VILLAGE OF Lindale Est. 1873

MEETING AGENDA

SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, July 10, 2019 6:00 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. MINUTES Review and approval of the minutes from the May 1 and June 5, 2019 meeting.

4. PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

- a) 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. (Cont. from 06.05.19)
- **b)** 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. (Cont. from 06.05.19)

5. SIGN PERMIT REVIEW

- a) Case A-21-2019 40 S. Washington Street Alixandra Collections 1 New Wall Sign and 1 Wall Sign Update
- b) Case A-22-2019 24 W. Hinsdale Ave. Michael Abraham Architects 1 New Wall Sign.
- 6. DISCUSSION
- 7. PUBLIC COMMENT
- 8. OTHER BUSINESS
- 9. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: www.villageofhinsdale.org

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).

<u>Public Meeting – HPC Partnership Grant to Hinsdale Historical Society</u> 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

Ιn	the	Matter of:)
)
)
		Park Avenue,)
	_	icate of)
App	oropi	riateness, Case)
No.	. HP(C-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.

	2		4
1	ALSO PRESENT:	1	with an open concept in the back so they have
,	MD CHAN VII Villaga Diamani	2	chosen instead to do a demolition and to put up
2	MR. CHAN YU, Village Planner;	3	a new home in its place.
3	MS. CARRIE KENNA, Petitioners'	4	CHAIRMAN BOHNEN: Okay. If I'm not
	Representative.	5	mistaken, this is just north of the Whitney
4		6	house that's coming down, might be one in the
		7	middle.
5		8	MS. KENNA: No, I think it's one next
6	CHAIRMAN BOHNEN: Call to order the	9	to it that might be coming down but I'm not a
7	May 1 monthly meeting of the Historic Preservation Commission.	01:31:09PM 10	hundred percent down. Is it J. Jordan that has
8 9	Roll call, please, by voice.	11	that one?
01:25:42PM 10	MS. WEINBERGER: Shannon Weinberger.	12	
11	MR. GONZALEZ: Frank Gonzalez.		CHAIRMAN BOHNEN: Right.
12	CHAIRMAN BOHNEN: John Bohnen.	13	MS. KENNA: So, yeah.
13	MR. HAARLOW: Bill Haarlow.	14	CHAIRMAN BOHNEN: They came before us
14	MR. PRISBY: Jim Prisby.	15	before. McCarthy's house, right.
15	CHAIRMAN BOHNEN: We will open a Public	16	MS. KENNA: Yes, it was McCarthy's.
16	Hearing for a Certificate of Appropriateness for	17	And then Seyfarths are next to it, which is a
17	Case HPC-01-2019 for 722 South Park Avenue,	18	newer home, and then the one on the corner is
18	which is found in the plans that were in your	19	also new on the corner of 7th and Park.
19 01:29:03PM 20	packet, a topographical site plan and some building plans.	01:31:33PM 20	CHAIRMAN BOHNEN: If I'm not mistaken,
01:29:03PM 20	Will you please state your name and	21	the block of Park Street between 8th and 7th
22	who you are appearing as/for.	22	that we are talking about, when this house comes
	3		5
1	3 MS. KENNA: I am Carrie Kenna with	1	5 down, there will be one house on the west side
1 2		1 2	
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2	MS. KENNA: I am Carrie Kenna with Kenna Builders and representing the owners Chris	2	down, there will be one house on the west side that hasn't been torn down and there will be one
3	MS. KENNA: I am Carrie Kenna with Kenna Builders and representing the owners Chris and Lauren Hill for the demolition and	3	down, there will be one house on the west side that hasn't been torn down and there will be one house on the east side that hasn't been torn
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6 8 to 5,000 range. 1 with you. I guess where we chime in is that the 1 way the block is looking and there's no 2 MR. PRISBY: About 6,360. 2 continuity to it. So as different people come 3 CHAIRMAN BOHNEN: First and second? in and they have different things they want to 4 MR. PRISBY: Let's see. Gross heated do, and they all do different things, what does square footage 3,147 for the first floor and the end product look like. Our purview is, then gross heated floor area for the second 6 again, streetscape and neighborhood, so that's floor is 3,214. You are probably at about 6,360 7 what we are concerned about. 8 or so. 8 CHAIRMAN BOHNEN: Third floor? Is MS. KENNA: Yes. You know, I guess 9 9 when I think of that though, John, I think in 10 there a third floor? 01:33:30PM 10 terms of more of a subdivision versus we are not 11 MR. PRISBY: I didn't see anything for really subdividing. I think in a subdivision a third floor. That usually doesn't apply for 12 it's pretty common that you have houses that's floor area though. 13 13 pretty similar and it's the same flavor. For 14 14 MS. WEINBERGER: Thank you. me, I actually like the fact that it's not 15 MR. GONZALEZ: I'd like to say 15 necessarily the same house. something. It would have been nice to been part 16 16 CHAIRMAN BOHNEN: I don't disagree with of the beginning of the design process because 17 17 you. In fact, I agree with you. In fact, I now it seems like it's a final. 18 18 19 19 agree with you. I don't know -- I question the 01:33:56PM **20** The thing I guess I would comment 01:36:25PM **20** aesthetics of the home whether it blends in with 21 is that some of the ones that have been built 21 the streetscape because these oversize windows 22 probably could have benefited from a little 22 are extremely large; you can see through the better thought and design because what is the house. It's a relatively new design in that 2 end product going to look like. That's all. sense. That's neither here nor there. Okav. 3 I also see there's a trend to do a So let's start this discussion. number of types of home in the village that seem 4 4 You have all had a chance to look at this. Who to be very flat looking, large windows, whether 5 would like to begin the conversation? they are white or brick, with very little detail 6 7 MS. WEINBERGER: Can I ask a question? 7 or character to the streetscape. It seems like What's the square footage of the new house? I 8 it's just being considered only for perhaps looked everywhere, I can't find it. **9** resale or sale of the house where there's no 9 01:34:35PM 10 MS. KENNA: I have to kind of go back. 01:37:00PM 10 sensitivity to it. It seems like it contradicts 11 MS. WEINBERGER: Okay. Hinsdale's design in the sense of the 12 MS. KENNA: It's probably around 6,000. traditional design and if you were to call On the blueprints the architect always has the this -- what do you call this as far as what 13 13 square footage on the bottom of the first floor, type of style? 14 14 second floor, third floor. I think if I added MS. KENNA: I went to the architect for 15 15 them, they are around 6,000. that one. He called it a Contemporary Georgian 16 16 17 CHAIRMAN BOHNEN: 6,000? style is what Richard called it. 17 18 MS. KENNA: I didn't add it in front of 18 MR. GONZALEZ: He can call it anything 19 me but if you need me to, I can. he wants. He can call it purple-yellow but this 01:34:56PM **20** MS. WEINBERGER: What's the square 01:37:26PM **20** is not -- I know Georgian style quite well. I footage of the existing house? can call it Romanesque, too. Neoclassical. 21 22 MS. KENNA: They are probably in that 4 Let's put some names on it. No, it's not. No, 22

10 12 it's not. This is -- looks to me like a very 1

cookie-cutter design. You can find on the 2

internet quite easily.

4 The issue is that we are never --

we are always getting in the final product and

never anything in the beginning which makes it 6

very difficult and frustrating because we see 7

designs that are so inappropriate to Hinsdale 8

that it's too late. I mean, it's past the 9

eleventh hour and we can't do anything about it. 01:38:04PM 10

I don't know if anybody else has anything to

12

MR. PRISBY: I think there's just some 13

14 frustration, we have been through this again and

again and again and we have mentioned from time 15

to time. This is probably your third or fourth 16

house I have seen you in here for and we would 17

like to at least be a little involved at the 18

19 beginning to make a couple of comments on

01:38:23PM **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

11

another plan at the eleventh hour and it's too

late to really have any substantial input or at

least suggest or educate what we would like to

see on that block. 4

6

12

5 MS. KENNA: And again, you know, I

mean, that's just for me very difficult, you

know. You are out working with people and 7

buyers all the time, you know, in real estate

and every person you work with has such a 9

01:38:57PM 10 different sense of what's right and what they

11 like and what they are drawn to.

MR. GONZALEZ: So not everybody --

13 MS. KENNA: So I understand you want to

see if they can keep, you know, certain feeling 14

15 going but, you know, a lot of what today's style

what you are seeing here and to me this is a 16

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

01:39:26PM **20** presenting. This is mostly glass across the

front door otherwise it's very symmetrical. I 21

22 think this is actually a tad more traditional than I feel some of the newer houses are going

2

MS. WEINBERGER: This is also in a 3

historical district and given that our ordinance

as it stands now, any architect can pull this

off the web site and, you know, compatible with 6

the size, scale, color, material and character

8 of the site, neighborhood or environment and

it's not. That's frustrating. 9

01:40:01PM 10 Even if they are not coming to us,

11 it's right there on the web site in a historic

district this is what our criteria are. Roof

shape, architectural details. It's right in

14 writing.

15 MR. PRISBY: Carrie, one thing you

mention was the symmetry. If you look at it 16

flat two-dimensionally, it's symmetrical. But 17

you have -- one of the things that really always 18

19 bothers me, doesn't matter if it's in this

01:40:37PM **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

13

that to me never blends in with a streetscape.

I'm not seeing a house at that point.

3 MS. KENNA: That's to create the

4 courtyard.

MR. PRISBY: So the front of the house 5

you have a motor court, sorry, that's -- let's

7 see. Looks like it's about probably around 34-

feet deep. So really what you are seeing from 8

the street is a 30-foot deep garage and not seeing

01:41:27PM 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

opposite corners of town on 50-foot wide lots 14

and they put these wings out in front of the 15

house that you drove down the street then and 16

said it looks like public storage because all 17

you see is garage doors and I have always

thought that was inappropriate in historic

01:41:55PM **20** district same reasons and I'm not seeing that

symmetry because of it. 21

Two-dimensionally on the elevation, 22

14 16 sure, it's symmetrical but in realty, it's not street, you know, out would be right on the 1 that. And what we are doing with that is now we 2 corner of 8th Street but that's set back as part 2 are taking the main bulk of the house, the of --3 biggest part, the two-story part, and shoving it 4 MS. KENNA: I think Cypress's old house farther back into almost the neighbors' on the other side has the garage up front, too, backyards. They are now going to be looking at 6 doesn't it? a mass from their back of the house because CHAIRMAN BOHNEN: Which one? 7 7 their bulk is up front and they have some 8 MS. KENNA: Cypress old house before 8 garages that are lower in the back, maybe a they moved in to across the street. I don't 9 9 know the address across the street there's one. 01:42:24PM 10 family room, maybe a swimming pool. 01:44:20PM 10 11 MS. KENNA: Yes, the neighbors have a 11 Not on the same side though. CHAIRMAN BOHNEN: The one that's set 12 pool next door. 12 MR. PRISBY: To the south? 13 back across the street does have a wing garage. MS. KENNA: It's to the north. 14 14 That was a Ryan that built that, I believe. MR. PRISBY: So now instead of having 15 MS. KENNA: Yes. That's Ellen who 15 lives next door to this one. even the backs of the houses align, which I know 16 16 really isn't our purview, but now by pushing the CHAIRMAN BOHNEN: Right. 17 17 house back and the main bulk of the house back MR. HAARLOW: Right. I'm only talking 18 18 another 35 feet, this is putting it more in line about the west side. If you are looking down 19 19 01:42:50PM **20** with the back of their house or beyond the back 01:44:41PM **20** the west side of this block. 21 of their house, which is a concern for me. And 21 CHAIRMAN BOHNEN: Would you concur 22 I really think that the house is just -- there's 22 though with many conversations that have been 17 not enough character to it. To me it's too held and listened to in this village and given our druthers, we do not like bullnose garages 3 I know what Rich is trying to do coming out from the house towards the street? with this but I still see a lot of glass and I 4 MS. KENNA: I think I definitely concur 4 don't see any character and I just, again, with you, you know, and again, they serve their 5 5 voicing my opinion. purpose on certain, you know, it helps people, 6 6 7 MS. KENNA: Yes. Right. 7 especially on a 50-foot lot, it allows them to MR. PRISBY: That's my concern guys, is have a very nice backyard and the house itself 8 streetscape for that garage. I just think it's is a much nicer flow so there's reasons people 9 01:43:22PM 10 totally wrong. 01:45:14PM 10 do it in what they are trying to achieve, so I 11 MR. HAARLOW: I would concur with that. 11 understand that. I appreciate, Carrie, what you are saying. It's 12 I think when we get into southeast 12 and some of these designs and the way they are 13 certainly true, everyone's tastes are 13 individual. doing courtyards and that, I don't think it 14 14 looks quite the same as it does on a 50-foot 15 MS. KENNA: It's something we can't 15 dictate. lot, but I understand it's not --16 16 17 MR. HAARLOW: I think to echo what Jim 17 CHAIRMAN BOHNEN: The village has 18 was saying this is going to be the only house on 18 opined through the former design review the west side of this block that has this sort commission, which you are familiar with their 19 01:43:53PM **20** of garage treatment where you have a big wing 01:45:44PM **20** work, and we have opined as a village that given

21

22

coming out. The only other house on this block

on the west side that has any garages facing the

our druthers, we don't like garages that stick

out in front of a house. And we understand, as

	18		20
1	you said, you know, on narrower lots this is a	1	CHAIRMAN BOHNEN: Okay. You understand
2	solution that will give you a backyard, but I	2	what a Georgian house looks like?
3	don't think there's much favor for anyone who	3	MS. KENNA: Yes.
4	doesn't need to do it with a 50-foot lot and I	4	CHAIRMAN BOHNEN: Is there anything
5	think maybe even Seyfarths lot was a narrower	5	about this that even suggests a Georgian house?
6	lot on the east side.	6	MS. KENNA: Ah. It's reclaimed brick
7	MS. KENNA: I think the east side was	7	and slate roof.
8	narrower.	8	CHAIRMAN BOHNEN: The symmetry?
9	CHAIRMAN BOHNEN: Was a narrower lot	9	MS. KENNA: Yes.
01:46:14PM 10	when they built that which might have	01:47:57PM 10	CHAIRMAN BOHNEN: No. You won't get
11	conditioned their reasons for doing that, but I	11	there with me but it's okay. I'm just telling
12	go back to my comment about 7th and Park and	12	you. This is what we face.
13	being the tenderloin of southeast Hinsdale, at	13	Maybe we shouldn't worry about the
14	least for many years in my recollection.	14	block on Park between 7th and 8th because all of
15	But my concern is when everybody	15	those people evidently are getting what they
16	gets all done tearing down everything and	16	want and maybe they all have to end up looking
17	everybody builds all this newer stuff, what's	17	at each other's houses and then they will get
18	the end product going to look like? We don't	18	sick to their stomach or they won't.
19	want it to all look alike.	19	MS. KENNA: Right.
01:46:40PM 20	I mean, obviously we appreciate	01:48:16PM 20	CHAIRMAN BOHNEN: But for those of us
21	architecture but in many instances, we aren't	21	we can always drive and go down Elm or go down
22	getting much architecture and I don't think	22	Oak, I suppose, and just say it was a mistake
	19		21
1	anybody wants it to look like South Barrington.	1	that happened during a period when nobody was
2	I mean, you just get these hodgepodges. We have	2	looking.
3	Belgium farmhouses or French Provincial houses	3	MS. KENNA: Yes. And you know what I
4	and different types.	4	mean, the people have done it. I mean, you
5	That poor old second house on the	5	know, in all honesty, John, I don't think that
6	east side, the one that will be left, perhaps	6	they feel it's a mistake. I don't think anybody
7	the only one, will be a little red brick	7	is here trying to put a cookie-cutter house.
8	Georgian house and isn't that going to make that	8	CHAIRMAN BOHNEN: Some of them aren't
9	look strange at that point?	9	even here. Som of them have gone on their way,
01:47:19PM 10	MS. KENNA: I kind of like it.	01:48:42PM 10	they build a house and then they go on their
11	CHAIRMAN BOHNEN: Well but you get my	11	way.
12	point?	12	MS. KENNA: Right. But you see the
13	MS. KENNA: Oh, absolutely.	13	process that they go through and in all honesty,
14	CHAIRMAN BOHNEN: Everybody else has	14	they are not trying to create the cookie-cutter
15	gone with these eclectic type. What did you	15	house. I mean, they are trying to create a home
16	call this or what did he call it?	16	that they love, and I mean, they think it looks
17	MS. KENNA: Contemporary Georgian.	17	beautiful and it's just a different taste and
18	CHAIRMAN BOHNEN: Would you admit	18	style.
19	that's a stretch?	19	CHAIRMAN BOHNEN: I think they are
01:47:40PM 20	MS. KENNA: You know what, I'm not	01:49:05PM 20	saving money on architecture, my own opinion.
21	well-versed in styles to be perfectly honest	21	That's my own opinion. I think the cost of the
22	with you.	22	house is something they can get their arms

22 24 around and they know it's going to cost them 1 1 \$350 a foot, or whatever it is to build a house 2 2 MS. KENNA: I do think if you look at at this time, but I think when it comes time that -talking about architecture, they are sitting MR. GONZALEZ: One moment. Let me there going with a lesser degree of architecture finish. and maybe plans that cost \$15,000 as opposed to 6 6 So one it would be brick, the other 7 plans that might cost \$80,000. That's what I 7 is a white house and we talked about this when think is happening. 8 it's come before us. My gosh, you can count 8 9 MS. KENNA: Yes. 9 these things. It's like, when is it going to CHAIRMAN BOHNEN: And I'm a builder, 01:50:55PM 10 stop? Seems like there's a trend. Somebody is 01:49:33PM 10 11 that's why I'm giving you my --11 telling somebody that this is a very interesting 12 MS. KENNA: And there's a lot of time 12 desian. that go into these. I mean, these are not stock 13 13 CHAIRMAN BOHNEN: Imperialist. 14 plans that they pull up, as you mentioned, not 14 MR. GONZALEZ: Yes. There you go. in this level. CHAIRMAN BOHNEN: Board and batten with 15 15 CHAIRMAN BOHNEN: I don't know. I black windows. 16 16 17 don't know where these plans came from. I'll be 17 MR. PRISBY: What you see on HGTV. honest with you. First of all, the drawings CHAIRMAN BOHNEN: And the style will go 18 18 19 don't show me anything, okay. That's okay. You 19 as fast as it can and we are left with the 01:49:54PM **20** are the one that has to build the house, I 01:51:13PM **20** residual. 21 don't. 21 MS. KENNA: That's just kind of always 22 MS. KENNA: Right. Yes. 22 Hinsdale. We started with the Nantuckets and 23 1 CHAIRMAN BOHNEN: But in terms of then we went to the white farmhouse and then the 2 making aesthetic decisions based on these white farmhouse with the black windows and now 3 drawings, you are sadly lacking. it's the brick with the all glass. MS. KENNA: Right. The aesthetic 4 MR. GONZALEZ: Well, eventually it has 4 decisions generally are not made based on the 5 to stop. 5 drawings. I mean, they are implemented --6 6 MS. KENNA: Well, it won't stop. It 7 CHAIRMAN BOHNEN: Unfortunately, we will just change into something else. It will continue to evolve into whatever somebody feels have to work with them. 8 8 is the next thing that appeals to them. They 9 MS. KENNA: Right. 01:50:15PM 10 CHAIRMAN BOHNEN: We have to work with 01:51:40PM 10 get tired, like you mentioned, in one design and them after you all design the house. So now we they see something new and they start to try to 11 create. 12 are in the seventh inning and you are appearing 12 13 before us again and you are asking for our 13 MR. HAARLOW: We went through a period approval and basically you are getting the when we had faux European, that type of thing 14 14 15 feedback. too, 20, 25 years ago. 15 16 MS. KENNA: Right. I appreciate it 16 MS. KENNA: We did a lot of split very much so. levels. 17 17 18 MR. GONZALEZ: Well, I didn't mean to 18 MR. HAARLOW: The houses definitely 19 insult you as far as cookie cutter. It just 19 represent the time when they are built with rare that means there's a style that seems to be 01:52:05PM **20** exception and I think you all did a very honest 01:50:38PM **20** 21 carrying on and on in Hinsdale that's very 21 appraisal of that. resembled this style. If it's not a white house 22 22 My -- I concur with my fellow KATHLEEN W. BONO, CSR 630-834-7779

26 28 1 commission members that it's difficult for us as 1 what do we think about this particular home's 2 2 a historic preservation commission to ever design on this side of the block relative to really approve tearing down a home that's been every home now is completely different. We well-maintained. As you said, it was maintained certainly don't want a subdivision. Completely 4 5 meticulously. It's actually a very attractive agree with you there. Even some of the stuff example of a kind of '40s, '50s Connecticut 6 6 across the street. I mean, it's all over the 7 Colonial with the Lannon stone and so on. Very 7 board. One house looks like a bunker. The next understated. 8 one looks like something from Provence. 8 9 9 MS. KENNA: And it was truly a loved MR. GONZALEZ: Yes, it's changed the house. The McCarthy's were -- I mean, to the 01:55:19PM 10 01:52:46PM 10 whole character of the block. last day she was just -- she cared for that 11 MR. HAARLOW: That whole strip and 12 house and, you know, it was beautiful and they 12 what's left is going to come down too. enjoyed it and they had a great life with it. 13 CHAIRMAN BOHNEN: The Derringtons' 13 14 CHAIRMAN BOHNEN: And the Sheans before 14 house is coming down. them and the Llewellyns before them and on and 15 MR. HAARLOW: Yes. So there's really 15 not much in the way of --16 on and on. 16 17 MR. HAARLOW: And they have some of the 17 CHAIRMAN BOHNEN: Except I'm going to 18 best elm trees anywhere and they paid meticulous 18 take one point of view. You may or may not 19 attention to those as well. 19 agree with me. I concur with the garage. I 01:53:11PM **20** I was pleased to see that the tree 01:55:43PM **20** don't feel that that's in the best interest of 21 plan makes a sincere effort to keep as much as 21 whoever lives on the block. 22 possible. I mean, there are some losses. But I 22 The other thing I'll go back to, 27 29 guess the one thing I might suggest is that -and I don't want to beat a drum, but the and this is nothing about this particular home, fenestration on this house, I have the same but getting back to this block, I think that the problem with it as I have with the one being 4 way that the garage is jutting out from it and 4 proposed by Moment where Bill Whitney, okay, and nothing else on that side of the block even 5 for each house that gets built with this type of 5 begins to do that is problematic. 6 6 fenestration, it just encourages more. It's one 7 But in terms of the block of Park 7 thing to point at one and then you are pointing between 7th and 8th, really on either side, we 8 at ten. Right in our ordinance we talk about 8 are to the point where there are almost no older 9 9 fenestration, be it on this block or anyplace 01:54:03PM 10 homes left. My personal opinion is that this 01:56:20PM 10 else. And that's in the ordinance. 11 block has actually become quite unattractive and 11 So I'm not personally content to 12 so if there were going to be kind of an throw in the towel on this block and say oh, 13 objection to this doesn't fit with the character 13 what the hell, do whatever you want; it's too of the block, I don't think I would make that 14 late anyway, okay. I think that each one that 14 argument because the block doesn't have any gets built that has certain flaws, in my 15 15 16 character anymore. 16 opinion, encourages the next "architect" to come 17 CHAIRMAN BOHNEN: The block could in here with those same things. So I'm duty 17 18 become the poster child for preservation. 18 bound to be concerned about the fenestration and 19 MR. HAARLOW: Yes. It's kind of a good 19 the garage at least, my opinion. 20 example. 01:57:11PM **20** MS. WEINBERGER: So can I move to deny 21 So I think that maybe our 21 application for Certificate of Appropriateness 22 to demolish and construct a new home at 722 deliberation really ought to just be based on 22

South Park. 2 CHAIRMAN BOHNEN: Is there a second? 3 MR. GONZALEZ: I second it. CHAIRMAN BOHNEN: All those in favor of denying the Certificate of Appropriateness, please say aye. 6 7 (All aye.) 8 COA is denied. Thank you, Carrie. MS. KENNA: Thank you. 9 10 (WHICH, were all of the proceedings had, evidence 11 12 offered or received in the above entitled cause.) 13 14 15 16 17 18 19 20 21 22

31

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

\$	6	30:5	block [20] - 4:21, 5:4,	Case [2] - 1:8, 2:17
·		approval [1] - 23:14	6:2, 11:4, 15:19,	certain [3] - 11:14,
*45.000	2 2 2 2 4 2 4 2 4 2	approve [1] - 26:3	15:21, 16:20, 20:14,	17:6, 29:15
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KATHLEEN W. BONO, CSR 630-834-7779

