have to be very aware of precedent. 17 MR. HAWBECKER: Of course. 18 MR. GARVER: Yes. 19 CHAIRMAN BOHNEN: So my thought is that 20 we continue this hearing and that we make 21 arrangements for our architects to get in 22 contact with you fellows and your architects to</p>
<p style="text-align: center;">23</p> <p>1 MR. HAARLOW: And you have offices 2 right there within your block. 3 MR. HAWBECKER: Correct. 4 MR. GARVER: Right. 5 MR. HAARLOW: One of the things we are 6 always mindful of as a Village, buffer zones, is 7 that residential properties that are looking at 8 a buffer zone building are basically looking at 9 a house and not an office. So it may, it may be 10 that the north side is really the most 11 appropriate because north of you are just other 12 buffer zone offices. And so it may not be 13 appropriate to move it to the back. But if it's 14 not, and that would seem like a much bigger 15 change, perhaps there is a way in looking at 16 your renderings where you can have a pitched 17 roof maybe on the northern most part of this 18 rather than having a 90 degree. I don't know. 19 But we definitely appreciate you 20 coming to us at this stage, that alone gives you 21 a lot of points in my book because a lot of 22 times we are presented with a fait accompli. As</p>	<p style="text-align: center;">25</p> <p>1 get their view of things and maybe offer some 2 suggestions and that we reconvene then at our 3 next meeting. 4 MR. GARVER: Yes. Sounds great. 5 MR. HAWBECKER: Yes. 6 CHAIRMAN BOHNEN: Will that impact your 7 schedule at all? 8 MR. GARVER: No, not really. Just the 9 summer, you know how it goes. 10 CHAIRMAN BOHNEN: We can call a special 11 meeting if you want. 12 MR. HAWBECKER: No. It will fine. It 13 will be, what, same first Wednesday -- 14 CHAIRMAN BOHNEN: First Wednesday. 15 MR. HAWBECKER: Of July. Okay. 16 CHAIRMAN BOHNEN: I don't know when the 17 4th of July falls. 18 MR. HAWBECKER: So you guys will meet 19 on the 3rd? You guys would meet still? 20 MR. GARVER: I think that's the next 21 agenda. 22 MR. HAWBECKER: That's for discussion.</p>

1 CHAIRMAN BOHNEN: Maybe the following
2 week, the 10th of July?

3 MR. HAWBECKER: We will follow up with
4 Chan. I have been emailing him a lot.

5 CHAIRMAN BOHNEN: If we need to have a
6 special meeting, we will do it.

7 MR. HAWBECKER: Okay.

8 CHAIRMAN BOHNEN: Just convene on your
9 item alone. I would just like Frank and Jim to
10 have a chance to look at this and get their
11 thoughts on it.

12 MR. HAWBECKER: No problem. Thank you.

13 MS. WILLIAMS: Thank you.

14 CHAIRMAN BOHNEN: Thanks guys. Thank
15 you very much.

16 MR. HAWBECKER: Thank you for your
17 collaboration.

18 CHAIRMAN BOHNEN: May I have a motion
19 to close this hearing, please.

20 MR. HAARLOW: To continue.

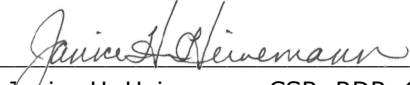
21 CHAIRMAN BOHNEN: To continue the
22 hearing.

07:22:57PM

07:23:16PM

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

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


Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391

1 MS. WEINBERGER: So I move to continue
2 case HPC-04-2019.

3 MR. HAARLOW: Second.

4 CHAIRMAN BOHNEN: All in favor?

5 MS. WILLIAMS: Aye.

6 MS. WEINBERGER: Aye.

7 CHAIRMAN BOHNEN: Aye.

8 MR. HAARLOW: Aye.

9 CHAIRMAN BOHNEN: The meeting is
10 continued.

11 * * *

12 (WHEREUPON the hearing was
13 continued sine die.)
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