STATE OF ILLINOIS)	
)	SS
COUNTY OF DU PAGE)	

BEFORE THE HINSDALE HISTORIC PRESERVATION COMMISSION

Ιn	the	Matter of:)
)
)
324	4 S.	Elm Street,)
Cei	^tif	icate of)
App	propi	riateness, Case)
No	. HP(C-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		4
1	ALSO PRESENT:	1	just a few inches from the top of the doorway.
2	MR. CHAN YU, Village Planner;	2	There's also a back staircase that you have to
_	Pilk. Chair 10, village Flamier,	3	duck down to be able to use, so functionality
3	MR. PATRICK McGINNIS, Attorney for	4	there's some issues with the home as well. And
	Petitioner.	5	for these reasons the owners are looking to
4		6	teardown the house and to build a new home on
5		7	the property.
		8	But we are here today just for
6	CHAIRMAN BOHNEN: We have Case	9	approval to teardown the house. And the main
7	HPC-02-2019, 324 South Elm Street. But you have	02:00:09PM 10	reasons that the owners are looking to do it now
8	no plans or anything before you. It's a request for a demo.	11	are 1, just for safety concerns, and then also
01:58:22PM 10	Is there somebody here to speak on	12	from an insurability and liability standpoint.
11	behalf?	13	Safety wise the house is vacant.
12	MR. McGINNIS: Yes. Good evening. My	14	The owners are concerned about kids possibly
13	name is Patrick McGinnis. I'm an attorney at	15	breaking in and using the house while no one is
14	Donatelli & Coules. We represent the owners of	16	there. And then also just from an insurability
15 16	the property Andrew and Julie Grieve. The other attorney for the application is Peter Coules.	17	standpoint, because the house is vacant, it's
17	He signed all the docs. Unfortunately, he was	18	often more difficult and more expensive to insure
18	not able to be here tonight. He had to be at	19	these types of homes for these same reasons.
19	another municipality for a special use hearing.	02:00:36PM 20	We are here today for approval to
01:58:42PM 20	He apologizes for not being able to come. He	21	teardown the house and we will come back before
21 22	was able to come last month but had a conflict tonight.	22	the commission once the plans are finalized in
	tonignt.		the commission once the plans are manzed in
	3		5
1	The Grieves are coming before you	1	order to get those approved and to make sure
1 2	The Grieves are coming before you	1 2	order to get those approved and to make sure
1 2 3	The Grieves are coming before you for a Certificate of Appropriateness in order to	1 2 3	order to get those approved and to make sure that everything is in line with the character of
3	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live	2	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking
3 4	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans	3 4	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like
2 3 4 5	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home.	2 3 4 5	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a
2 3 4 5 6	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of	2 3 4 5 6	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home.
2 3 4 5 6 7	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the	2 3 4 5 6 7	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans
2 3 4 5 6 7 8	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design,	2 3 4 5 6 7 8	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input?
2 3 4 5 6 7 8 9	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is	2 3 4 5 6 7 8 9	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass
2 3 4 5 6 7 8 9	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build.	2 3 4 5 6 7 8 9	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect.
2 3 4 5 6 7 8 9 01:59:13PM 10	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a	2 3 4 5 6 7 8 9	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right
2 3 4 5 6 7 8 9 01:59:13PM 10 11	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park	2 3 4 5 6 7 8 9 02:01:11PM 10 11	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it.
2 3 4 5 6 7 8 9 01:59:13PM 10 11 12	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park Historical District. It's not a landmarked	2 3 4 5 6 7 8 9 02:01:11PM 10 11 12 13	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it. MR. GONZALEZ: I know. I put it on the
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2 3 4 5 6 7 8 9 01:59:13FM 10 11 12 13 14 15	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park Historical District. It's not a landmarked property, it's just a contributing structure based on the outside of the house.	2 3 4 5 6 7 8 9 02:01:11PM 10 11 12 13 14 15	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it. MR. GONZALEZ: I know. I put it on the record if they come back with finished plans, you know where that's going.
2 3 4 5 6 7 8 9 01:59:13PM 10 11 12 13 14 15 16	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park Historical District. It's not a landmarked property, it's just a contributing structure based on the outside of the house. The inside, which is where more of	2 3 4 5 6 7 8 9 02:01:11PM 10 11 12 13 14 15 16	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it. MR. GONZALEZ: I know. I put it on the record if they come back with finished plans, you know where that's going. MR. PRISBY: It's going to look just
2 3 4 5 6 7 8 9 01.59.13PM 10 11 12 13 14 15 16 17	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park Historical District. It's not a landmarked property, it's just a contributing structure based on the outside of the house. The inside, which is where more of the issues of the property are, are the reasons	2 3 4 5 6 7 8 9 02:01:11PM 10 11 12 13 14 15 16 17	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it. MR. GONZALEZ: I know. I put it on the record if they come back with finished plans, you know where that's going. MR. PRISBY: It's going to look just like what we just talked about because we know
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6 8 1 And understand part of our issue is try to have some input on that because this has been we want to have at least some ability 2 one is a block where that could make a 2 3 to have just even general input up front on 3 difference. designs to be able to say look, for this block, 4 MR. McGINNIS: I know one of the 4 5 yes, you can do a lot of different designs. reasons that we are here tonight just for Here are the key things that we think are approval for the teardown is that they are 6 6 important on this block in this neighborhood 7 taking more time with the plans or that the 7 that someone should take into account while they 8 owners do want to make sure that they do do it 8 are designing the house. right, so I'll pass that along to the owners and 9 9 02:01:58PM 10 And what happens is it gets to us 02:04:03PM 10 the architect and let them know your preference 11 after they finish the drawings, which is way too 11 to approach it that way. 12 MR. PRISBY: More than happy to meet 12 late, and we have talked about this again and again and again. We are asking, come to us. We with anybody any time. 13 13 MS. WEINBERGER: So I love this house. 14 have no problem doing this, but nobody wants to. 14 Everybody comes in at the end and it's too late 15 It's a beautiful house on the outside. I'm not 15 and it's a real frustration for this group. a fan of seeing it go. 16 16 I live in a house that has small 17 It's early up on this project that 17 somebody should be in front of us at some point rooms that might flow a little funky but I have 18 18 raised two boys in that house and they love our 19 saying can I take 15 minutes of your time just 19 02:02:28PM **20** to show you what we got going on or give me your 02:04:28PM **20** house. So -- and that's not a reason to remove 21 opinion on this particular lot. What should we 21 a house. 22 consider for this property? Doesn't happen. 22 MR. PRISBY: Just for I guess for the 1 MR. HAARLOW: I take it with this, 1 sake of discussion, my real problem is approving unlike the block we are just discussing, this a demolition before the house plans are block of Elm Street between 3rd and 4th on the complete. If something happens, I know it takes west side where this is located there are four time to design a plan and to do it correctly, do 4 homes. 5 the documents, get in for permit and they are The one to the north of this is a just at the initial stages of this, apparently, 6 very old Victorian. Then there's this house. right? Anything can happen over the course of 7 And then the one immediately to the south of 8 the next three months, six months to a year, 8 this one is a rebuild but it was done with a 9 that if something happens and they can't build 9 02:03:04PM 10 great deal of historical sensitivity, 02:05:04PM 10 this house and they have to abandon the project 11 particularly with the windows. Some of those and then turn around and maybe sell the property were copied identically really to the house that or delay this even longer, there was an was there before. And the last house is I guess 13 13 opportunity lost to potentially sell the house that's the white stucco one on the corner where that's there now as a house and maintain it as a 14 14 the Laase's used to live. historic house in this district. 15 15 So unlike the prior project where MR. McGINNIS: Well, the owners they 16 16 there are all sorts of things going on, this currently live in Hinsdale. 17 17 18 entire block, at least on the west side, and 18 MR. PRISBY: I know. really the east side, isn't -- this is largely MR. McGINNIS: So I think they are 19 19 02:03:39PM **20** intact still as well. This block still has some 02:05:29PM **20** aware of the character of the neighborhood and integrity to it so I think we would be the house itself and I think they are committed 21 21 particularly keen to do what Jim was just saying to building on this property. 22 22

10 12 1 MR. PRISBY: I'm sure they are but 1 go to the next step. things happen. So I think it might be 2 MS. WEINBERGER: Well, maybe even 2 before seeing the plans have a conversation 3 premature. 3 4 CHAIRMAN BOHNEN: What is their helping the architect understand what we are timetable? When would they expect to break trying to do. I mean, he's been before us ground? 6 before. 6 7 7 MR. McGINNIS: I don't think they have MR. PRISBY: Right. a specific timetable right now. I mean, I know 8 MR. McGINNIS: Obviously, I'm here and 8 that they are trying to move forward and make if you have input on the things that you think 9 9 sure that everything is keep moving and to 02:07:26PM 10 that would be important for the character of the 02:05:48PM 10 11 finalize the plans. house, I can certainly pass those along and that's part of the reason that we are here to 12 I know in terms of the teardown, start the discussion now and to kind of work which is what we are here for tonight, they are 13 14 ready to get the permit tomorrow and move 14 with the village to get it done. forward with that. 15 MR. GONZALEZ: We definitely appreciate 15 MR. GONZALEZ: Well, I think that let's 16 you coming in and giving us the input on what 16 look at the plans, see if we have some input, direction the owners want to take but it's hard 17 17 then we can consider tearing down the home. I to say without any sense of square footages or 18 18 think that's a fair request. size of the home that they plan to build on it 19 19 02:06:06PM **20** MR. PRISBY: Yes. 02:07:55PM **20** for us to give us any suggestion, idea. 21 MR. McGINNIS: Obviously the concerns 21 Generally ours would be exterior, 22 of the owners are just the safety and the 22 streetscape, how is it going to look as you 11 13 liability. approach? Is the garage in the front, in the 2 back, the side? So there's a few things like MR. GONZALEZ: Well, they can put an alarm system in the house and it will work just that. Is it going to be a house with a lot of fine. And there's so many different types of fenestration, something similar to which 4 alarms. You can put it on your cellphone, if literally you can stand from the street and look 5 someone walks in, you will know exactly. right through the house. So, I mean, for 6 7 I think that because we don't know 7 privacy I would think that might be an issue if what the final product, there's so many still you are getting up at 1 in the morning and 8 unforeseen issues down the road. We have seen walking around the house in shorts. 9 9 02:06:35PM 10 homes that are guaranteed to move in, tear it 02:08:22PM 10 MR. PRISBY: I think there's some back 11 down and then all of a sudden six months later 11 and forth on the design that has to go on somebody gets transferred. I mean, a whole host directly with the people doing the design or 12 12 building the house. They may have a specific 13 of different situations could happen. 13 14 So my thought is it would be nice material they would like to use for an 14 elevation. Well there's different ways to do for us to see this plan before tearing down a 15 15 historic -- well, it's not a historic but **16** that and different types of materials that could 16 17 significant home. What kind of structure are still fall in the same ballpark that we would 17

like we just looked at a little while ago? like the idea, come up with a different 21 My suggestion is let's see the suggestion. There's just -- it's part of that 21 design process trying to go through you to take 22 plans, let's have some input, and then we will 22

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02:08:49PM **20**

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02:06:58PM **20**

they planning to put? Is it going to contribute

or is it going to be something like we just had,

suggest might be more appropriate for that block. If they say that's a great idea, I don't

- 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
- 0209:14PM 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
- 02:09:36PM **20** that
 - MR. PRISBY: That's a good point.
 - MR. HAARLOW: Again, it's a real
 - I difference from the block we were discussing on

15

- 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.
- 02:10:12PM **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
- o2:10:35PM **20** sometimes what's going to happen.
 - I have one right now that just went
 - 22 on hold two weeks ago because now they are

- 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.
- $_{02:11:01PM}$ 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

17

- 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.
- 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
- 02:12:18PM **20** Peter for us.
 - 21 MR. McGINNIS: I will.
 - 22 CHAIRMAN BOHNEN: Now I'll close the

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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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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. 7^{th} 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

<u>Public Meeting – HPC Partnership Grant to Hinsdale Historical Society</u> 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.

	2		4
1	ALSO PRESENT:	1	321 East 7th Street and accordingly looking for
2	MR. CHAN YU, Village Planner;	2	approval of the plans for construction of a new
3	MR. R. MATTHEW SCHROEDER, Donatelli & Coules;	3	home.
4	MS. SUSAN DAVIS.	4	The architect for the plan is
		5	Michael Abraham of Michael Abraham Architecture
5		6	in Clarendon Hills, and the builder is Garber
		7	Construction in Hinsdale. The property is
6	CHAIRMAN BOHNEN: I would like to call	8	listed as a contributing structure in the
7	to order the June 5 meeting of the Historic	9	Robbins Park Historic District, but the house
8	Preservation Commission. We have a quorum. I	06:40:12PM 10	itself is not a historical landmark and doesn't
9	think we may have a couple more members joining	11	have any historical significance.
06:37:33PM 10	us, but let's get started so that we are moving	12	As it now stands, the home
12	this along. Could I have a roll call?	13	currently has numerous small rooms and many
13	MS. WILLIAMS: Sandra Williams.	14	shared doorways and entryways. The doorways are
14	MS. WEINBERGER: Shannon Weinberger.	15	low in type, which give rise to some safety
15	MR. HAARLOW: Bill Haarlow.	16	concerns. The ceilings are low in certain
16	CHAIRMAN BOHNEN: John Bohnen. Thank	17	areas. The basement is unusable. The floors in
17	you.	18	the home are also in poor condition. Overall,
18	First item on our agenda tonight is	19	the home currently is not in good repair.
19	a public hearing for a Certificate of	06:40:39PM 20	Pictures were provided along with the
06:37:54PM 20	Appropriateness for Case HPC-03-2019 for	06:40:39PM 20	
21	321 East 7th Street. It's a request for a	22	application to show these issues.
22	Certificate of Appropriateness to demolish and 3	22	The owners are looking to build a
_		_	5
1	construct a new home in the Robbins Park	1	new home that will not only conform to the
2	construct a new home in the Robbins Park Historic District.	2	new home that will not only conform to the Village Code but also conform to the character
2	construct a new home in the Robbins Park Historic District. So this is a public hearing.	3	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding
2 3 4	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do	3 4	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the
2 3 4 5	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes.	2 3 4 5	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood.
2 3 4 5 6	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes. (Discussion outside the record.)	2 3 4 5 6	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood. As such, Applicants are seeking
2 3 4 5 6 7	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes. (Discussion outside the record.) CHAIRMAN BOHNEN: Anybody that's going	2 3 4 5 6 7	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood. As such, Applicants are seeking approval to demolish the current home and
2 3 4 5 6 7 8	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes. (Discussion outside the record.) CHAIRMAN BOHNEN: Anybody that's going to be speaking on behalf of the 321 East 7th	2 3 4 5 6 7 8	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood. As such, Applicants are seeking approval to demolish the current home and construct a new, upgraded, more aesthetically
2 3 4 5 6 7 8 9	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes. (Discussion outside the record.) CHAIRMAN BOHNEN: Anybody that's going to be speaking on behalf of the 321 East 7th Street project, would you, please, rise now and	2 3 4 5 6 7 8 9	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood. As such, Applicants are seeking approval to demolish the current home and construct a new, upgraded, more aesthetically pleasing home in accordance with the plans that
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2 3 4 5 6 7 8 9 063903PM 10	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes. (Discussion outside the record.) CHAIRMAN BOHNEN: Anybody that's going to be speaking on behalf of the 321 East 7th Street project, would you, please, rise now and be sworn in by our recorder. (Mr. Schroeder sworn.)	2 3 4 5 6 7 8 9 06:41:08PM 10	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood. As such, Applicants are seeking approval to demolish the current home and construct a new, upgraded, more aesthetically pleasing home in accordance with the plans that have been submitted. The required notices were sent to
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2 3 4 5 6 7 8 9 063903PM 10	construct a new home in the Robbins Park Historic District. So this is a public hearing. MR. YU: Excuse me, Chairman. We do have a minutes. (Discussion outside the record.) CHAIRMAN BOHNEN: Anybody that's going to be speaking on behalf of the 321 East 7th Street project, would you, please, rise now and be sworn in by our recorder. (Mr. Schroeder sworn.)	2 3 4 5 6 7 8 9 06:41:08PM 10	new home that will not only conform to the Village Code but also conform to the character of the current home, as well as the surrounding homes, and in our opinion improve the streetscape of the neighborhood. As such, Applicants are seeking approval to demolish the current home and construct a new, upgraded, more aesthetically pleasing home in accordance with the plans that have been submitted. The required notices were sent to
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	6		8
1	MS. WILLIAMS: Uh-huh.	1	color rendering?
2	CHAIRMAN BOHNEN: Do we have any	2	MR. SCHROEDER: I have not seen any
3	comments?	3	color renderings.
4	Is Jim Prisby going to be	4	MS. WILLIAMS: There is a lot of roof
5	MR. YU: He said he was a maybe.	5	showing also, I'm curious as to that. I'm
6	CHAIRMAN BOHNEN: So a maybe for the	6	assuming it's dark. I don't know, brown, black,
7	meeting?	7	whatever. I appreciate the amount of stone and
8	MR. YU: Correct.	8	the chimneys and the stucco, which give it a
9	CHAIRMAN BOHNEN: Frank?	9	sense of a tutor. There are a lot of tutors on
06:42:00PM 10	MR. YU: He confirmed with me that he	06:44:20PM 10	that block, that much I do appreciate; but I
11	would be here today with email.	11	would agree color renderings would be helpful.
12	CHAIRMAN BOHNEN: So our two architects	12	I do have an issue with the
13	have yet to appear.	13	windows. The front windows on either side of
14	MR. SCHROEDER: Our architect was	14	the front door particularly disturb me, but
15	supposed to appear as well so	15	those are just general comments from looking at
16	CHAIRMAN BOHNEN: There is something	16	the facade.
17	going on with architects.	17	MS. WEINBERGER: I would agree that
18	MR. SCHROEDER: Something in the water	18	maybe there is some tutor style to it. That
19	they are drinking.	19	whole block across the street and down is all
06:42:22PM 20	MS. WEINBERGER: I have a question. I	06:45:05PM 20	natural brick and natural stone so I was just
21	see that it's limestone veneer and stucco. What	21	That's why I wanted to know coloring because
22	color? I couldn't tell what the materials, all	22	there really isn't, except for the one right, to
	7		9
1	the exterior materials are.	1	the east of it, which is brand-new, but
2	MR. SCHROEDER: Let me look through	2	facing not facing 7th, it's facing
3	here. I believe I apologize, that's one of	3	FEMALE AUDIENCE MEMBER: It faces Oak.
4	the things I was going to be leaning on for our	4	MS. WEINBERGER: Otherwise, I think
5	architect.	5	every house I think on that block is brick and
6	CHAIRMAN BOHNEN: Sure.	6	stone, natural stone. So I would not be excited
7	MR. SCHROEDER: Yes. The plans I have	7	to put a white house right there. So that's,
8	show them just generally as stone, so I don't	8	yes.
9	know what they are going to do.	9	MR. SCHROEDER: Yes. And to that end,
06:43:10PM 10	CHAIRMAN BOHNEN: So you understand,	06:45:44PM 10	I mean part of what they are trying to
11	our concerns aesthetically are always how it	11	accomplish is to not disrupt certainly any of
12	would fit into the block, how it affects	12	the integrity of the street of the neighborhood.
13	neighbors on the side and the streetscape, if	13	Again, as I mentioned, while I
14	you will. So we have seen some very nice work	14	don't know specifically what color the stone is
15	done by the architect. I wish he was here	15	going to be, I don't envision that it would be
16	tonight. He could give us a little insight into	16	different from the other homes.
17	the materials possilise it's a little bard without	17	MS. WILLIAMS: The other homes are
40	the materials because it's a little hard without	40	alanificantly older barrers Call trackly have
18	having him here or any type of color rendering	18	significantly older, however. So it could be;
19	having him here or any type of color rendering or anything to understand what the house will	19	and I think that's a legitimate question on our
19 06:43:51PM 20	having him here or any type of color rendering or anything to understand what the house will end up looking like.	19 06:46:14PM 20	and I think that's a legitimate question on our part, the color involved.
19	having him here or any type of color rendering or anything to understand what the house will	19	and I think that's a legitimate question on our

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

14 16 7th Street that had nice homes on them, shared a go on the supposition that Mike is able to draw 1 1 pool, and then a running house behind it. The 2 better houses than the HGTV farmhouses, and we 2 Deans purchased that property, knocked down the would certainly give him that credit. But too two houses on 7th Street right across from here. 4 often what's happening is is that owners, And the classic Ludin house sits now on about an although they have sway over their architects as acre and a half. And the understanding that we to what the final products look like -- And in 6 6 7 are hearing, be it rumor or whatever, is that 7 our situation, what we find is that we will the people that bought that house have the 8 approve things only to find that people switch 8 intentions of resubdividing it again, which is materials between the time they appear before us 9 9 06:54:13PM 10 going to meet with a lot of opposition certainly and the time the home is built. 06:51:46PM 10 11 from this Commission, as well as, I'm sure, the 11 Or they will even add structures, 12 Zoning Board of Appeals. 12 like on the corner of 6th and Garfield, where 13 But the wholesale demolition of the board-and-baton behemoth that sits on the 14 southeast Hinsdale, which is just an extension 14 southeast corner, now they have put a massive of what's been going on in this town for the porch along the backside of that house, which is 15 15 last 15 or so years is getting rampant. And under our purview because it faces Garfield 16 16 17 therefore, we are very concerned about where we 17 Street, so it has to do with streetscape. So act, we are very concerned about what's going to people are tending to game us, if you will. 18 18 be built and how it will fit into the 19 19 They look upon our Commission as a bothersome 06:52:17PM **20** neighborhood. 06:54:44PM **20** speed bump along the process of building 21 I'm afraid I'm at a loss tonight to 21 whatever the hell they want to build, and we are a little sensitive to that. 22 give an opinion on this because you come 22 15 17 ill-prepared to give us the answers that we need 1 So I think it would be my opinion, because your architect is not in attendance and and I will defer to my Commissioners here; but I also our architects are not in attendance. think we should defer any decision on this until perhaps interpreting for me what I would need to such time as you and your applicant can appear 4 5 know or perhaps they can glean from the plans. before us. I'm a strong proponent of the fact 6 MR. SCHROEDER: Sure. To kind of that, albeit it's fine to have attorneys, it's comment on your concern with the modern HGTV 7 fine to have builders, and it's fine to have 7 farmhouse look, based on the renderings that I architects, but I would rather be talking to the 8 8 have seen, I don't think this is one of those person that's going to be building the house and 9 9 06:52:57PM 10 types of homes. 06:55:21PM 10 paying for it so that maybe the conversations 11 CHAIRMAN BOHNEN: It doesn't appear to that we have at our board level here would have 12 be. some interest in the applicant. And they might 12 MR. SCHROEDER: And based on the work think twice about certain elements of their 13 13 14 that, based on the work that Mr. Abraham has design based on their advice and counseling we 14 done and his overall reputation and concern 15 15 might give them. with, again, not disrupting the neighborhood as 16 It's very hard to do that through 16 17 it stands, I have no doubt that his goal is to an attorney to a builder. A builder will build 17 18 have something that is aesthetically pleasing 18 whatever the builder is given to build. The 19 and conforms to the area around it. attorney represents the owner, I get it. But 06:53:33PM **20** CHAIRMAN BOHNEN: I would tend to agree 20 the elemental decisions in these things really with you. However, you are asking a decision on are those of the applicant. 21 21

We are in the midst of rewriting

22

something we don't have any facts. We can all

	18		20
1	our ordinance for preservation in Hinsdale right	1	reading the plans that they anticipate a slate
2	now. And one of the things I'm going to hold	2	roof, but that's not necessarily how its drawn.
3	tight on is that the actual applicant, the owner	3	The question about the board and baton, the
4	of the house, will be appearing before us before	4	question about the color of the stone, the
5	we render any decision on things going forward.	5	question about color of the stucco and so on,
6	And until such time as the ordinance is	6	there is just a lot here, that when we reopen
7	rewritten, I'm going to ask that we have the	7	the hearing, that level of detail will be needed
8	courtesy of talking to the applicant or at least	8	and appropriate.
9	talking to the architect in situations like	9	MR. SCHROEDER: Sure. I appreciate
06:56:26PM 10	this.	06:58:05PM 10	that, and we will have those answers for you.
11	MR. SCHROEDER: Sure. I appreciate	11	MR. HAARLOW: Okay. Thank you.
12	your concern and that is absolutely something	12	MR. SCHROEDER: Thank you again to the
13	that we will propose to our clients. And again,	13	Commission.
14	I apologize that the architect was not here this	14	MS. WILLIAMS: Thank you.
15	evening.	15	* * *
16	CHAIRMAN BOHNEN: We don't take that	16	(WHEREUPON the hearing was
17	Things happen. But I think you can understand	17	continued sine die.)
18	that, no slur intended, but you are ill-equipped	18	
19	as the attorney to give us the feeling and the	19	
06:56:54PM 20	touch and the interpretation that we need to	20	
21	make our decisions.	21	
22	MR. SCHROEDER: Okay. Thank you.	22	
	19		21
			CTATE OF ILLINOIC \
1	CHAIRMAN BOHNEN: Thank you very much.		STATE OF ILLINOIS)) ss.
1 2	CHAIRMAN BOHNEN: Thank you very much. Do I have concurrence among the		STATE OF ILLINOIS)) ss. COUNTY OF DU PAGE)
) ss.
2	Do I have concurrence among the) ss.
2	Do I have concurrence among the Commissioners?) ss.
2 3 4	Do I have concurrence among the Commissioners? MS. WILLIAMS: Uh-huh. MS. WEINBERGER: Yes. CHAIRMAN BOHNEN: Do I have a motion to) ss. COUNTY OF DU PAGE) I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter
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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.

	2		4
1	ALSO PRESENT:	1	three existing houses that extend north of the
2	MR. CHAN YU, Village Planner;	2	Klepacki dental building on Garfield Street on
3	MR. TOM HAWBECKER;	3	the east side.
4	MR. PAUL GARVER.	4	Who would be representing this
		5	project, please.
5		6	CHAIRMAN BOHNEN: Would you stand and
		7	be sworn in by our recorder, please.
6	CHAIRMAN BOHNEN: Okay. The next item	8	(Mr. Hawbecker and Mr. Garver
7	on our agenda will be case HPC-04-2019 at	9	sworn.)
8	35 South Garfield. This is a request for a	07:01:19PM 10	MR. HAWBECKER: Good evening,
9 06:58:34PM 10	Certificate of Appropriateness to demolish and	11	Commissioners. My name is Tom Hawbecker. This
06:58:34PM 10	construct a new office building in the Robbins Park Historic District. This is the first of	12	is my law partner, Paul Garver. We are the
12	its kind to appear before us.	13	owners at the property at 35 South Garfield. So
13	I had some questions. Prior to	14	we, too, are seeking approval of our Certificate
14	asking those, for the edification of our	15	of Appropriateness to demolish and construct a
15	Commissioners, I wanted to read the section of	16	new building. You guys may all be intimately
16	our Zoning Code, if I may, that explains the O-1	17	familiar with the three buildings that exist on
17	zoning in Hinsdale. You are all familiar with	18	Garfield. I think we can probably all attest
18	the location of this. It's the first block of	19	that they can be a little unsightly. They are
19	Garfield south of the tracks extending from	07:01:47PM 20	all old. They have all aged, particularly ours.
06:59:18PM 20	Hinsdale Avenue down to First Street on the east	21	Rehab is not really feasible for
21 22	side of the street. And it's a buffer zone area, if you will.	22	us, so we are looking to demolish and construct
	3		5
1	And it's zoned O-1. And it says	1	a new office building pursuant to the plans that
2	specifically, The 0-1 specialty office district	2	have been tendered to you all here this evening
3	is intended to provide for small offices in the	3	or prior to this evening. I believe you have a
4	older areas of the village adjacent to the	4	color schematic of the exterior and what that
5	central business areas where it's possible to	5	would look like, as well as some of the interior
6	retain the residential character and appearance	6	drawings that our architect has promulgated. I
7	of the village and at the same time promote	7	guess I would open it up to you guys for any
8	limited business activity. The use is permitted	8	questions.
9	or characterized by low traffic volume, limited	9	CHAIRMAN BOHNEN: You don't have
06:59:57PM 10	outdoor advertising. Regulations of the O-1	07:02:30PM 10	dimensions on your drawings. What would be the
11	District are designed to encourage the retention	11	height of the building?
12	and renovation of sound existing structures and	12	MR. HAWBECKER: The height of the
13	to ensure that the office uses remain compatible	13	building certainly is going to be in conformity
14	with the residential uses while permitting the	14	with the zoning.
15	area to maintain the distinctive residential	15	CHAIRMAN BOHNEN: The zoning.
16	character. Replacement structures in the O-1	16	MR. HAWBECKER: The zoning. We are not
17	District also must have a residential character	17	seeking any sort of variances in terms of
18	and appearance. The O-1 District normally is	18	height. So we know that it at least would be in
19	small in size and located to provide a	19	conformance with what's promulgated in the Code.
07:00:27PM 20		07:02:54PM 20	MD CARVER. I think in fact. and we
•	transition between residential areas less	07:02:54PM 20	MR. GARVER: I think, in fact and we
21	transition between residential areas less restricted districts.	07:02:54PM 20	can certainly get that information here in a

	6		8
1	Commissioner Bohnen, if you think of the current	1	MR. HAWBECKER: Correct.
2	building at Garfield, there is a substantial	2	CHAIRMAN BOHNEN: For the Village as
3	kind of step up to the front porch.	3	well as our Commission. And we have not really
4	And in reality what's happening is	4	contemplated these structures prior. Although,
5	that 1st floor is going to end up starting much	5	I will say that I'm pleased with your plan and
6	lower given the fact that we are going to be	6	the look of it and the idea of it.
7	able to put in a basement with an actual sump	7	I would, obviously, be interested
8	pump instead of swimming in our basement from	8	in hearing the other Commissioners' thoughts on
9	time to time during the year.	9	that. But when I saw this, it rung a bell.
07:03:22PM 10	So that's, I think what that does	07:05:12PM 10	It's good. It's good stuff. You want to make
11	is, although we are looking at the 3rd floor	11	sure you get it designed right, you know, so you
12	having a little bit more head space in the	12	end up with a good product and no troubles
13	storage area that we are having up there and	13	redesigning things.
14	where the utilities would be located, we are	14	MR. HAWBECKER: Agreed.
15	looking at that all still falling in basically	15	MR. GARVER: The section of the Code
16	the same dimensions as what we currently have.	16	that you read, Commissioner Bohnen, is really
17	CHAIRMAN BOHNEN: Which may or may not	17	the impetus for what we tried to design. You
18	suffice to the zoning law because you are	18	know, it was really just keeping in conformity
19	demolishing something and rebuilding.	19	with what is the residential character of the
07:03:54PM 20	MR. HAWBECKER: Correct.	07:05:35PM 20	area.
21	MR. GARVER: Correct.	21	CHAIRMAN BOHNEN: All right. Well, I
22	CHAIRMAN BOHNEN: So what's existing	22	think you are to be commended for the direction
	7		9
1	would have to be debated in terms of the	1	that you are taking and the plans that you have
2	would have to be debated in terms of the viability replacing something with the same	1 2	that you are taking and the plans that you have presented, albeit, there are some details that
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2	viability replacing something with the same	2	presented, albeit, there are some details that
3	viability replacing something with the same height.	2 3	presented, albeit, there are some details that probably need to be addressed.
3 4	viability replacing something with the same height. MR. HAWBECKER: Pursuant to our	2 3 4	presented, albeit, there are some details that probably need to be addressed. MR. HAWBECKER: As I indicated earlier,
2 3 4 5	viability replacing something with the same height. MR. HAWBECKER: Pursuant to our conversations with the architect, because we do	2 3 4 5	presented, albeit, there are some details that probably need to be addressed. MR. HAWBECKER: As I indicated earlier, before we really move forward with final
2 3 4 5 6	viability replacing something with the same height. MR. HAWBECKER: Pursuant to our conversations with the architect, because we do have to seek variances on a few things, building	2 3 4 5 6	presented, albeit, there are some details that probably need to be addressed. MR. HAWBECKER: As I indicated earlier, before we really move forward with final drawings and plans, we want to get in front of
2 3 4 5 6 7	viability replacing something with the same height. MR. HAWBECKER: Pursuant to our conversations with the architect, because we do have to seek variances on a few things, building height was not one of them, so we know	2 3 4 5 6 7	presented, albeit, there are some details that probably need to be addressed. MR. HAWBECKER: As I indicated earlier, before we really move forward with final drawings and plans, we want to get in front of the ZBA to present our application for variance
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2 3 4 5 6 7 8 9 07:04:17PM 10 11 12 13 14 15 16 17	viability replacing something with the same height. MR. HAWBECKER: Pursuant to our conversations with the architect, because we do have to seek variances on a few things, building height was not one of them, so we know CHAIRMAN BOHNEN: Are you aware that building height can be 30 feet? MR. HAWBECKER: Yes. I mean I defer to my architect on that. But I have, I have the height here. I can't quite read it, but the first digit is a 2 so my hunch is that it's going to be less that 30 feet. CHAIRMAN BOHNEN: First digit is a 2, you are probably exactly right. MR. HAWBECKER: We probably are going	2 3 4 5 6 7 8 9 07.08:12PM 10 11 12 13 14 15 16 17 18 19	presented, albeit, there are some details that probably need to be addressed. MR. HAWBECKER: As I indicated earlier, before we really move forward with final drawings and plans, we want to get in front of the ZBA to present our application for variance on I believe I think there is four aspects of the building we need to seek a variance on. Two which already exists with the way the structure sits on the property now so there is really going to be no change of that. But there is going to be a change or a variance for parking and What was the fourth one? MR. GARVER: Lot coverage. MR. HAWBECKER: lot coverage. Lot
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2 3 4 5 6 7 8 9 07.04:17PM 10 11 12 13 14 15 16 17 18 19 07.04:39PM 20	viability replacing something with the same height. MR. HAWBECKER: Pursuant to our conversations with the architect, because we do have to seek variances on a few things, building height was not one of them, so we know CHAIRMAN BOHNEN: Are you aware that building height can be 30 feet? MR. HAWBECKER: Yes. I mean I defer to my architect on that. But I have, I have the height here. I can't quite read it, but the first digit is a 2 so my hunch is that it's going to be less that 30 feet. CHAIRMAN BOHNEN: First digit is a 2, you are probably exactly right. MR. HAWBECKER: We probably are going to be okay. MR. GARVER: It was a wild hunch. CHAIRMAN BOHNEN: I just don't want you to get too far down the road with plans. This is a hybrid if you will.	2 3 4 5 6 7 8 9 07-06-12PM 10 11 12 13 14 15 16 17 18 19 07-06-3SPM 20 21 22	presented, albeit, there are some details that probably need to be addressed. MR. HAWBECKER: As I indicated earlier, before we really move forward with final drawings and plans, we want to get in front of the ZBA to present our application for variance on I believe I think there is four aspects of the building we need to seek a variance on. Two which already exists with the way the structure sits on the property now so there is really going to be no change of that. But there is going to be a change or a variance for parking and What was the fourth one? MR. GARVER: Lot coverage. MR. HAWBECKER: lot coverage. Lot coverage but small. But nonetheless, variances in those two aspects. So the one is the north setback, which is 10 feet. We are not 10 feet

	10		12
1	set back 30 feet, so it's just essentially	1	from what we are able to build. And we have to
2	keeping the structure in the same location as	2	conform to handicap accessibility as far as
3	currently exists.	3	railings. There is an elevator that's going to
4	MS. WEINBERGER: So the setback would	4	be in the building and that all, obviously,
5	be the same?	5	takes up space, which is why we are going
6	MR. HAWBECKER: Yes. I think we are at	6	MR. HAARLOW: Understood. Understood.
7	17.5 now as are the other two	7	I offer those thoughts just as trying to
8	MS. WEINBERGER: The other two?	8	MR. HAWBECKER: Thank you.
		9	ŕ
9	MR. HAWBECKER: properties to the		MR. HAARLOW: let you know maybe in
07:07:01PM 10	north. So we would seek a variance in that	07:09:01PM 10	advance what some of the issues might be with
11	regard.	11	that.
12	MR. GARVER: I think even	12	A couple of other thoughts on the
13	Dr. Klepacki	13	project as you've laid it out here. One, I do
14	MR. HAWBECKER: Klepacki's building is	14	very much appreciate the color rendering,
15	up that far as well.	15	understanding it's not perfect. I also very
16	MR. GARVER: Yes. It's up that far as	16	much appreciate the it's not truly shingle
17	well.	17	but the Victorian facade that you are, again, to
18	MS. WEINBERGER: I have to say, this is	18	keep it blended in with the existing streetscape
19	fabulous. I mean it helps so much. You saw	19	and maintain the residential feel of that block
07:07:14PM 20	with the previous application. This helps me	07:09:34PM 20	as a buffer zone.
21	really understand what you are doing. So when I	21	Having said that, I am maybe less
22	opened this, I was very thankful.	22	enamored with this as some of the other
	MD HAWRECKED, Darfort		13
1	MR. HAWBECKER: Perfect.	1	Commissioners. One of the documents that we
2	MR. HAARLOW: So in a prior life, I was	2	have been looking at more recently are the
3	on the ZBA, served as the chairman of that for a	3	Village of Hinsdale Design Review Guidelines.
4	while. I don't think I do think that they	4	We are not a home rule community so those are
5	will probably approve the setback so it's in	5	not necessarily, well, they are not required.
6	line with the existing structures, even though	6	But they are suggested based on the architecture
7	that is no longer within Code. It's a	7	that one finds around the Village in general and in the historic district in particular.
8	preexisting condition, but it would maintain the	8	What you have presented here
9 07:07:57PM 10	integrity of the streetscape, and so that may be something that they would agree to.	07:10:17PM 10	certainly on the front facade, the true front
07:07:57PM 10	I think in terms of lot coverage,	07:10:17PM 10	facade, more than meets those and the symmetry
12	that probably won't happen because there is	12	that you have laid out and so on. The 3rd floor
13	probably not a good reason for it other than you	13	on the north, all this, in my opinion, basically
14	want more space. And they are very mindful of	14	destroys the effort that you made on the front.
15	the fact of precedent. So if they approve that	15	It could be that because of the requirements,
16	for one, then anyone else can come in and say,	16	you mentioned the elevator and so on, that you
17	well, they got this and so on. So you have to	17	need to make some accommodation for this. But
18	provide reasons why you have to have that. But	18	the 3rd floor, the roof line here I can't
19	this isn't the ZBA hearing so	19	support.
07:08:32PM 20	MR. HAWBECKER: Yes. Right. And I	07:11:10PM 20	I do see how on the 1st and 2nd
21	would say this is a nonconforming lot, so it's	21	floors you might be able to make some
22	45 feet wide, which restricts us a little bit	22	accommodation there, but that would be my
			19 HPC Min Attachment 2 - HPC-04-19 4 of 12 sheets
		0.10.	13 TIFO WIII ALLACHINEHL Z - NFG-U4-19

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

	18		20
1	no You not having a slanted roof at all on	1	modified to some degree, so the other
2	that part is I think aesthetically was	2	Commissioners, whomever, could feel better about
3	challenging. I appreciate your candor in saying	3	the overall facade.
4	that you recognize that as well. You are trying	4	But I wish our architects were here
5	to get It's clear from the drawings, you are	5	tonight. I apologize for that fact. We usually
6	trying to get the elevator basically in the	6	have at least one of them here, but whatever has
7	middle; and then you have got that stairway.	7	happened has happened. So would you be opposed
8	And there are zoning considerations with an	8	to our architects talking to your our people
9	office space that are different from	9	talking to your people?
07:15:27PM 10	residential.	07:17:21PM 10	MR. HAWBECKER: Not at all.
11	MR. GARVER: What we have been told is	11	MR. GARVER: Not at all. Yes. No, I
12	that we need the elevator and the staircase to	12	think that's kind of the purpose of being here
13	go to the	13	tonight. So yes, absolutely, that's great.
14	CHAIRMAN BOHNEN: All the way up?	14	MR. HAWBECKER: And they are Yes.
15	MR. GARVER: Yes. All the way up but	15	He's on the application.
16	we can check on that without a doubt. I mean	16	MR. GARVER: Or email and we can get
17	that's	17	people together how we need to.
18	CHAIRMAN BOHNEN: Yes.	18	CHAIRMAN BOHNEN: Sure.
19	MR. HAWBECKER: Yes.	19	MR. GARVER: That's fine, absolutely.
07:15:41PM 20	CHAIRMAN BOHNEN: I confess, this is a	07:17:39PM 20	MS. WILLIAMS: I think we all very much
21	new territory for us, too. I wish we could give	21	appreciate the design, the overall design, and
22	you more definitive opinions on these things.	22	the fact that it's so sympathetic to that block,
	19		21
1	MR. HAWBECKER: It's unfortunate we are	1	
		•	the little three homes that are left. Yes. I
2	a little restricted as to what you are going to	2	was thrilled when I opened it up, when I just
2 3			
	a little restricted as to what you are going to be able to do there. But I think anybody who drives past there knows that's it's ripe, all	2	was thrilled when I opened it up, when I just saw it. Initially I thought, oh, this is great so Yes. I hope we all can work together and
3	a little restricted as to what you are going to be able to do there. But I think anybody who	2	was thrilled when I opened it up, when I just saw it. Initially I thought, oh, this is great so Yes. I hope we all can work together and the architects and your architect can work
3 4	a little restricted as to what you are going to be able to do there. But I think anybody who drives past there knows that's it's ripe, all three of those houses are ripe for something to be done.	3 4	was thrilled when I opened it up, when I just saw it. Initially I thought, oh, this is great so Yes. I hope we all can work together and the architects and your architect can work together, that would be wonderful.
3 4 5	a little restricted as to what you are going to be able to do there. But I think anybody who drives past there knows that's it's ripe, all three of those houses are ripe for something to be done. But getting it to where it's going	2 3 4 5	was thrilled when I opened it up, when I just saw it. Initially I thought, oh, this is great so Yes. I hope we all can work together and the architects and your architect can work
3 4 5 6	a little restricted as to what you are going to be able to do there. But I think anybody who drives past there knows that's it's ripe, all three of those houses are ripe for something to be done. But getting it to where it's going to be efficient and best use maybe isn't always	2 3 4 5 6	was thrilled when I opened it up, when I just saw it. Initially I thought, oh, this is great so Yes. I hope we all can work together and the architects and your architect can work together, that would be wonderful. MS. WEINBERGER: And I think we all really appreciate that you came to us now before
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22 24 1 MR. HAWBECKER: Yes. That's a good 1 John said, you know, people just regard us as a 2 question. I don't --2 nuisance. So we appreciate the obvious effort, 3 MR. GARVER: I don't remember. one, you are here at this stage of the game and 4 MR. HAWBECKER: I think we deferred to clearly you have given a lot of thought to what 5 him a lot on that design aspect of it, but this building looks like and try to make it fit. 6 that's certainly something we can ask him. 6 And I think we would probably be in agreement 7 MR. HAARLOW: It's a challenge because 7 with things like the setback being more modest in a way the most appropriate place for that to 8 so it maintains the current streetscape and so 8 9 9 be, given your particular location and the on. parking lot that kind of surrounds you to the 07:21:15PM 10 07:19:05PM 10 And so there may be some room 11 south and to the east, the rear elevation makes there, right? If you are willing to work with 12 sense. You have a lot of that symmetry on the the Village, then the Village is willing to work back. with you within reasonable --13 13 14 And so if, I mean, so what else is 14 MR. HAWBECKER: Sure. MR. HAARLOW: -- reasonable assumptions 15 facing you over there? There are a couple of 15 homes north of Redeemer Lutheran Church. But because we have to be very aware of precedent. 16 16 MR. HAWBECKER: Of course. 17 otherwise, it's largely institutional. There is 17 the building on the corner to the south of you, MR. GARVER: Yes. 18 18 19 but then there is Grace Church. There is 19 CHAIRMAN BOHNEN: So my thought is that 07:19:39PM **20** Redeemer Lutheran. we continue this hearing and that we make 07:21:39PM **20** 21 MR. HAWBECKER: Those are all offices 21 arrangements for our architects to get in 22 right there. 22 contact with you fellows and your architects to 23 1 MR. HAARLOW: And you have offices get their view of things and maybe offer some right there within your block. suggestions and that we reconvene then at our 3 MR. HAWBECKER: Correct. next meeting. MR. GARVER: Right. 4 4 MR. GARVER: Yes. Sounds great. 5 MR. HAARLOW: One of the things we are 5 MR. HAWBECKER: Yes. always mindful of as a Village, buffer zones, is CHAIRMAN BOHNEN: Will that impact your 6 6 that residential properties that are looking at 7 schedule at all? 7 a buffer zone building are basically looking at 8 MR. GARVER: No, not really. Just the 8 a house and not an office. So it may, it may be 9 9 summer, you know how it goes. 07:20:01PM 10 that the north side is really the most 07:22:11PM 10 CHAIRMAN BOHNEN: We can call a special appropriate because north of you are just other 11 meeting if you want. 11 buffer zone offices. And so it may not be 12 MR. HAWBECKER: No. It will fine. It 12 13 appropriate to move it to the back. But if it's 13 will be, what, same first Wednesday -not, and that would seem like a much bigger CHAIRMAN BOHNEN: First Wednesday. 14 14 change, perhaps there is a way in looking at 15 MR. HAWBECKER: Of July. Okay. 15 CHAIRMAN BOHNEN: I don't know when the 16 your renderings where you can have a pitched 16 roof maybe on the northern most part of this 17 17 4th of July falls. MR. HAWBECKER: So you guys will meet 18 rather than having a 90 degree. I don't know. 18 19 But we definitely appreciate you 19 on the 3rd? You guys would meet still? 07:20:40PM **20** coming to us at this stage, that alone gives you 07:22:34PM **20** MR. GARVER: I think that's the next a lot of points in my book because a lot of 21 21 agenda. times we are presented with a fait accompli. As MR. HAWBECKER: That's for discussion. 22 22

28 26 STATE OF ILLINOIS) CHAIRMAN BOHNEN: Maybe the following) ss. week, the 10th of July? COUNTY OF DU PAGE) MR. HAWBECKER: We will follow up with Chan. I have been emailing him a lot. CHAIRMAN BOHNEN: If we need to have a I, JANICE H. HEINEMANN, CSR, RDR, CRR, special meeting, we will do it. do hereby certify that I am a court reporter MR. HAWBECKER: Okay. doing business in the State of Illinois, that I CHAIRMAN BOHNEN: Just convene on your reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is item alone. I would just like Frank and Jim to a true and correct transcript of my shorthand have a chance to look at this and get their notes so taken as aforesaid. MR. HAWBECKER: No problem. Thank you. MS. WILLIAMS: Thank you. Ja∕nice H. Heinemann CSR, RDR, CRR CHAIRMAN BOHNEN: Thanks guys. Thank License No. 084-001391 MR. HAWBECKER: Thank you for your CHAIRMAN BOHNEN: May I have a motion to close this hearing, please. MR. HAARLOW: To continue. CHAIRMAN BOHNEN: To continue the

27 MS. WEINBERGER: So I move to continue 1 case HPC-04-2019. MR. HAARLOW: Second. 3 4 CHAIRMAN BOHNEN: All in favor? MS. WILLIAMS: Aye. 5 6 MS. WEINBERGER: Aye. 7 CHAIRMAN BOHNEN: Aye. MR. HAARLOW: Aye. 8 9 CHAIRMAN BOHNEN: The meeting is 10 continued. * * * 11 12 (WHEREUPON the hearing was continued sine die.) 13 14 15 16

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07:23:16PM **20**

thoughts on it.

you very much.

collaboration.

hearing.

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VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 10, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 321 E. 7th St. – Application for Certificate of Appropriateness to Demolish a Home in the

Robbins Park Historic District to Construct a New Home – Case HPC-03-2019

(*continued from June 5, 2019, HPC meeting)

Summary

The Village of Hinsdale has received an application from Raghu and Rachna Velamati, requesting approval for a Certificate of Appropriateness to demolish an existing home in the Robbins Park Historic District to construct a new house. Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

At the June 5, 2019, HPC meeting, the applicant's architect 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 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. Attachment 1 includes a colored rendering for the proposed new house, and the applicant has confirmed with staff that the architect will present at the July 10, 2019, HPC meeting.

Request and Analysis

The subject property is located on an interior lot on E. 7th Street. The existing home was constructed in 1940 in a Colonial Revival Cottage style according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is approximately 28,928 SF in area. The existing home, per the National Register of Historic Places, is a contributing structure in the Robbins Park Historic District.

Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior



MEMORANDUM

architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and new Colored Exhibit

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Robbins Park Historic District Map

Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 5 - National Register of Historic Places Sheet

Attachment 6 - 321 E. 7th St. Street View

Attachment 7 - 321 E. 7th St. Aerial View

7 EL A M A TI RESIDENOE 321 E. 7TH STREET, HINSDALE, ILLINOIS

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

		perty under review: 321 E. /th Street, Hinsdale, IL 60521 ication Number: 09-12-402-010-0000
I.	GENERAL	_ INFORMATION
1.		Name: Raghu Velamati and Rachna D. Velamati 415 W. Superior Street, #200 Chicago, IL 60654 Number:
2.	Owner of F	Record (if different from applicant):
	Telephone	Number:
3.	Others invo	olved in project (include, name, address and telephone number):
	Attorney: _	Peter Coules, Jr., Donatelli & Coules, Ltd (630) 920-0406 15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521
	Builder: _	Garber Construction - (630-863-2503)
	Engineer:	115 S. Vine, Hinsdale, IL 60521 Michael Abraham - (630) 655-9417 148 Burlington Avenue, Clarendon Hills, 60514
II. SIT	E INFORM	ATION
1.	small roo	ne existing conditions of the property: Fair condition. The interior has numerous ms and needs to be almost completely replaced. Plus change of floor plan, including ceilings
2.		ors, walls, and staricase to basement. Designation:
	Listed o	n the National Register of Historic Places? YES X NO
	Listed as	s a Local Designated Landmark?YESx_NO
	Located	in a Designated Historic District?x_YESNO

necessary).		itions. Attach				
Please see th	e attached Exl	nibit "A".				
Code of Hin	lication for a	Certificate of A	Appropriater	ness unde	er Title	XIV of the
another app Code of Hin x No If yes, state evidence su consider this	olication for a sdale within the date of the porting, the sapplication	Certificate of A	Appropriater ears? ing and a stathe Applicanursuant to Se	ness unde atement e It believes action 14-	er Title explain s the V	XIV of the Name of
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another app Code of Hin x No If yes, state evidence su consider this	olication for a sdale within the date of the porting, the sapplication	Certificate of a the last two yets ne formal hear reasons why at this time, po	Appropriater ears? ing and a stathe Applicanursuant to Se	ness unde atement e It believes action 14-	er Title explain s the V	XIV of the Name of

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

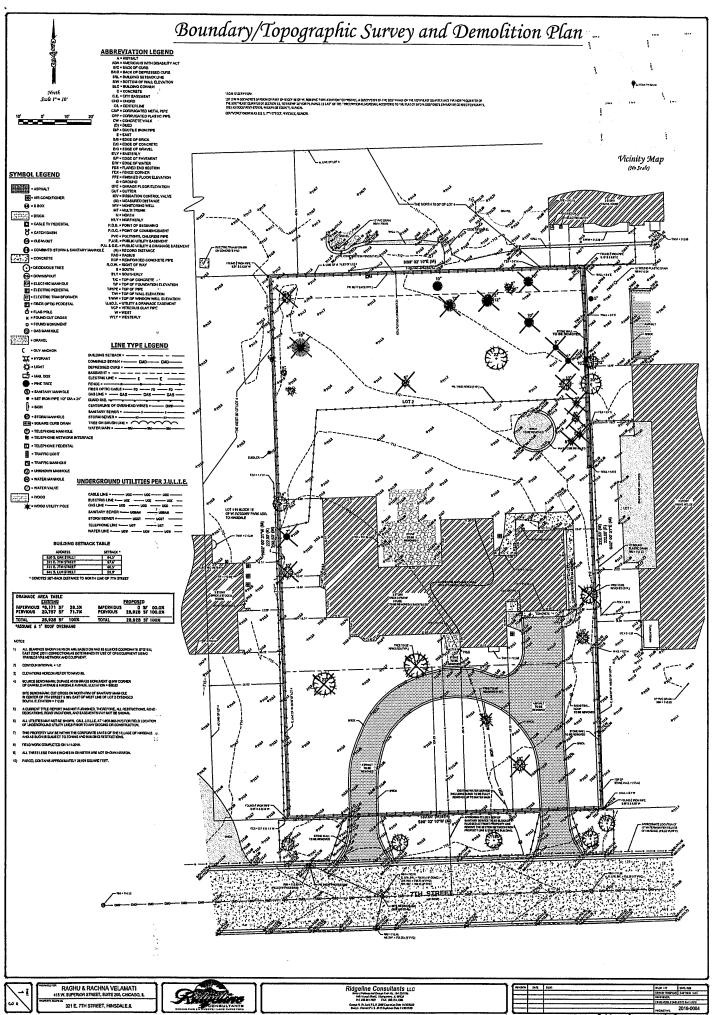
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

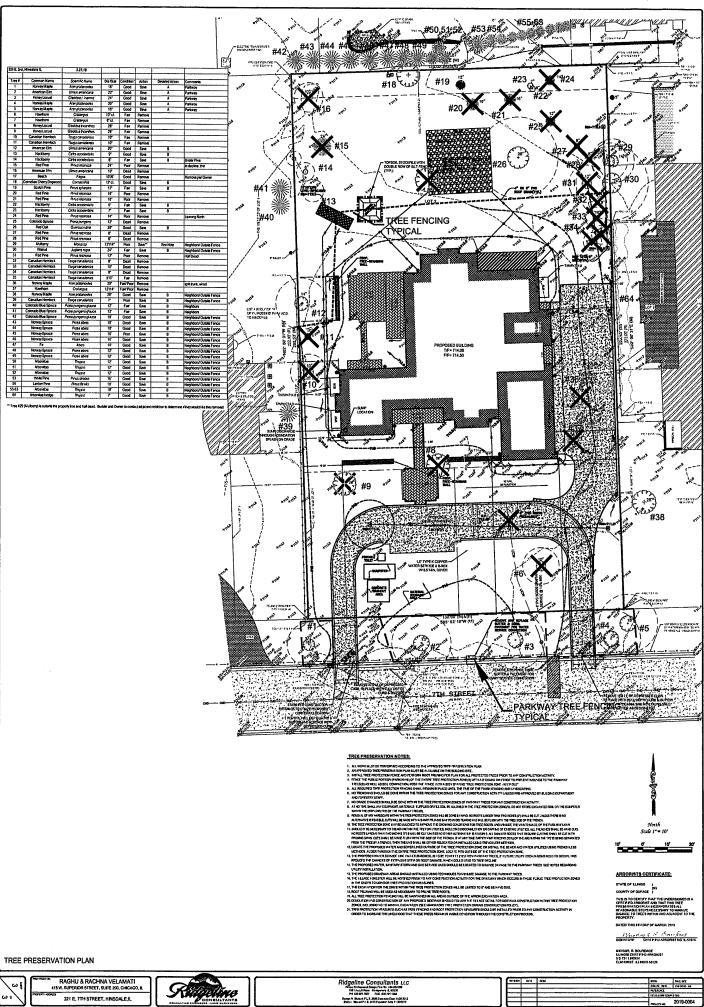
☑ INDIVIDUAL OWNERS	
Attorney	
Signature of Applicant	Signature of Applicant
□ CORPORATION	
Signature of Applicant's President	Signature of Applicant's Secretary
□ PARTNERSHIP	
Signature of Applicant	Signature of Applicant
Signature of Applicant	Signature of Applicant
LAND TRUST	OTHER
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN to before me this day of	
•	Notary Public

Exhibit "A"

Applicant is applying for a "Certificate of Appropriateness" in order to demolish the current home on the property commonly known as 321 E. 7th Street, Hinsdale, IL 60521. The current home has numerous small rooms and shared doorways. The floor is in poor condition and is chippy. Also, the doorways are low and tight, the ceilings are low in certain areas, and the basement is unusable. The home is currently not in good repair (see attached pictures) and has no historical significance.

Applicant is submitting plans and an application for a permit for demolition of the existing home and construction of a new home. Attached are copies of the proposed plans for the house which are appropriate for the neighborhood/district. The new home conforms with the character not only of the current home but also the homes on both sides of the property, as well as the one in the back. Both homes on each side are newer (the property to the east was built in the last year).

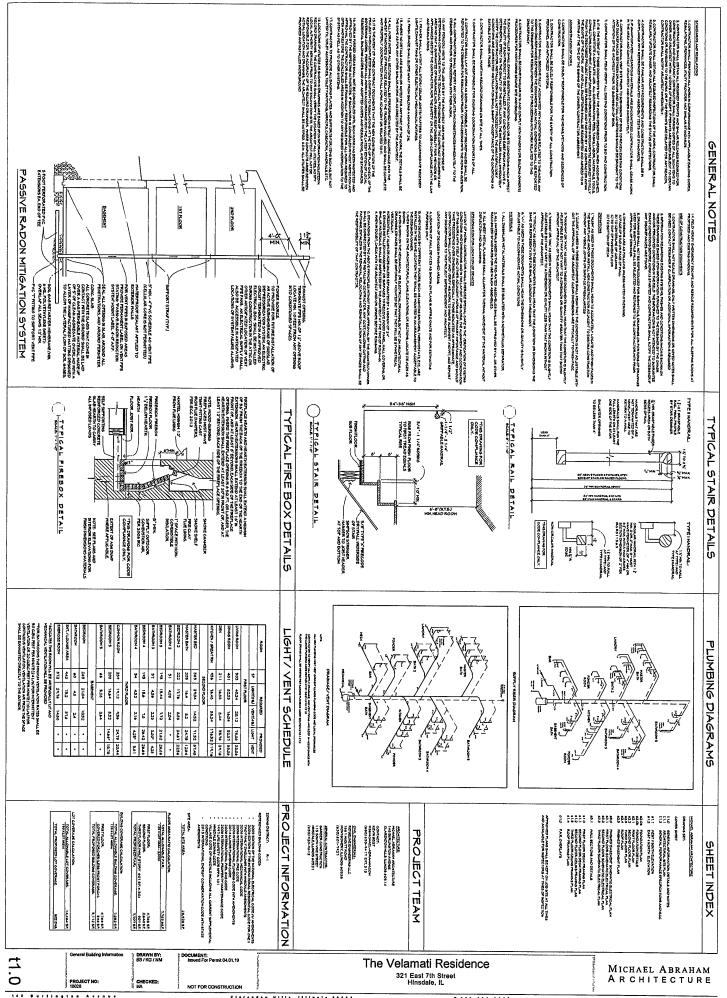


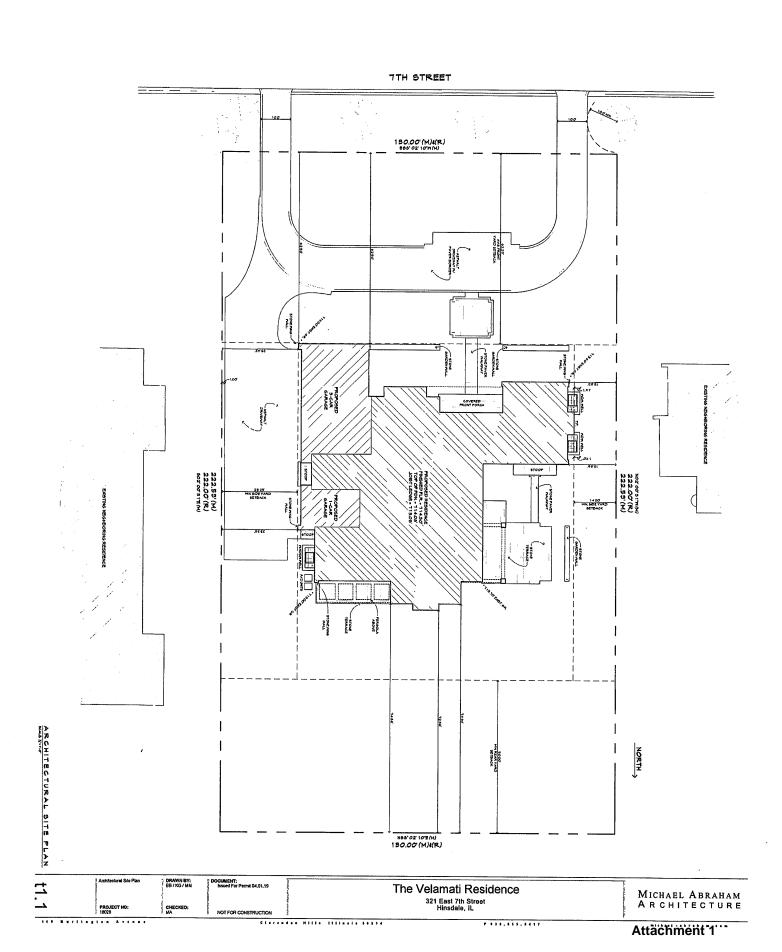


THE VELAMATI RESIDENCE 321 E. 7TH STREET HINSDALE, IL

MICHAEL 148 BURLINGTON AVENUE CLARENDON HILLS IL PHONE (639)655-9417 MICHAELABRAHAM.COM ABRAHAM ARCHITECTURE

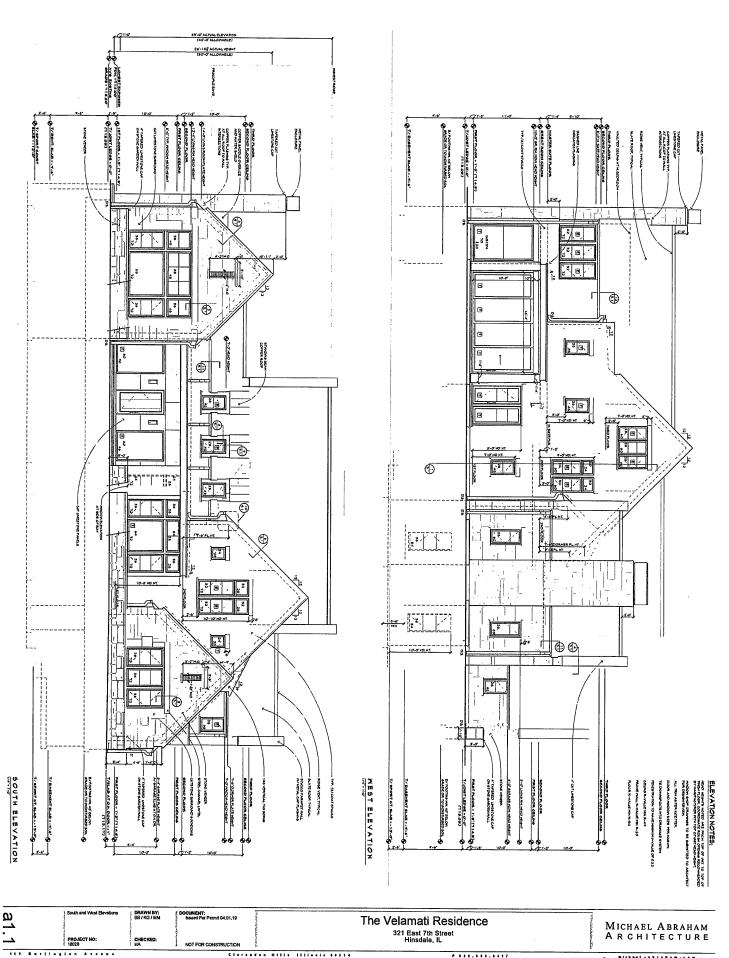
Attachment 1



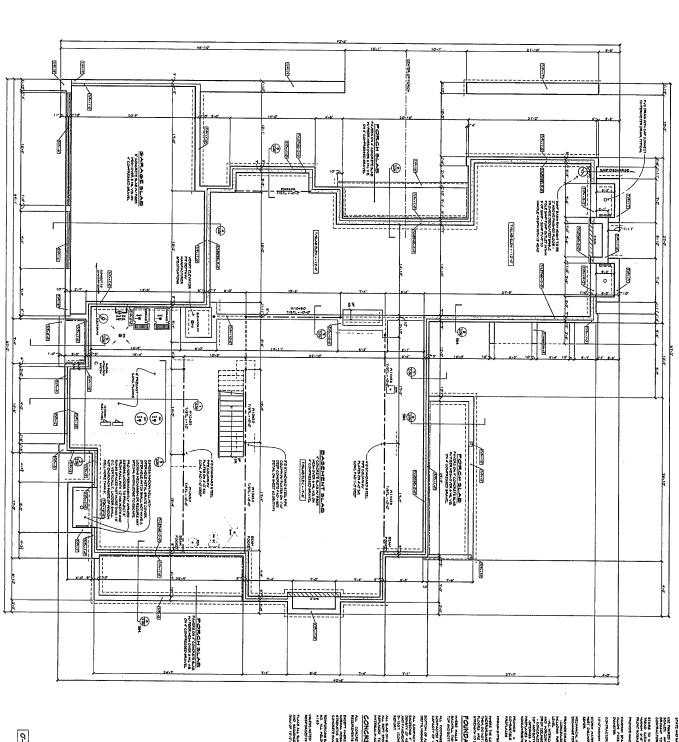


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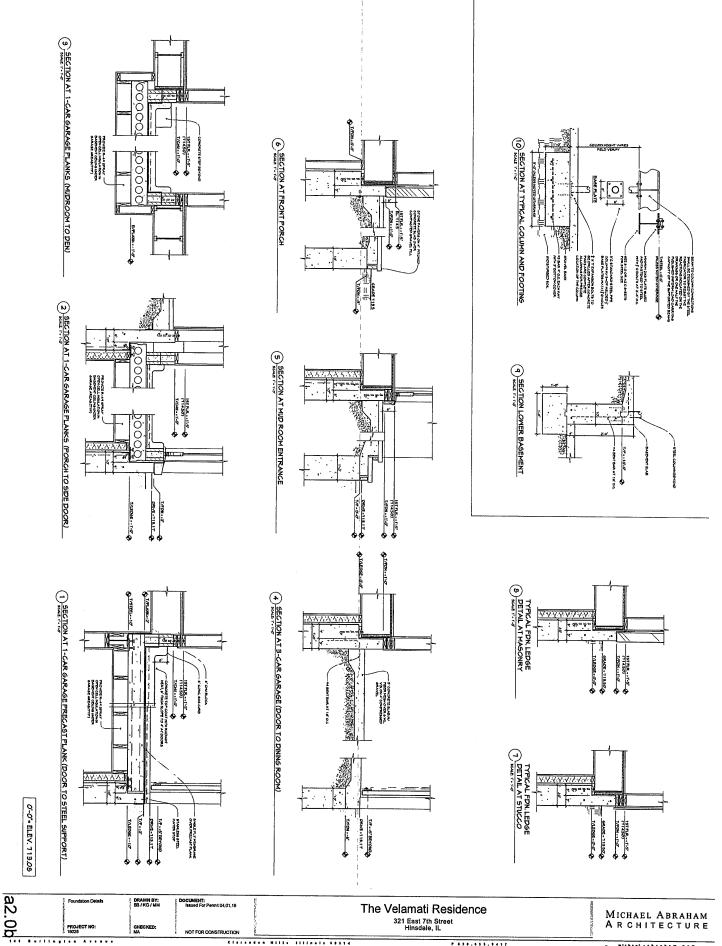
P 430.455.1417



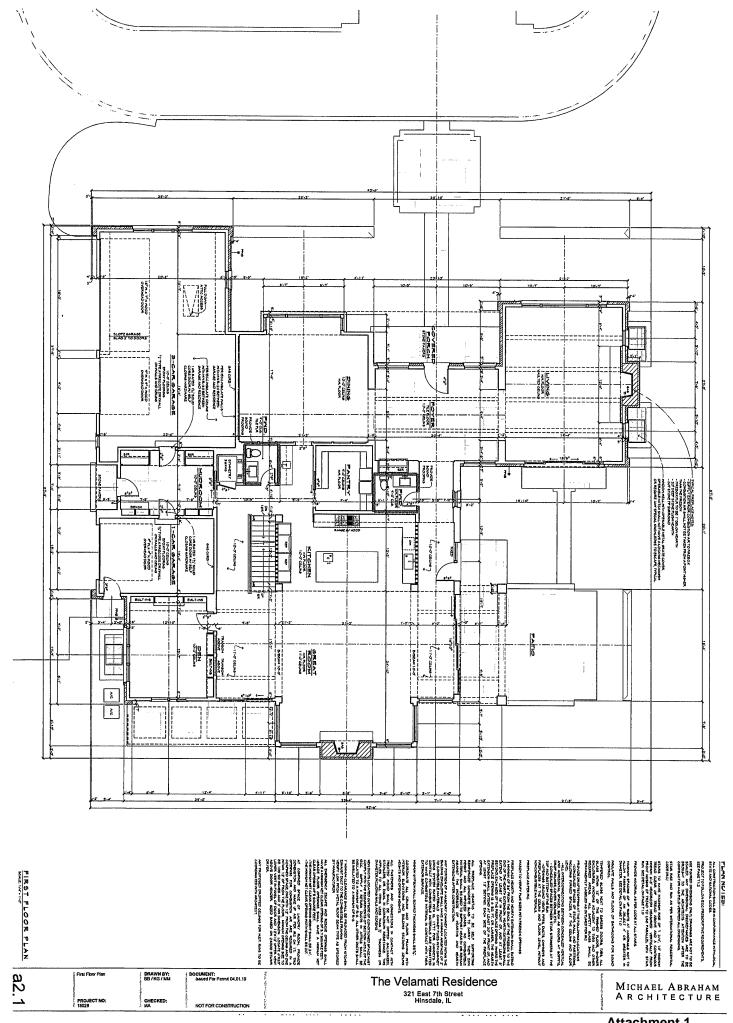


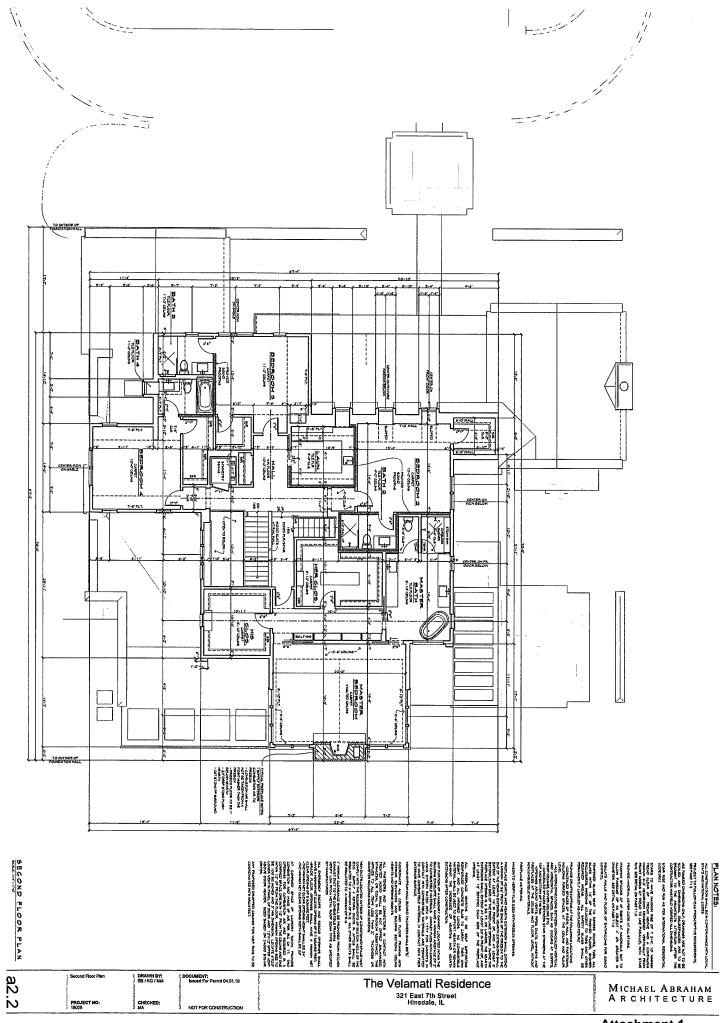


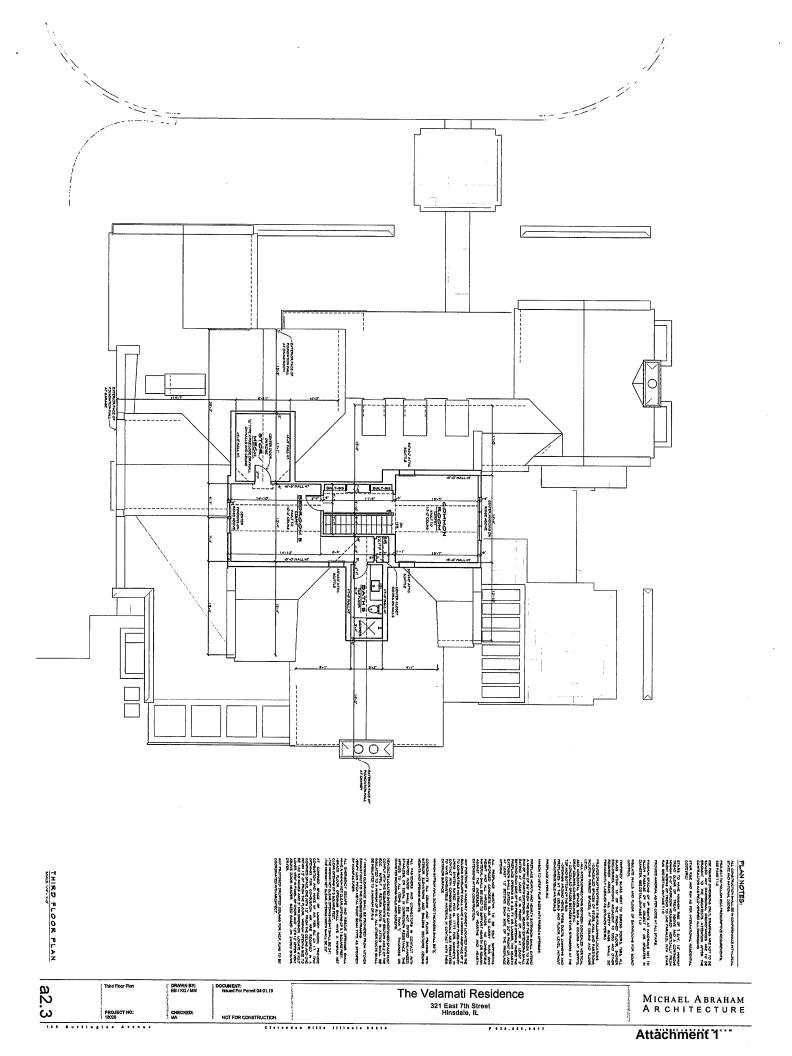
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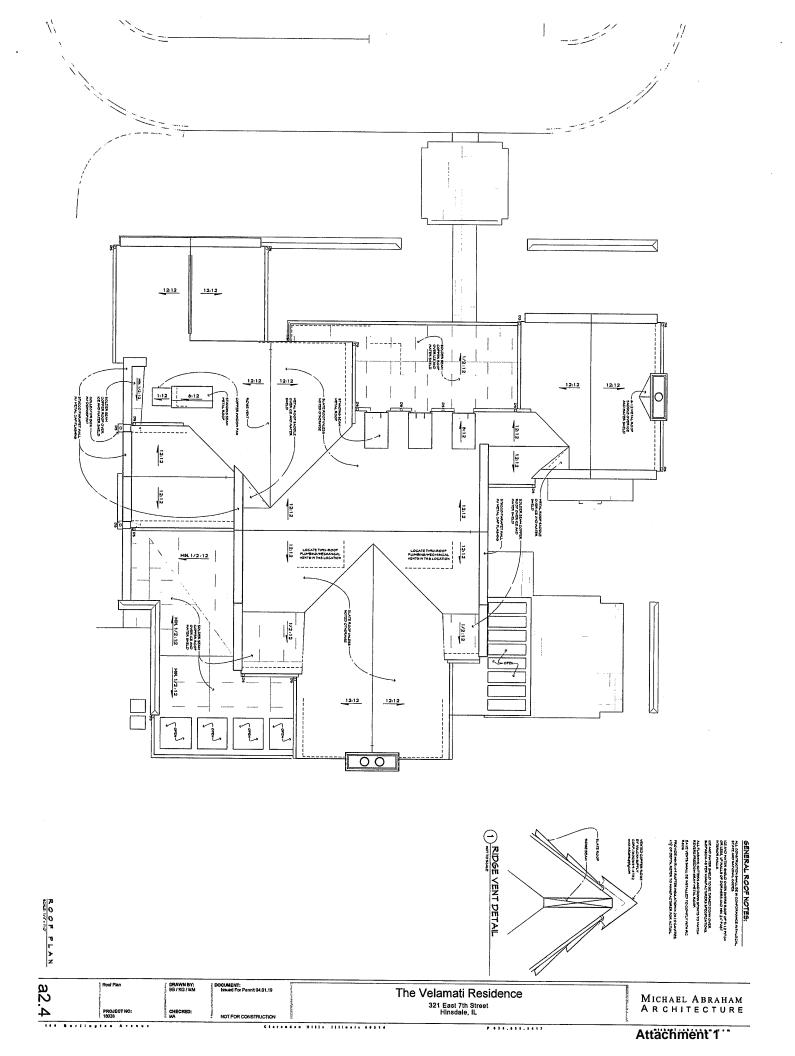


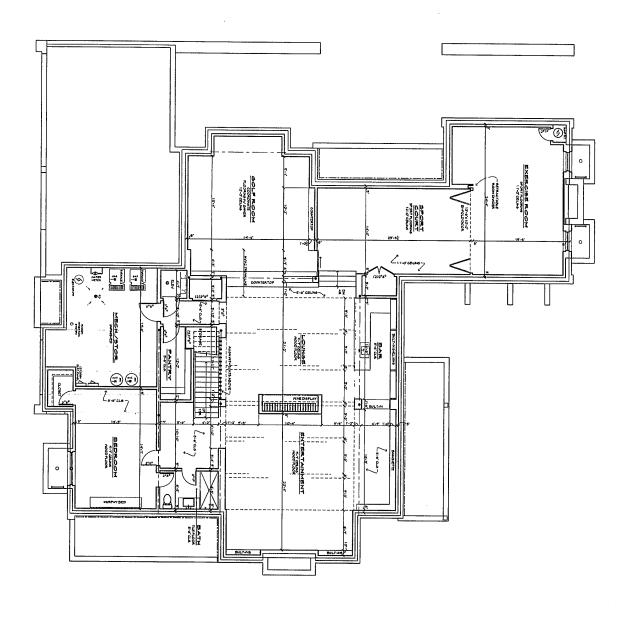
Attachment 1





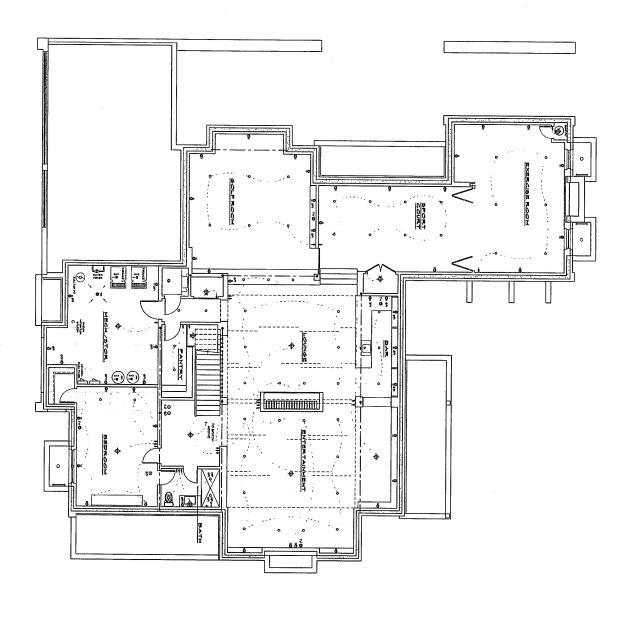




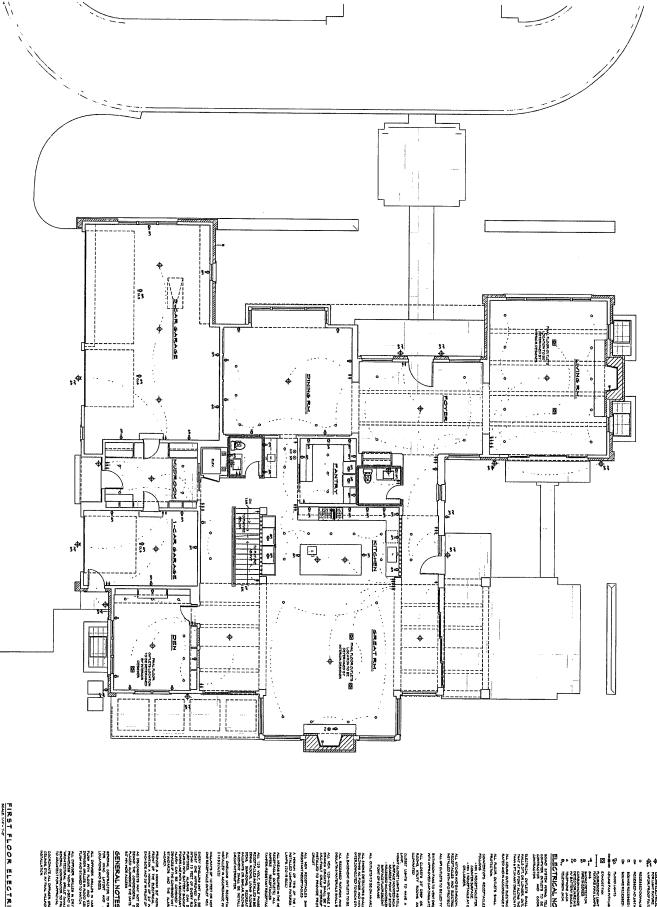


BASEMENT PLAN E SHALL BE PROVIDED PROVIDED AS SPECIFIED |a2.5| DRAWN BY: BB/KG/MM DOCUMENT: Issued For Permit 04.01.19 The Velamati Residence
321 East 7th Street
Hinsdale, IL

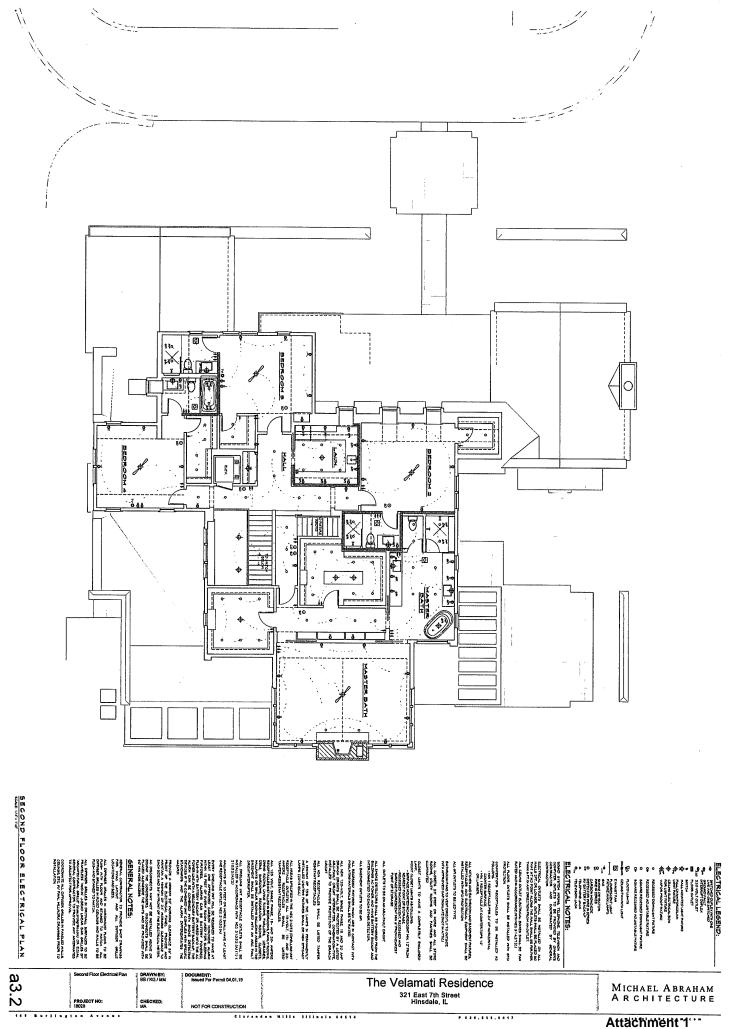
MICHAEL ABRAHAM ARCHITECTURE Attachment 1

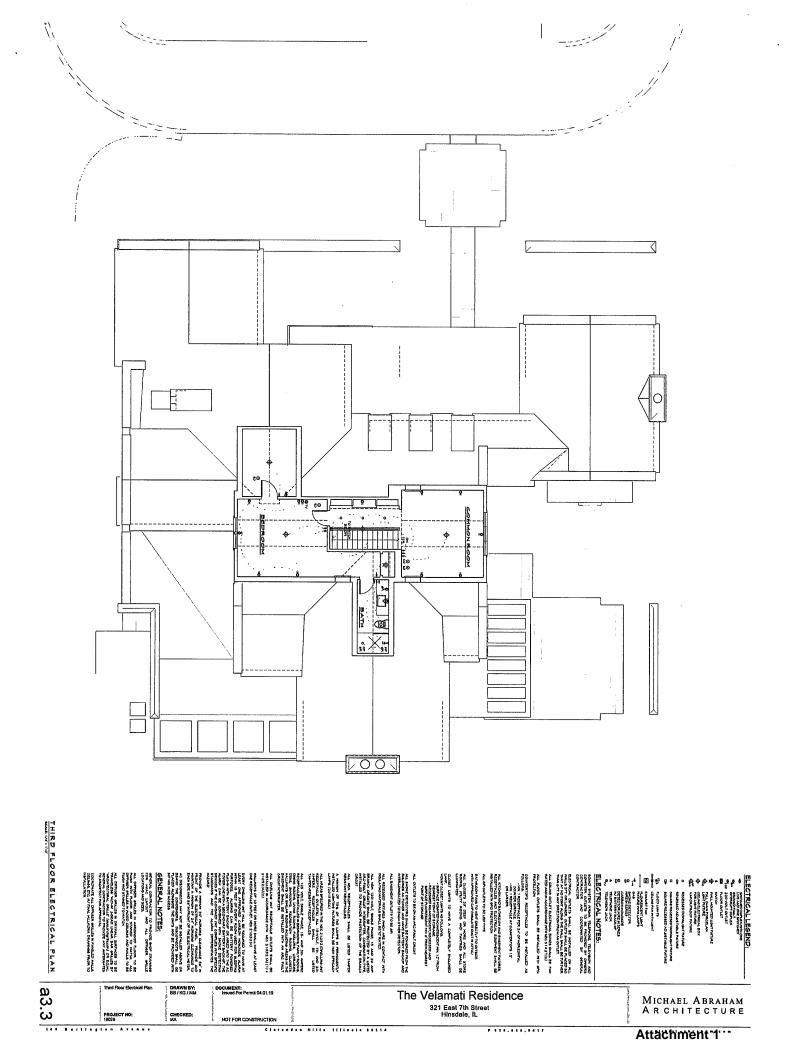


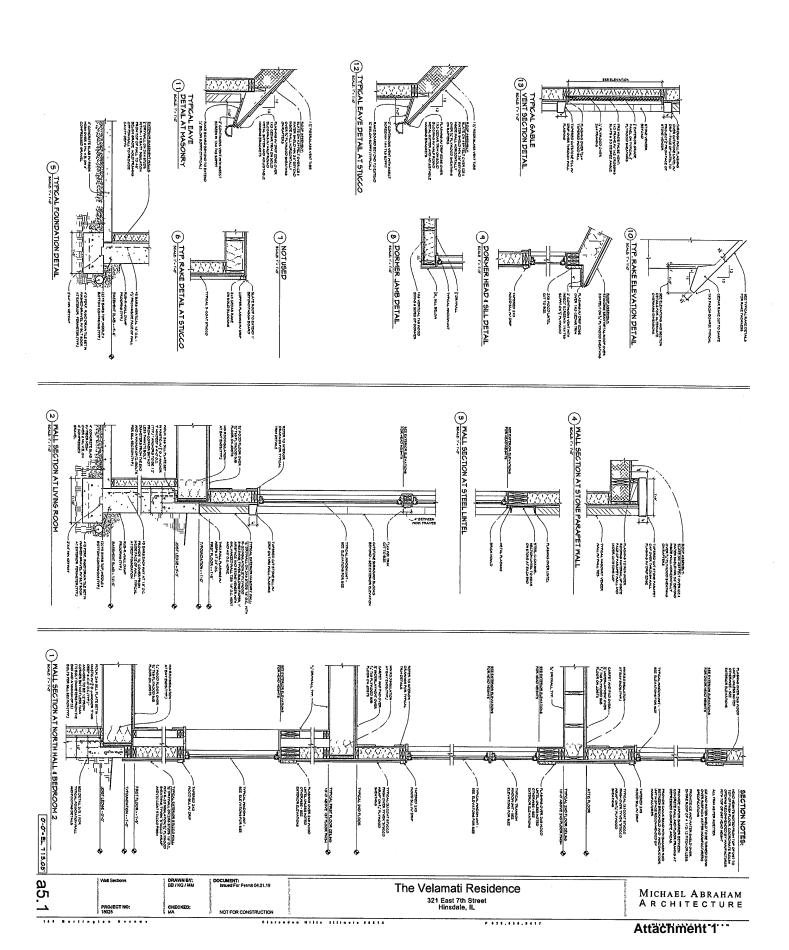
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321 East 7th Street
Hinsdale, IL MICHAEL ABRAHAM ARCHITECTURE NOT FOR CONSTRUCTION



THE PROPERTY AND TH







FIRST FLOOR DECK FRAMING PLAN

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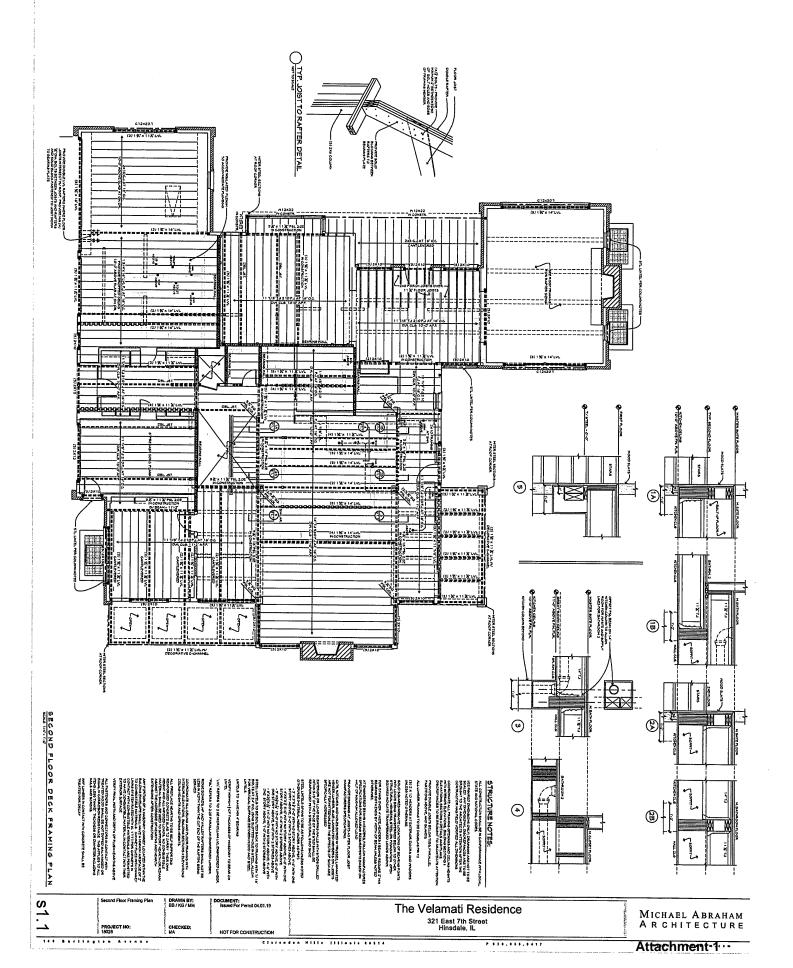
321 East 7th Street Hinsdale, IL

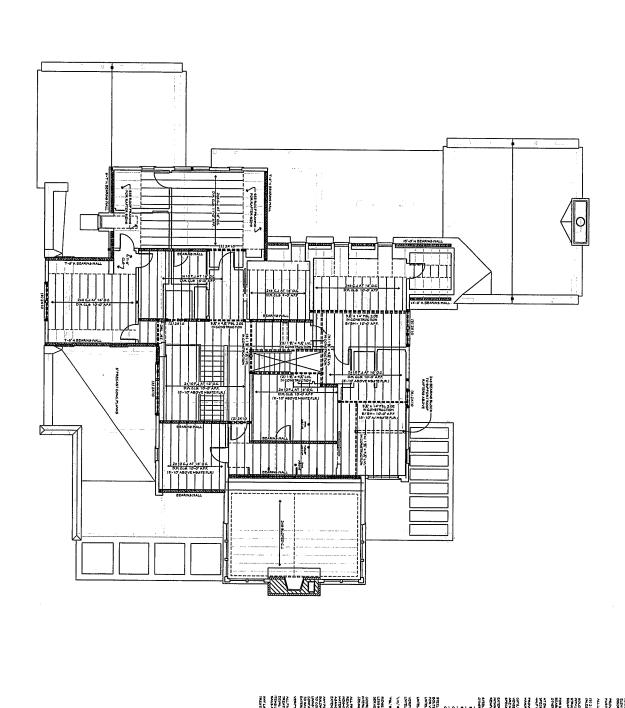
P 438.855.9417

MICHAEL ABRAHAM ARCHITECTURE

Attachment 1 · · ·

The Velamati Residence





SECOND FLOOR CEILING FRAMING PLAN

s1.2

Second Floor Clg. Framing Plan | DRAWN BY:

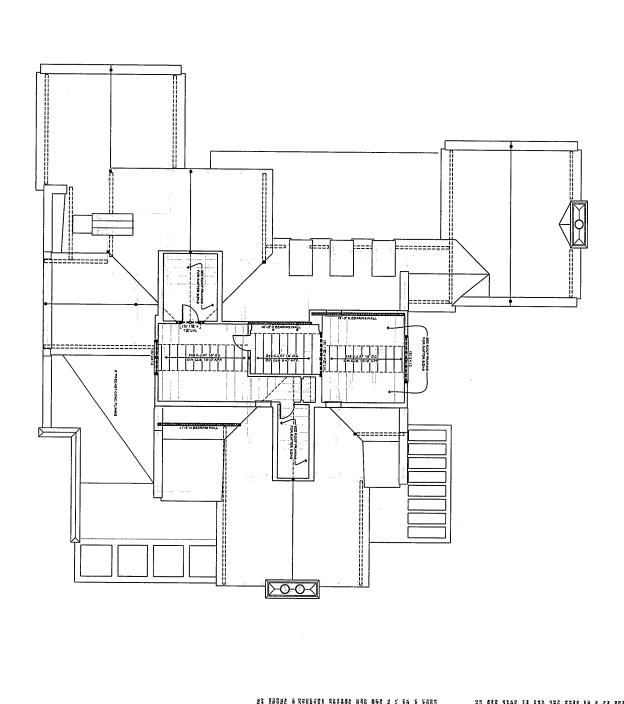
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The Velamati Residence
321 East 7th Street
Hinsdale, IL

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MICHAEL ABRAHAM A R CHITECTURE

Attachment-1···



THIRD FLOOR CEILING FRAMING PLAN

s1.3

Third Floor Clg. Framing Plan

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BB / KG / MM

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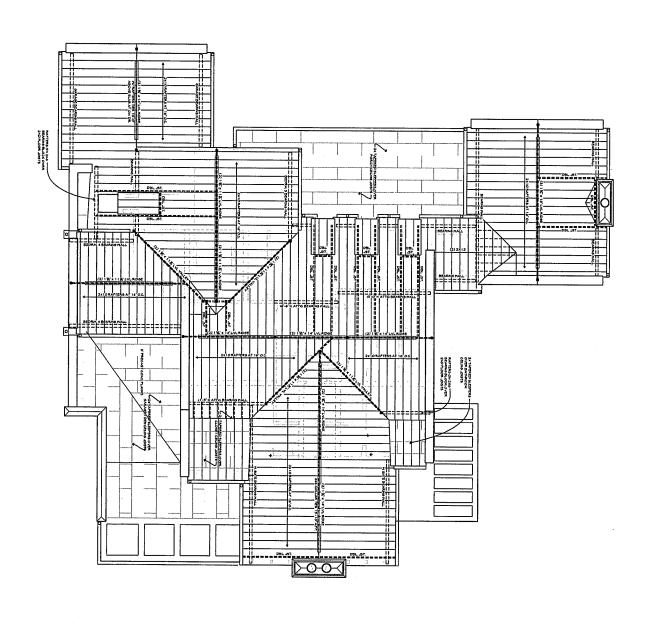
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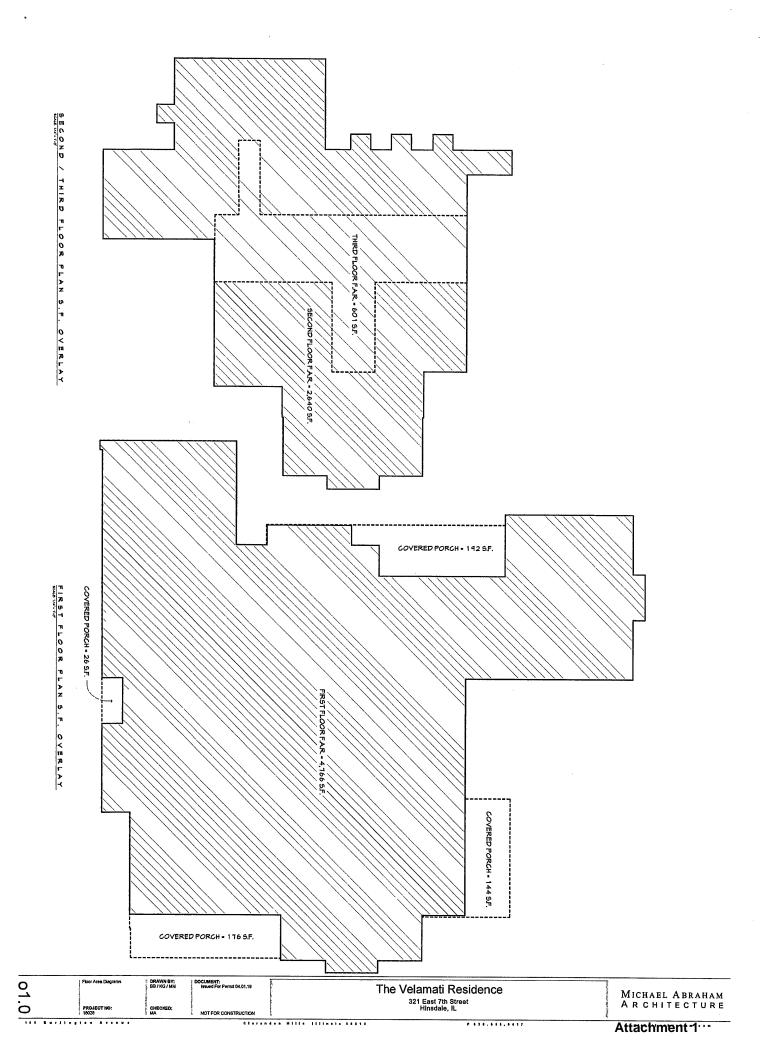
The Velamati Residence
321 East 7th Street
Hinsdale, IL

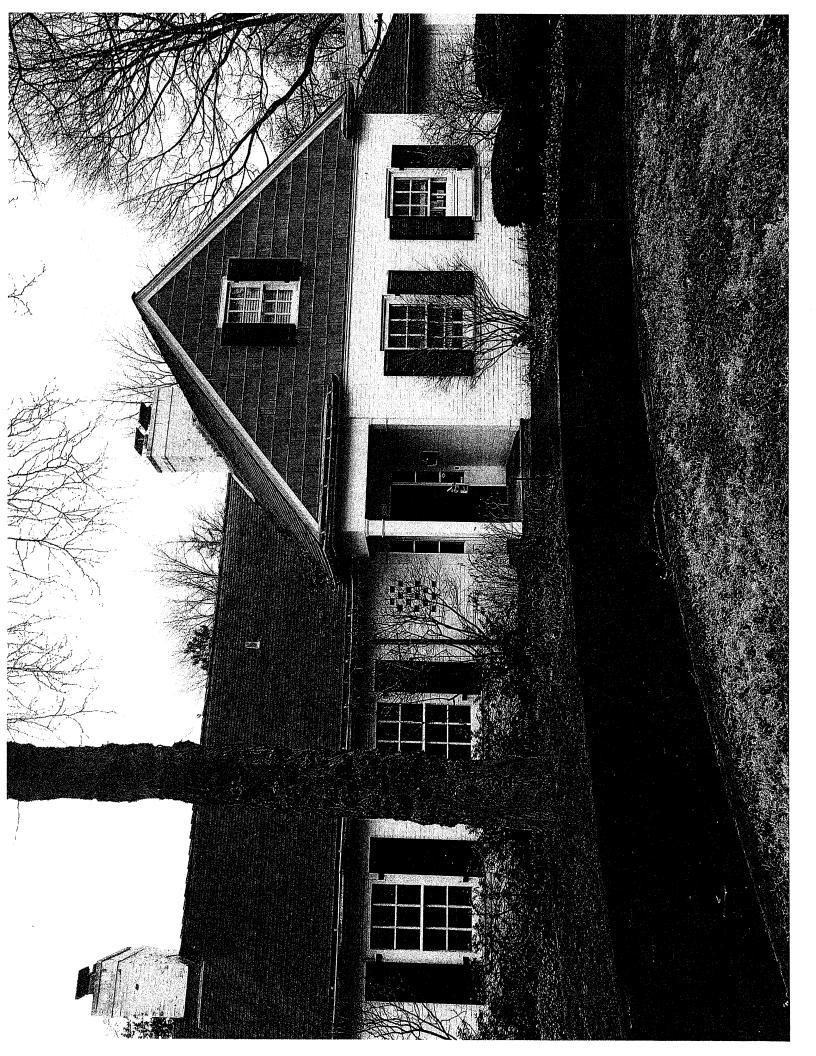
MICHAEL ABRAHAM ARCHITECTURE

Attachment-1···



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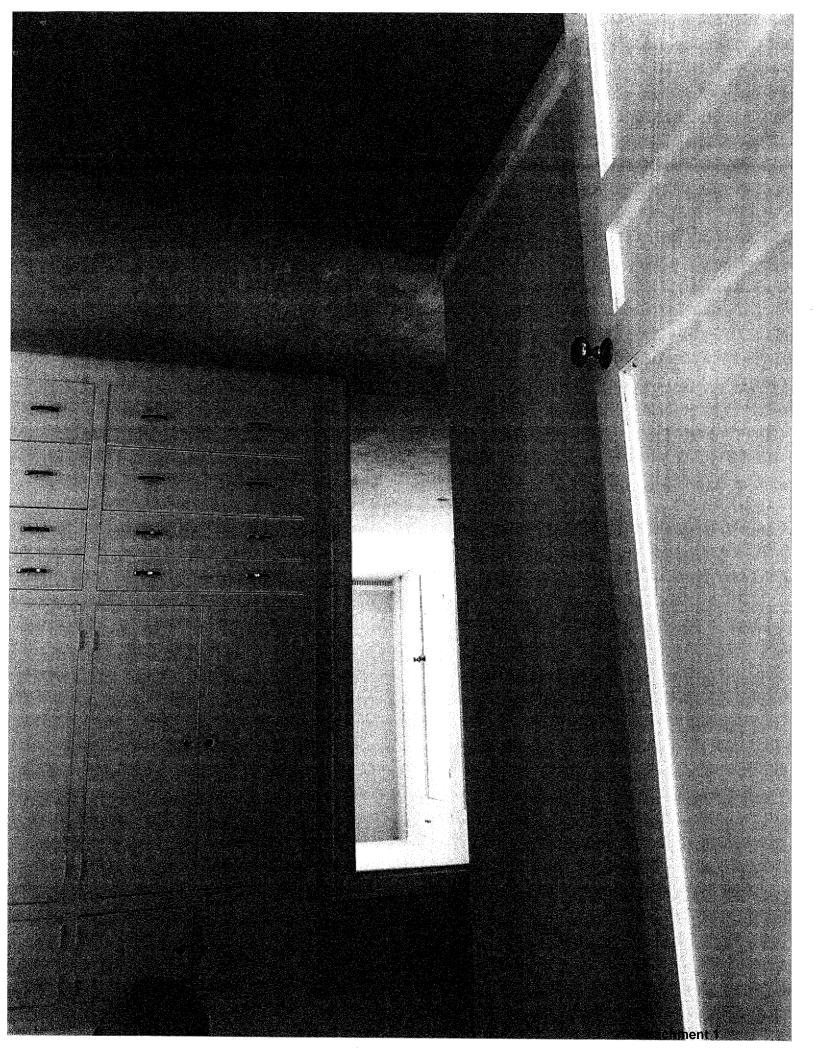


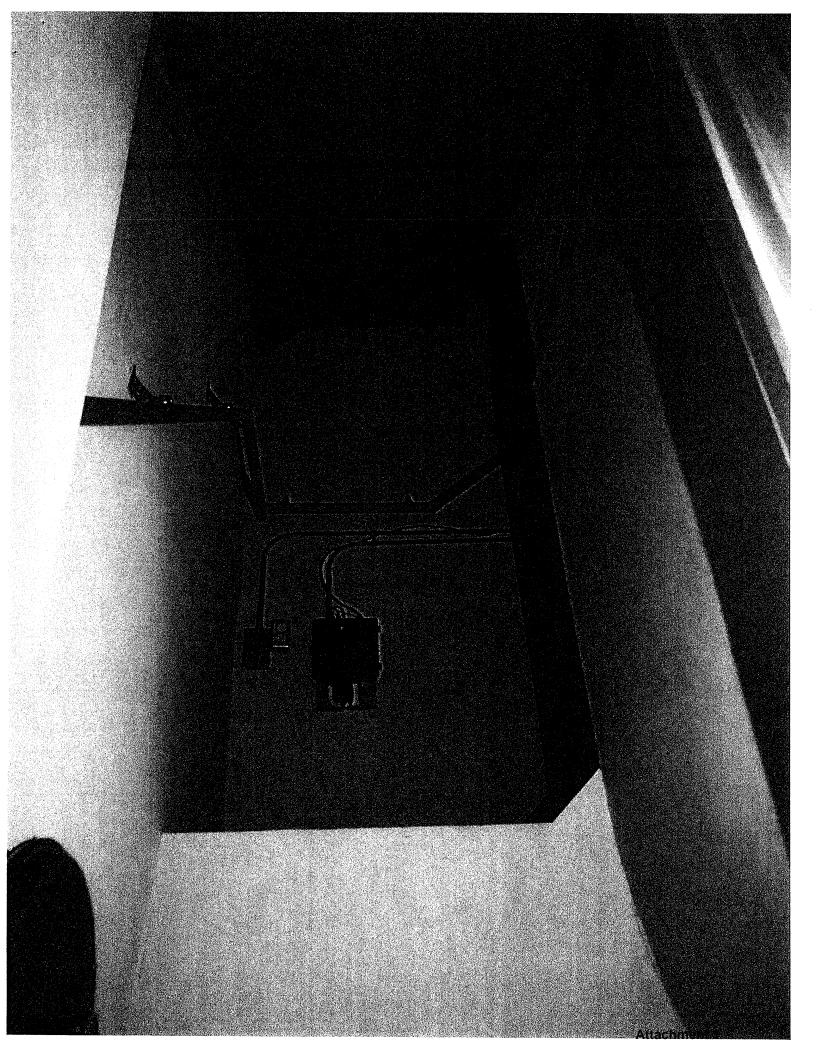


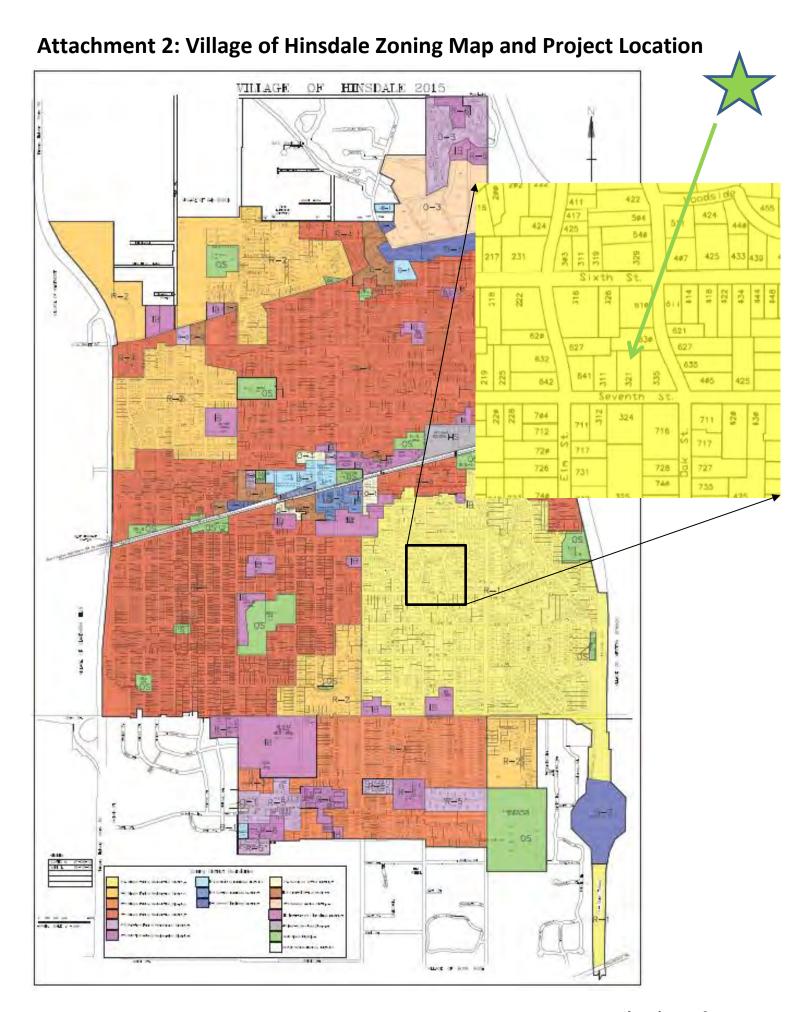




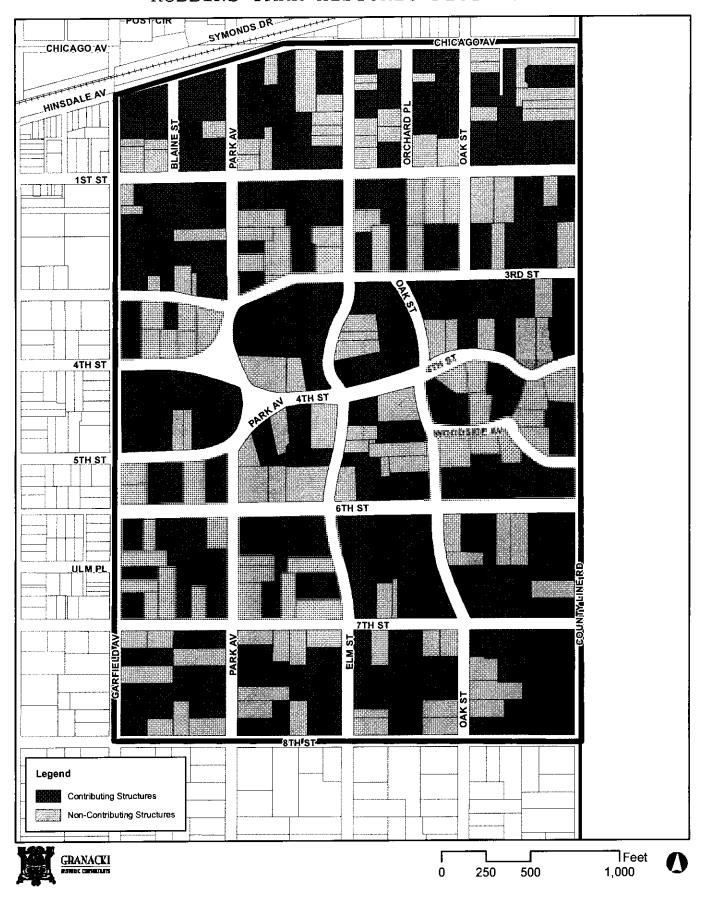








ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

- 1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
- 2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
- 3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
- 6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
- 8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- 9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
- 10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

- 1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
- 2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
- 3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
- 4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
- 5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
- 6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
- 7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
- 8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

NPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

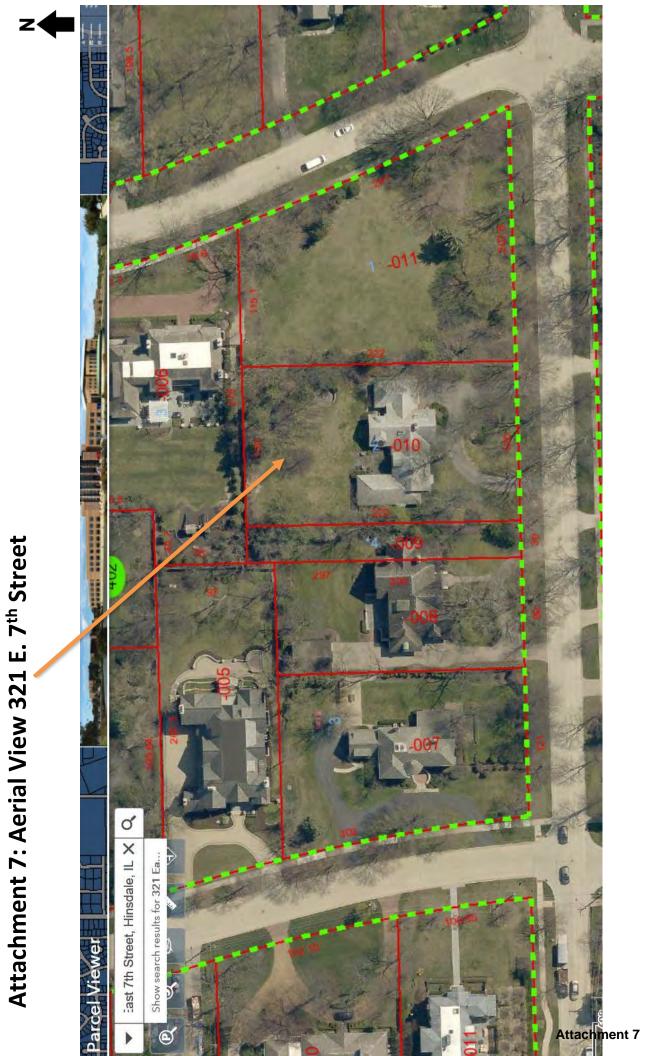
National Register of Historic Places Continuation Sheet

Section number 7 Page 19

Robbins Park Historic District Hinsdale, DuPage County, IL

io)	TANGET BETREET	ARCHCIASS	DATE	HISTORIC NAME	C OP NC	SECONDARY CIRUCIURES CORNC	FARCHITECT SE	PRODECT SERVICE	SELINDARY STRUCTURE STRUCTURE
711 S	PARK	Colonial Revival	1924	Sailor, C. M. House	c	NC	Thorud, Bert M.		Detached garage
714 S	PARK	Neo-Traditional (under construction)	2006- 08		NC	_	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	and a second a second and a second a second and a second	
719 5	PARK	Craftsman	c. 1915		c	NC			Detached garage
722 S	PARK	Colonial Revival	1941	Marshall, F. O. House	c	NC		Nelson, John	Detached garage
728 S	PARK	Classical Revival	c. 1925		c	NC			Detached garage
729 S	PARK	Neo-Traditional	1994		NC	-	Wigori, Carl		and the second s
735 S	PARK	Neo-Traditional	2005- 06		NC	NC			Detached garage
736 S	PARK	Tudor Revival	1916	Jacks, Arthur House	С	С	Buckley, A. W. & Co.		Detached garage
110 E	SEVENTH	No Style	1886		NC	-			
115 E	SEVENTH	Neo-Traditional	2005- 06		NC		HARROWS SANGE		
121 E	SEVENTH	French Eclectic	1924	Walker House	NC	С	Foltz & Brand	Braun & Loehman	Detached garage
122 E	SEVENTH	No style (altered)	1951	Chiska House	NC	-	Cohen, Arthur S.	A CONTRACTOR OF THE PROPERTY O	
127 E	SEVENTH	French Eclectic	c. 1925		С	NC _.			Detached garage
135 E	SEVENTH	French Eclectic	c. 1940		NC	NC			Detached garage
219 E	SEVENTH	Colonial Revival Cottage	1956		c	-	Smithson, A. T.	Dressler, Paul	
220 E	SEVENTH	No style	1927	Schmidt, R. F. House	NC	NC	Armstrong, Furst, and Tilton	Soltwisch, William & Son	Detached garage
225 E	SEVENTH	Neo-Traditional	2002		NC	-	Estenssoro, Sergio G.	Barrett Builders	and the same of th
228 E	SEVENTH	Neo-Traditional	2002		NC	1			
311 E	SEVENTH	Neo-Traditional	1995		NC	NC	Buss, Michael	Knight, Dave	Detached garage
312 E	SEVENTH	Neo-Traditional	2002		NC	-	R.A.M	Key Brothers	<u> </u>
321	ESEVENTH	Colonial Revival Cottage	c. 1940		С				

Attachment 6: Street View 321 E. 7th St. (facing north)



VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 10, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 35 S. Garfield St. – Application for Certificate of Appropriateness to Demolish an Office

building in the Robbins Park Historic District to Construct a New Office building – Case

HPC-04-2019 (*continued* from June 5, 2019, HPC meeting)

Summary

The Village of Hinsdale has received an application from Hawbecker and Garver LLC, requesting approval for a Certificate of Appropriateness to demolish an existing office building in the Robbins Park Historic District to construct a new office building. Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

At the June 5, 2019, HPC public hearing, the HPC expressed appreciation for the proposed Victorian façade of the new office building. 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.

The applicant has submitted a revision with an elevator plan that does not go into the 3rd floor attic. This has helped with a pitched roof design, better matching the roof and porch features of the initial plan.

Request and Analysis

The subject property is located on an interior lot on S. Garfield Street. The existing home was constructed in 1903 in a Shingle style according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant office building (attached). The subject property is located in the O-1 Specialty Office District and borders the same to the north, east, south and B-2 Central Business District to the west. Per the submitted plat of survey, it is a legal nonconforming O-1 lot that is approximately 6,025 SF in area. The existing building, per the National Register of Historic Places, is a contributing structure in the Robbins Park Historic District.

Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior



MEMORANDUM

architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and Revised Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Robbins Park Historic District Map

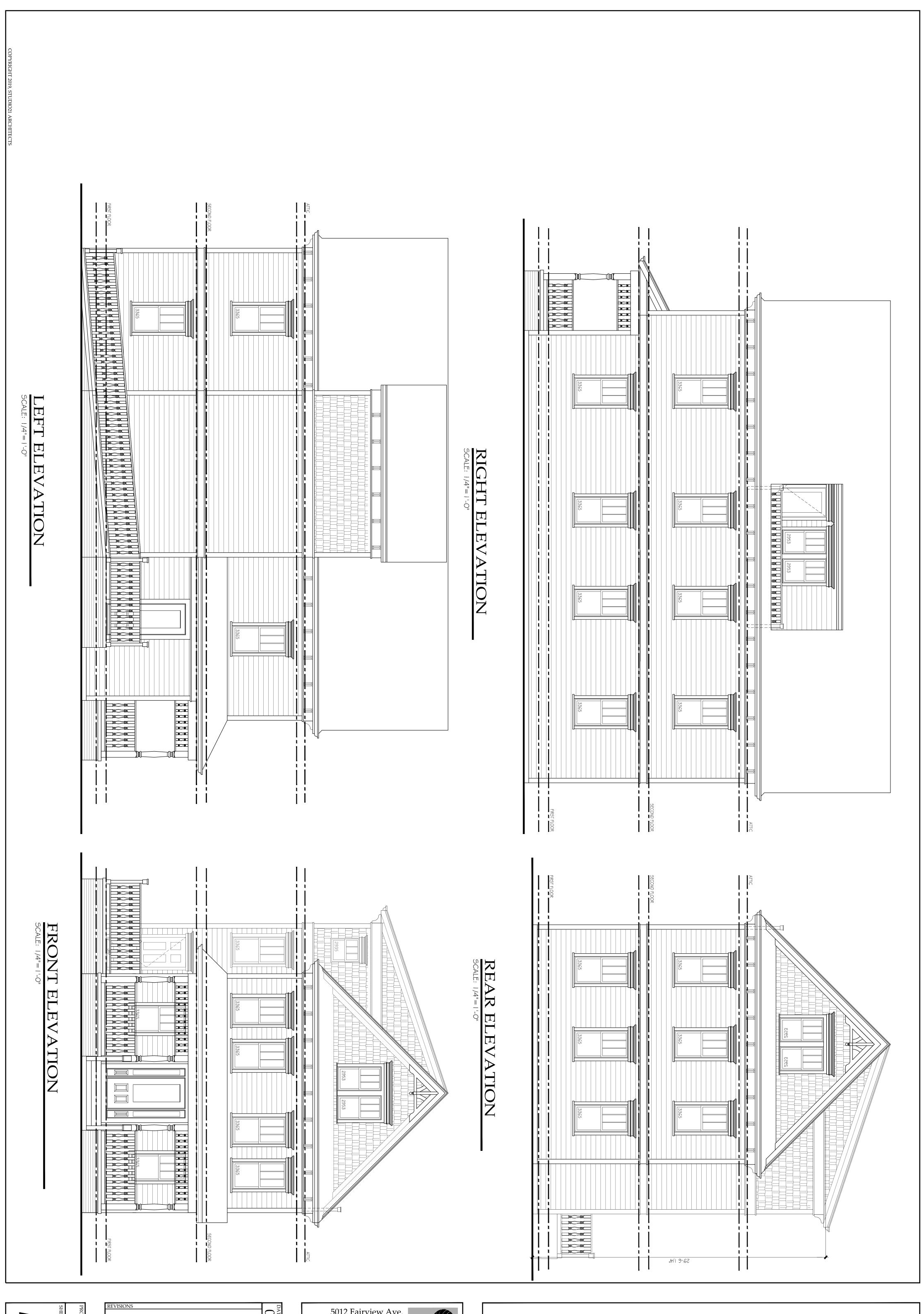
Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 5 - National Register of Historic Places Sheet

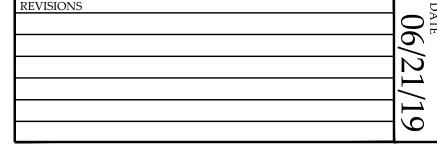
Attachment 6 - 35 S. Garfield St. Street View

Attachment 7 - 35 S. Garfield St. Aerial View





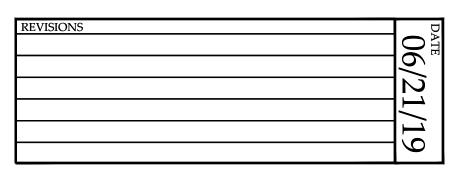




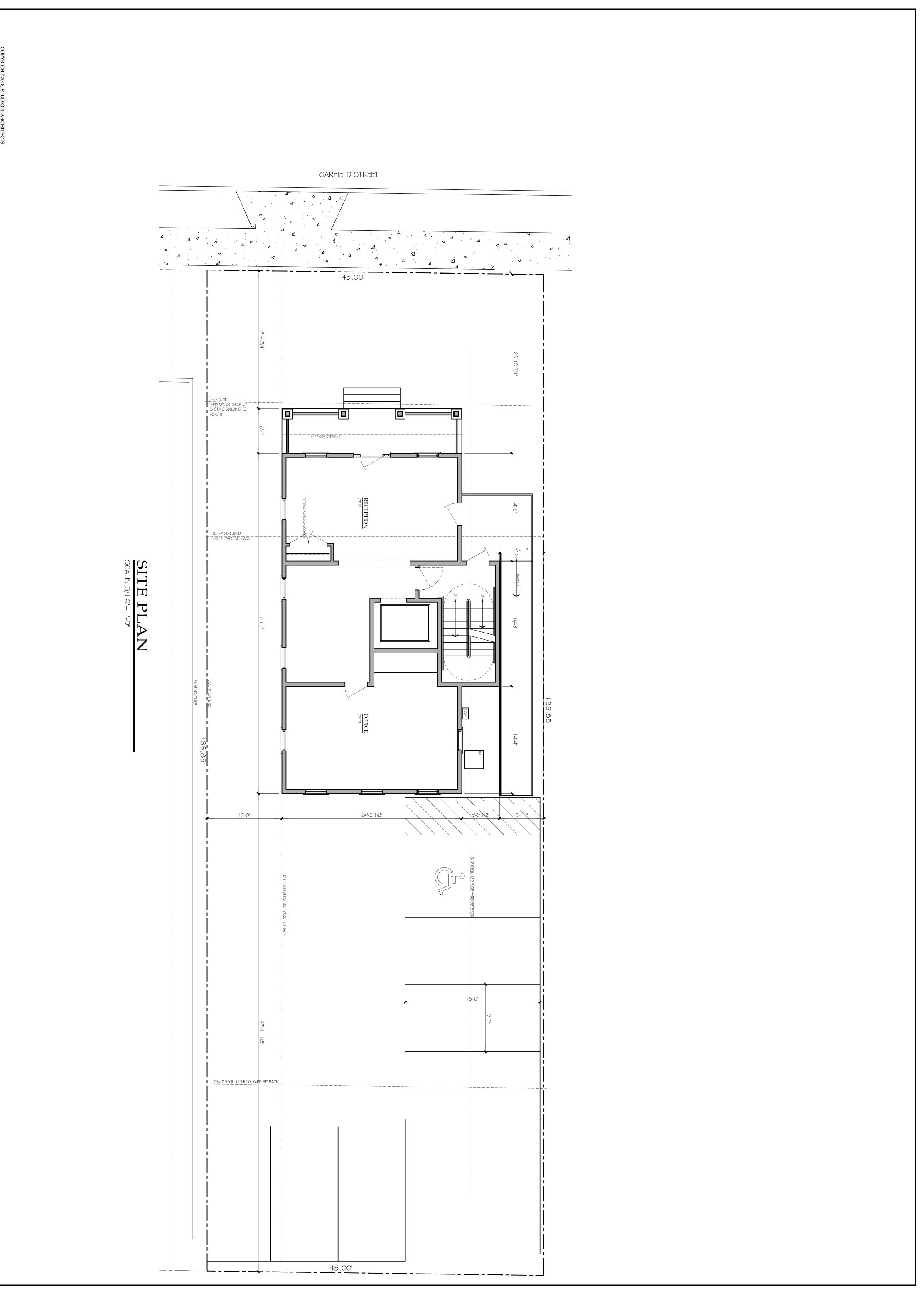




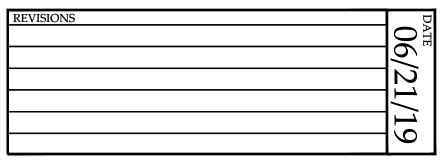














VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

	ess of Property under review: <u>35 S. GARFIELD</u> erty Identification Number: <u>09-72-201-005</u>								
l.	GENERAL INFORMATION								
1.	Applicants Name: HAWBECKER * CARVER LLC Address: 26 BLAINE HINSOPIE IL 60521 Telephone Number: 630 - 789-6833								
2.	Owner of Record (if different from applicant): (AW OFFICES OF 35 5. GARFIELD LLC Address: 35 5. GARFIELD HINSPACE IZ (6052) Telephone Number: 630 789-6833								
3.	Others involved in project (include, name, address and telephone number): Architect:								
	Builder: SG Home Busiders 1800 Wederwood Lane, Schambure, IL 60193 847-602-7641 Engineer: ENGENERAME RESOURCE ASSOCIATES 35701 WEST AVENUE SUITE 150 WATHENVILLE, TT 60555 P: 630, 393, 3060								
	Describe the existing conditions of the property: Acep NOT WELL MAINTAINED								
2.	Property Designation:								
	Listed on the National Register of Historic Places?YESYES								
	Listed as a Local Designated Landmark? YESYESXNO								
	Located in a Designated Historic District?X_YESNO								

/EARL	DOWN + Cons	TRUCT NEW	OFFICE L	PURDING	-SEE 1	LANS K
Successive A another appli Code of Hins	Applications. cation for a C dale within the	ertificate of	Appropriate	f the prop eness und	erty beer er Title X	n the su IV of the
,	17					
X_No	Yes					
If yes, state the evidence sup consider this	he date of the porting, the reapplication at	easons why this time, p	the Application	ant believe	s the Villa	age shou
If yes, state the evidence sup	he date of the porting, the reapplication at	easons why this time, p	the Application	ant believe	s the Villa	age shou
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CERTIFICATION

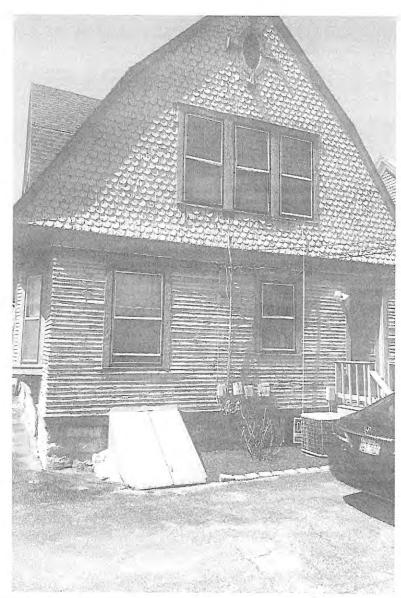
The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

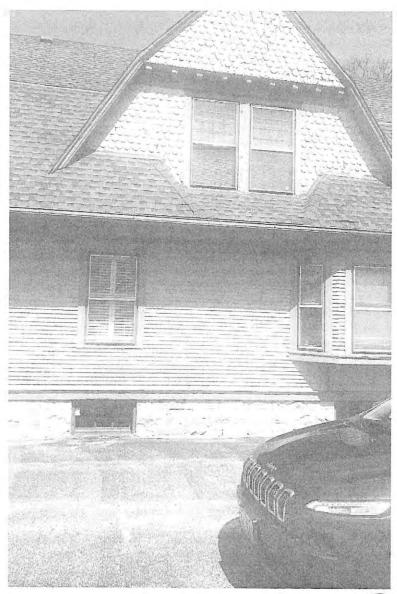
Signature of Applicant	Signature of Applicant
☐ CORPORATION	
Signature of Applicant's President	Signature of Applicant's Secretary
PARTNERSHIP	Alm _
Signature of Applicant	Signature of Applicant
Signature of Applicant	Signature of Applicant
LAND TRUST	OTHER
Signature	Signature of Authorized Onicer
SUBSCRIBED AND SWORN to before me this day of	Official Seal Notary Public – State of Illinois My Commission Expires Apr 13, 2021
April 2019	Chapperell ?

PHOTO LIST

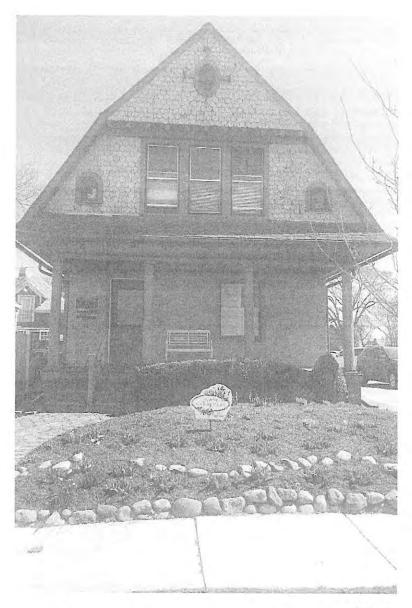
- #1. Rear Elevation-Facing East
- #2. Side Elevation-Facing South
- #3. Front Elevation-Facing West
- #4. Side Elevation-Facing North
- #5. Side Elevation-Facing North
- #6. Commericial Building directly to the South of subject Property
- #7. Building directly East of subject Property
- #8. Building directly North of subject Property
- #9. Second Building directly North of subject Property
- #10. Fullers Hardware directly West of subject Property
- #11. Commercial Building Northwest of subject Property



REAR ELEVATION - FACING EAST



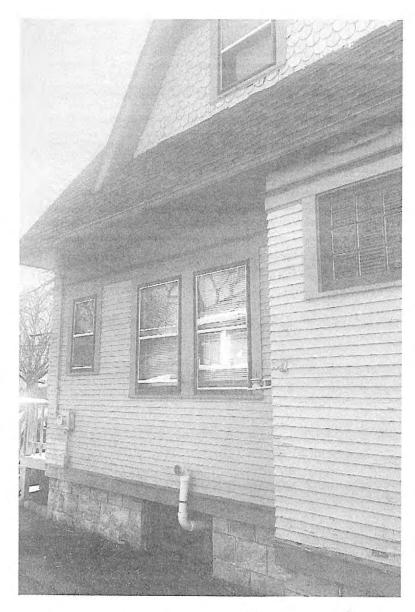
SIDE ELEVATION- FACING SOUTH



FRONT ELEVATION - FACING WEST

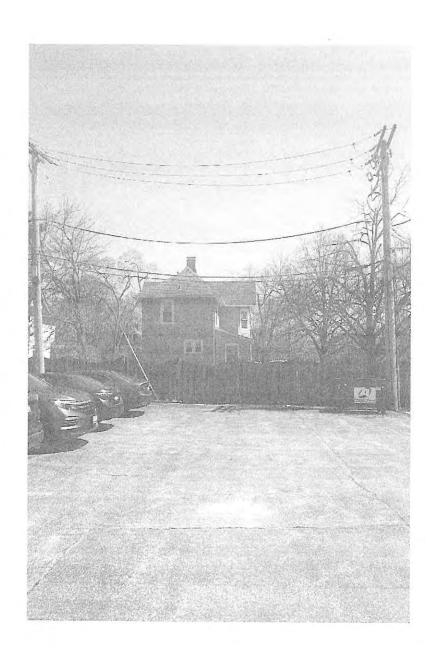


SIDE ELEVATION- FACENG NORTH

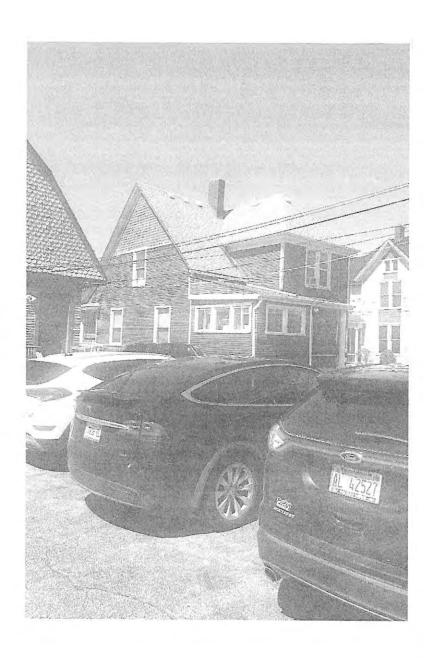


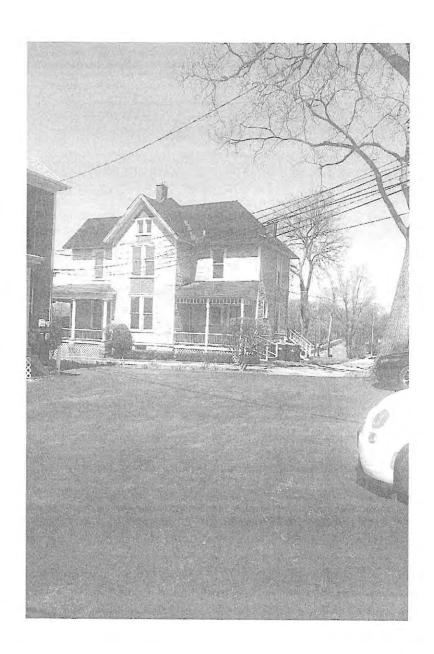
SIDE ELEVATION - FACING NORTH



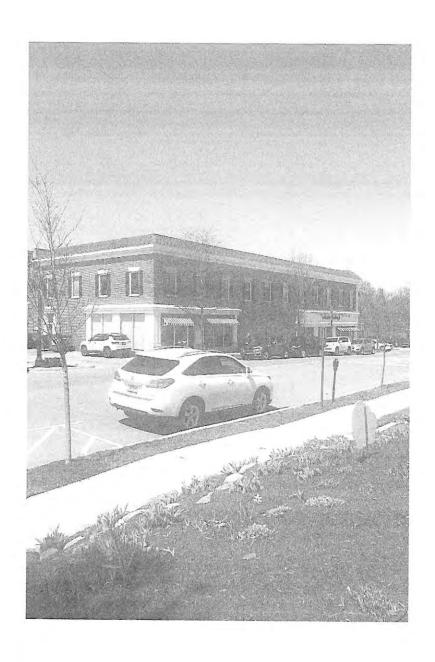


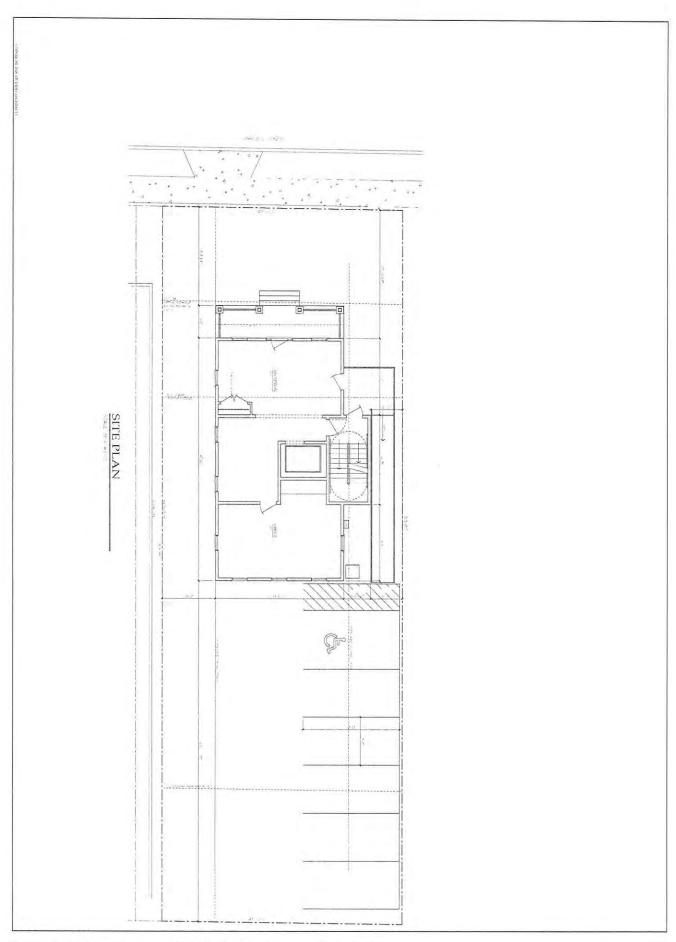




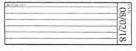












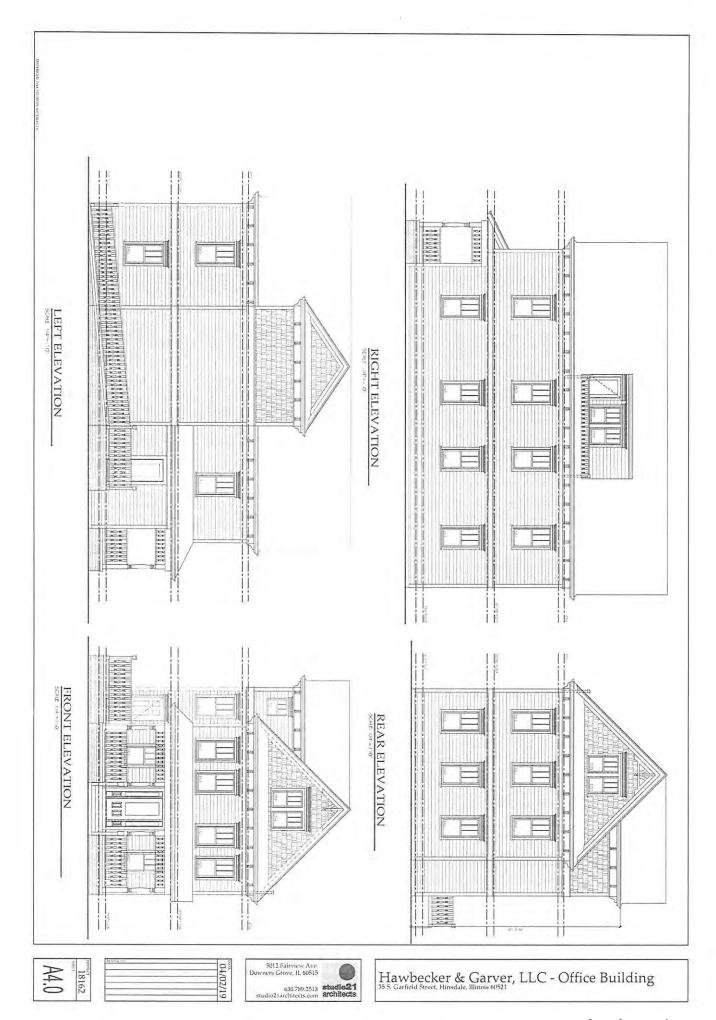


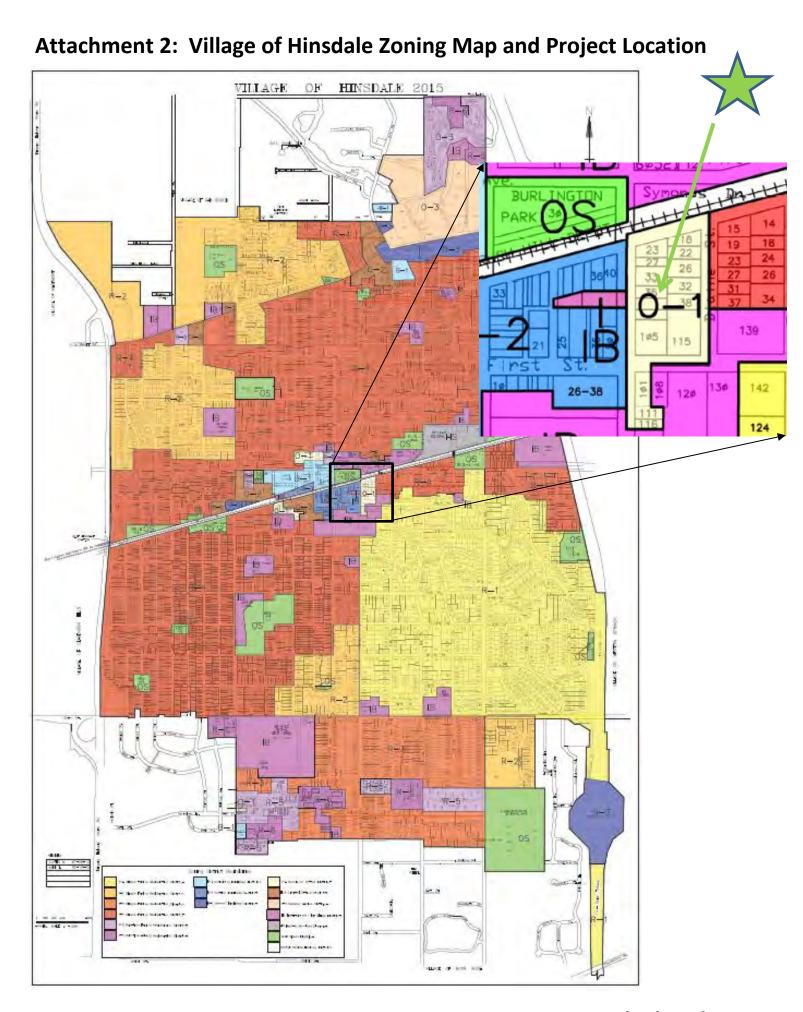




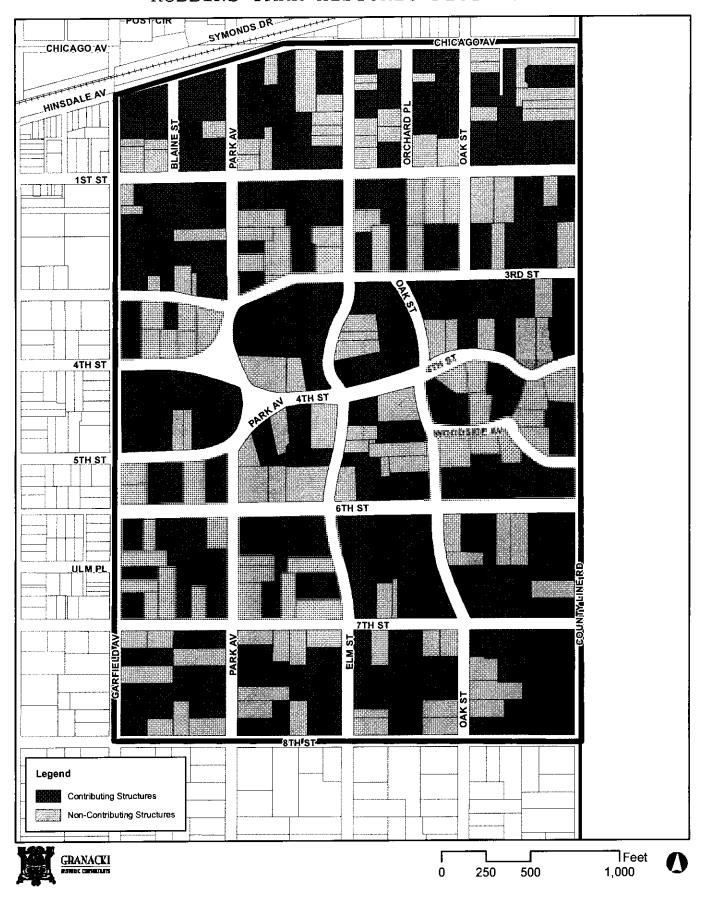








ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

- 1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
- 2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
- 3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
- 6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
- 8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- 9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
- 10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

- 1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
- 2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
- 3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
- 4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
- 5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
- 6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
- 7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
- 8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

NPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 14

Robbins Park Historic District Hinsdale, DuPage County, IL

NO	augustatu P syree t	AROIGLASS	DATE	HISTORIC NAME	OR NO	SECONDARY STRUCTURES BECORNOL	Arcelusor	PROIDER V	SECONDARY STRUCTURE
35 S	GARFIELD	Shingle Style	1903	Buchholz House	С	-			
1 01 S	GARFIELD	Freestanding	1954	Hinsdale Dental & Medical Building	С		Ekroth, Martorano & Ekroth	Schillmoeller & Krofl Co.	
111 S	GARFIELD	Bungalow	c. 1910		NC	-			
115 S	GARFIELD	Gable Front	c. 1865		c	-			
119 S	GARFIELD	Parking Lot			NC				
137 S	GARFIELD	Church/Gothic Revival	1916	Union Church of Hinsdale	С			Soltwisch and Bucholz	
305 S	GARFIELD	Colonial Revival	c. 19 10		С	С			detached garage
321 S	GARFIELD	Gothic Revival	c. 1865		С	-			
415 S	GARFIELD	Tudor Revival	1937		С	-	Mooney, R. R.		
425 S	GARFIELD	Colonial Revival	c. 1900	A CONTROL OF THE CONT	С	NC			detached garage
431 5	GARFIELD	Gable Front Cottage	1882		c	NC			detached garage
513 S	GARFIELD	Queen Anne	1887	Collins House	NC	NC		Froscher, Adolph	detached garage
605 S	GARFIELD	No Style	1872	Slocum, Mrs. Sarah A. House	С	С			detached garage
617 S	GARFIELD	Neo-Traditional	1991		NC	_	Olsen, Steven	McNaughton, James	**
629 S	GARFIELD	Cape Cod	c. 1940		С	NC; C			detached garage; shed
631 S	GARFIELD	Neo-Traditional	1990		NC	-	Parsons, Dennis	R & G Homes	
639 S	GARFIELD	Italianate	1873	McIntyre, F. A. House	c	NC			detached garage
711 S	GARFIELD	Colonial Revival	1922	Tousey, Chester A. House	С	c	Knapp, George	Soltwisch, William	detached garage
719 S	GARFIELD	Colonial Revival	1925	Hildebrand, Helen House	NC	NC			detached garage
725 S	GARFIELD	Shingle Style	1905	Delano, S. House	c	С			detached garage
735 S	GARFIELD	Tudor Revival	1923	Smith, Walter House	С	NC	Barfield, William Gibson	Gleismann, Frederick	detached garage
741 S	GARFIELD	Craftsman	1907	Dow, Florence House	С	NC			Detached garage
3 S	OAK	Neo-Traditional	1994		NC	-	Anderson Assoc.	Bernard, Ross	

Attachment 6: Street View 35 S. Garfield St. (facing east)

Attachment 7: Aerial View 35 S. Garfield Street





MEMORANDUM

DATE: July 10, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 40 and 42 S. Washington St. – Alixandra Collections – 1 New non-Illuminated Wall Sign

and Wall Sign Modification - Case A-21-2019

Summary

The Village of Hinsdale has received a sign application from Aubrey Sign Co., on behalf of Alixandra Collections, requesting approval to install a new non-illuminated wall sign at 42 S. Washington Street and a modification to an existing wall sign at 40 S. Washington Street within the Historic Downtown District. The business, Alixandra Collections occupies both locations.

Request and Analysis

The requested new wall sign features dimensional text made from acrylic and two colors, black and pink. The proposed location of the new wall sign is above the front entrance, just like the front entrance next door. With the wall sign modification to replace the existing logo next door, both wall signs would appear the same. The proposed new wall sign at 42 S. Washington St. is 17" tall and 7'-5" long for an area of 10.5 SF. The modified sign request at 40 S. Washington St. is 16" tall, however, according to the sign company, the sign with the shorter "AC" logo would still have an area of 10.5 SF when combined with the existing wall sign text.

In the B-2 Central Business District, a multi-tenant building is permitted to request up to 25 SF of signage per tenant. Thus, the request complies with the Code. There are no additional wall signs on the commercial building.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location



MEMORANDUM

Attachment 3 - Street View of 40 and 42 S. Washington St. Attachment 4 - Birds Eye View of 40 and 42 S. Washington St.

Exterior Signage

Account:

Collections Alixandra

Location:

40 & 42 S. Washington Hinsdale, IL

Date: 5-14-19

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE ALBREY SIGN CO, UNIT, BAID FOR, IN FULL, BY CUSTOWER, USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

dab



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COLLECTIONS

Alixar

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89.06 in

Existing

Sign details: Dimensional letters (1/4" FCO acrylic) stud mounted to EIFS exterior. Type of Illumination: None

Dimensions: FCO letters @ 17" $H \times 89$ " W = 10.50 sq. ft. FCO letters @ 16" $H \times 22.33$ " W = 2.5 sq. ft.

Special Notes: New AC logo to replace existing as shown on right unit

SIGN CO.

1847 Suncast Lane Batavia, IL 60510

Fax: 630-482-9906 Ph: 630-482-9901

www.aubreysigns.com

Email: paul@aubreysigns.com



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant					
Name: Aubrey Sign Co.	Contractor				
Address: 1847 Suncast Ln	Name: Aubrey Sign Co.				
	Address: 1847 Suncast Ln				
City/Zip: Batavia 60510	City/Zip: Batavia 60510				
Phone/Fax: (63) 482 /9901	Phone/Fax: (63) 482 /9901				
E-Mail: paul@aubreysigns.com	E-Mail: paul@aubreysigns.com				
Contact Name: Paul Bandur	Contact Name: Paul Bandur				
ADDRESS OF SIGN LOCATION: 42 S Washington					
ZONING DISTRICT: B-2 Central Business District					
SIGN TYPE: Wall Sign					
ILLUMINATION None					
Sign Information:	Site Information:				
Overall Size (Square Feet): 10.5 (17" x 89")	Lot/Street Frontage:				
Overall Height from Grade: 14 Ft.	Building/Tenant Frontage: 250" (20.8 ft)				
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:				
o black	Business Name: Alixandra Collections				
e pink	Size of Sign: 10.5 Square Feet				
8	Business Name:				
	Size of Sign: Square Feet				
	Square Feet Square Feet				
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Signature of Applicant					

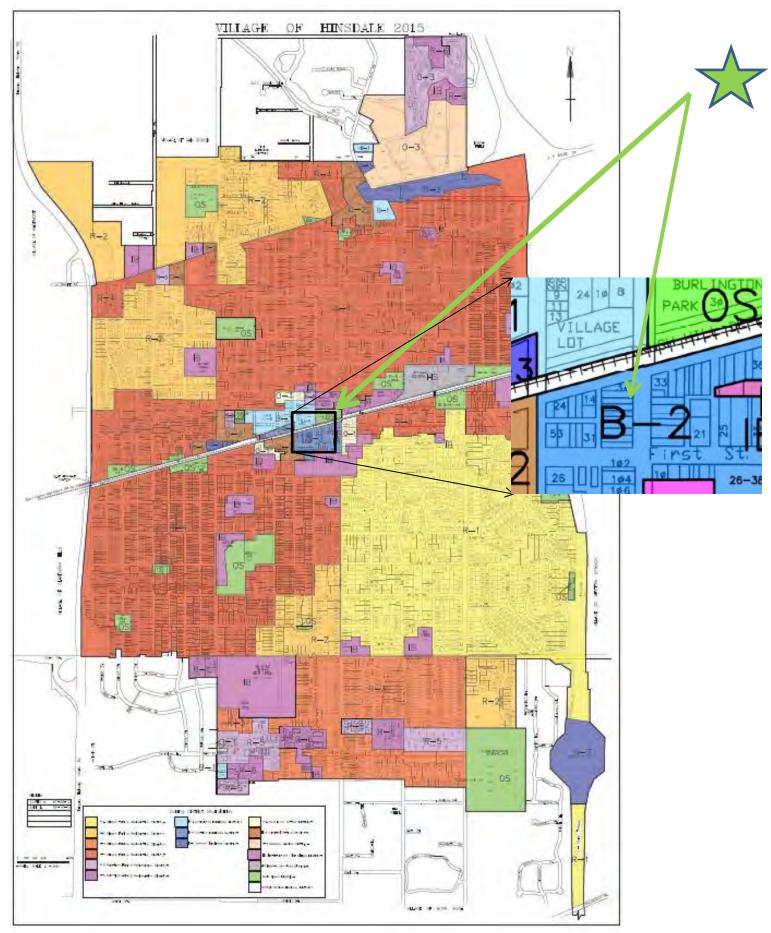


VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Contractor Name: Aubrey Sign Co Address: 1847 Suncast Ln City/Zip: Batavia 60510					
Address: 1847 Suncast Ln					
Phone/Fax: (63) 482 /9901 E-Mail: Paul@aubreysigns.com Contact Name: Paul Bandur					
Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: Business Name: Alixandra Collections Size of Sign: Square Feet Business Name: Size of Sign: Square Feet					
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Signature of Applicant Date Lichard J. Ron death M. 5-15-19 Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00) Plan Commission Approval Date: Administrative Approval Date:					

Attachment 2: Village of Hinsdale Zoning Map and Project Location





Street View of 40 and 42 S. Washington St. (facing west) Removing **Proposed Sign Locations** Attachment 3:



Birds Eye View of 42 and 40 S. Washington St. (facing west) Attachment 4:



MEMORANDUM

DATE: July 10, 2019

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 24 W. Hinsdale Ave. – Michael Abraham Architects - 1 New Illuminated Wall Sign

Case A-22-2019 – B-2 Central Business District

Summary

The Village of Hinsdale has received a sign application from Michael Abraham Architects on behalf of the building owner Rino Burdi, requesting approval to install a new illuminated wall sign at 24 W. Hinsdale Avenue for a new retail business. Hartley's Cycle Shoppe was the former business located in the building within the Historic Downtown District.

The requested new wall sign features dimensional text, "BURDI", made from metal and 1 color, black. The proposed location of the wall sign is above a canopy feature. The proposed new wall sign is 1'-5" tall and 5'-10" long for an area of 8.3 SF. The wall sign would project 1'-5" from the wall and features halo illuminated text at night. The application is code compliant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application (packet)

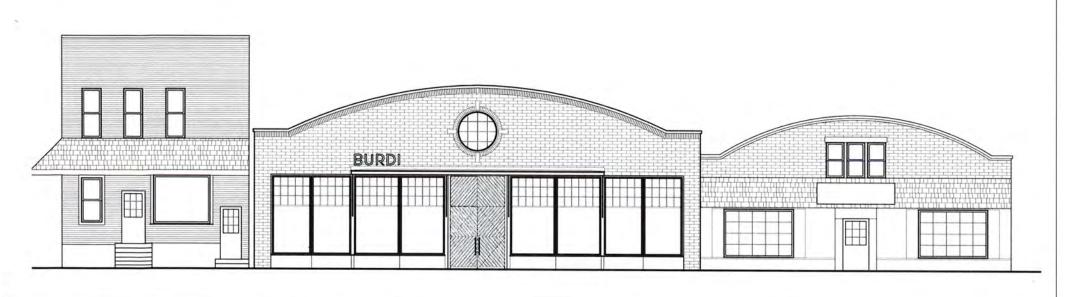
Attachment 2 - Zoning Map and Project Location

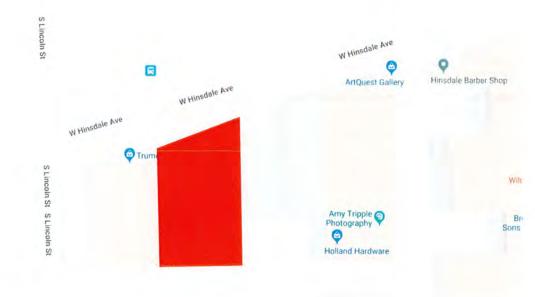
Attachment 3 - Street View of 24 W. Hinsdale Ave.

Attachment 4 - Birds Eye View of 24 W. Hinsdale Ave.

BLOCK CONTEXT

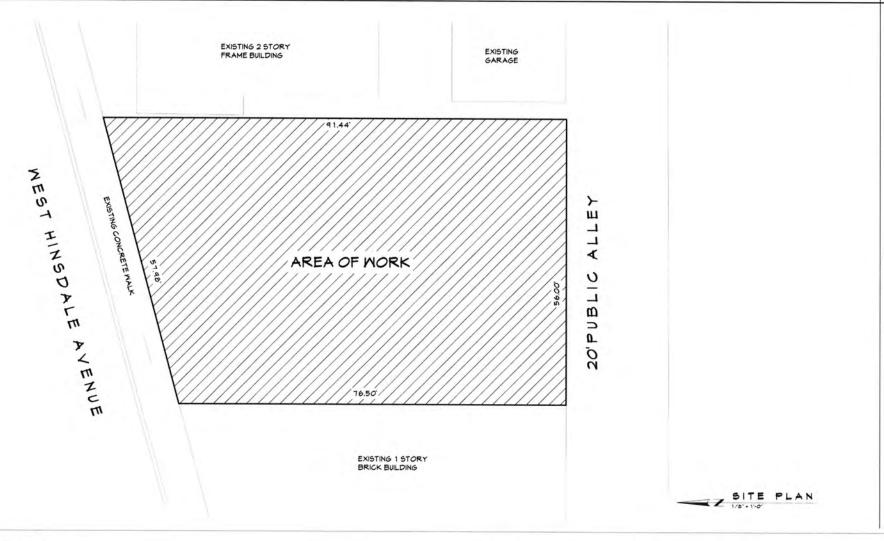
VICINITY PLAN





SITE PLAN

TABLE OF CONTENTS



- 1 SITE INFORMATION
- 2 PHOTO ARCHIVES
- 3 PROPOSED FIRST FLOOR PLAN
- 4 PROPOSED ELEVATION
- 5 SIGN DETAIL
- 6 EXTERIOR RENDERING
- 7 EXTERIOR RENDERING





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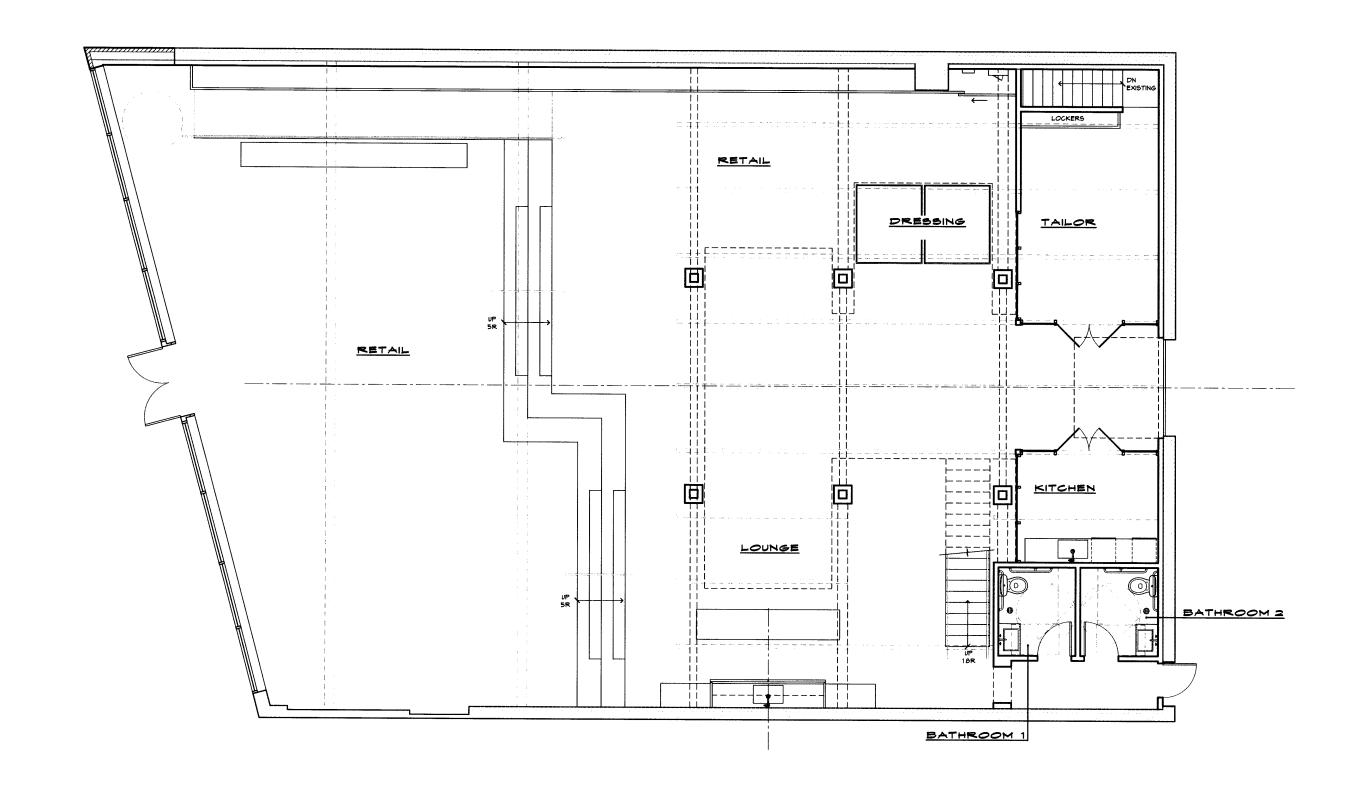
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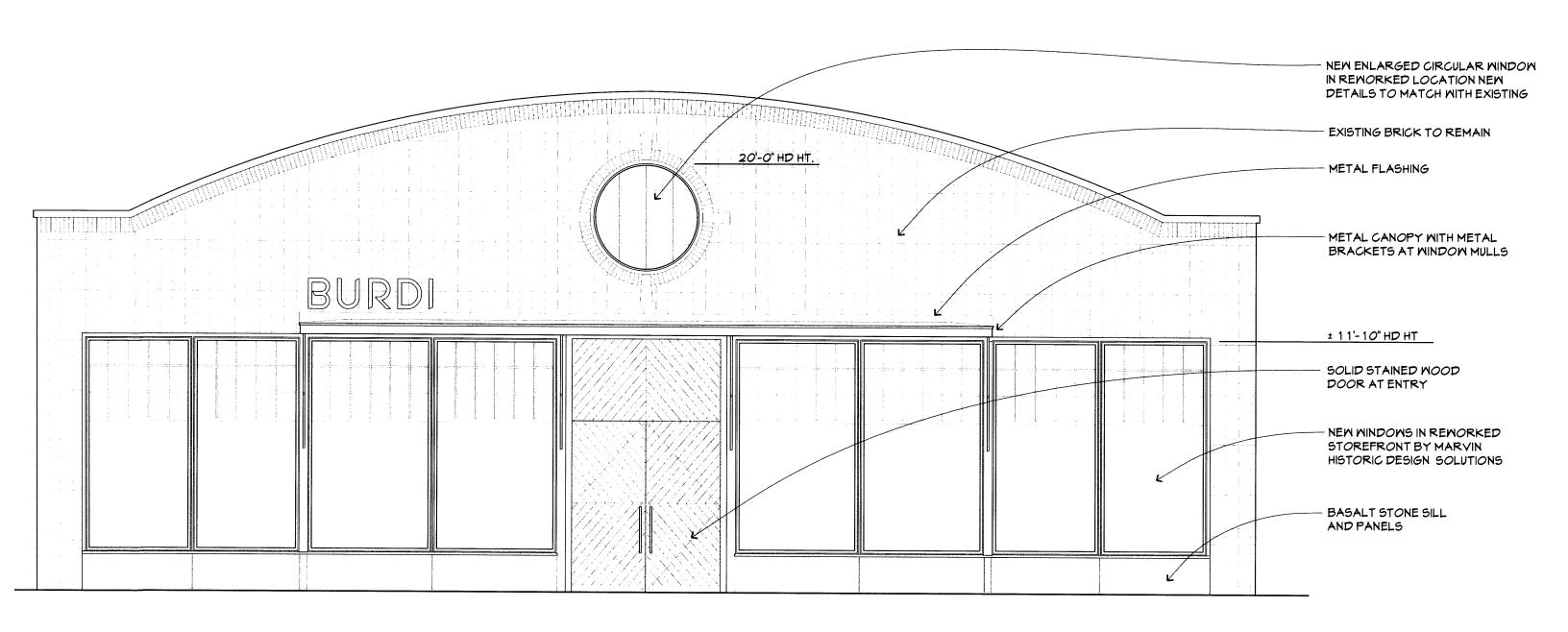
2019

PHOTO CRED: HINSDALE HISTORICAL SOCIETY ARCHIVES

michael-abraham.com 630.655.9417



PROPOSED FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



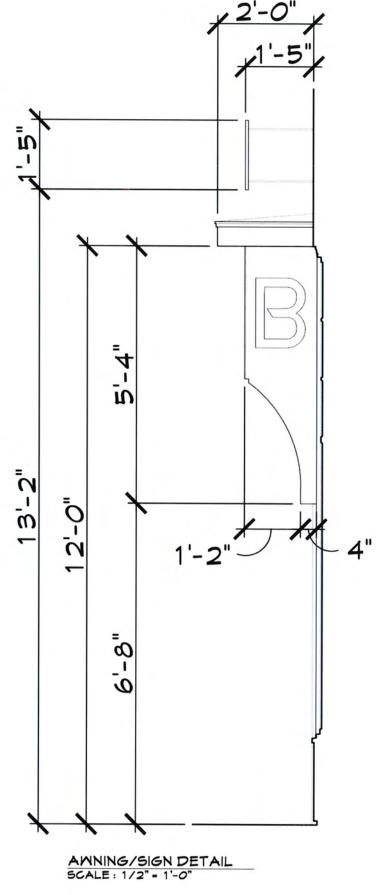
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MICHAEL ABRAHAM ARCHITECTURE

148 Burlington Avenue
Clarendon Hills Illinois 60514

michael-abraham.com 630.655.9417





MICHAEL ABRAHAM ARCHITECTURE

148 Burlington Avenue
Clarendon Hills Illinois 60514

michael-abraham.com 630.655.9417



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

<u> </u>	
Applicant	Contractor
Name: Margaret Morun	Name: Anthony Burdi
Address: 148 Burlington Ave	Address: 9400 Falling Waters Dr.
City/Zip: Clarendon Hills 60514	City/Zip: Burr Ridge, IL
Phone/Fax: (630) 655-9417 /ext. 306	Phone/Fax: (708) 715-7054
E-Mail: mm@michael-abraham.com	E-Mail: burdicustombuilders@aol.com
Contact Name: Margaret Morun	Contact Name: Anthony Burdi
Sanda Ivame.	Contact Name.
ADDRESS OF SIGN LOCATION: 24 W. Hinsdale	
ZONING DISTRICT: B-2 Central Business District	
SIGN TYPE: Wall Sign	
ILLUMINATION Back Lit	
Sign Information:	Site Information:
Overall Size (Square Feet): $8.3 (1.4' x 5.8')$	Lot/Street Frontage: 57.98'
Overall Height from Grade: 13'-2" Ft.	Building/Tenant Frontage: 55.19'
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
⊕ Black	Business Name: n/a
2	Size of Sign: Square Feet
6	Business Name:
	Size of Sign: Square Feet
I hereby acknowledge that I have read this application and	d the attached instruction sheet and state that it is correct
and agree to comply with all Village of Hinsdale Ordinan	ces.
	8/2019
Signature of Applicant Date	
	8/2019
Signature of Building Owner Date	
FOR OFFICE USE ONLY – DO NOT WRITE BELO	W THIS LINE
Total square footage: $0 x $4.00 = 0$	(Minimum \$75.00)
Plan Commission Approval Date: Adm:	inistrative Approval Date:

Attachment 2: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 STATE OF CHIPMEN org Benz Bardon

HARTLEY'S CYCLE SHOPPE LTD Google 0 24 W Hinsdale Ave Hinsdale, Illinois Soogle Soogle

Attachment 3: Street View of 24 W. Hinsdale Ave. (facing south)

Attachment 4: Bird's-Eye View of 24 W. Hinsdale Ave.