



MEETING AGENDA

**MEETING OF THE
HISTORIC PRESERVATION COMMISSION
Wednesday, October 2, 2019
6:30 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 September 4, 2019 meeting.
- 4. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS**
 - a) Case HPC-08-2019 – 504 S. Oak St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.
- 5. SIGN PERMIT REVIEW**
 - a) Case A-27-2019 – 46 S. Washington Street – Browning & Sons Fine Jewelry – 1 New Blade Sign and 1 Wall Sign Update (illuminated)
- 6. DISCUSSION**
- 7. PUBLIC COMMENT**
- 8. OTHER BUSINESS**
- 9. ADJOURNMENT**

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Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

September 4, 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 September 4, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Absent:

Also Present: Chan Yu, Village Planner

Minutes

Chairman Bohnen introduced the minutes from the July 10, 2019, special meeting and asked for any comments.

With no comments, the HPC **unanimously approved** the minutes for the July 10, 2019, HPC special meeting, 6-0.

Public Hearing -Certificate of Appropriateness

Case HPC-05-2019 – 719 S. Park Ave. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

At the September 4, HPC public hearing, the applicant's builder, Michael Conneely reviewed the application and introduced the project architect Patrick Fortelka to answer questions. In general, the HPC expressed that the house does not fit in the historic district.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-05-2019

A motion to approve the Certificate of Appropriateness was **unanimously denied**, 6-0.

Public Hearing -Certificate of Appropriateness

Case HPC-07-2019 – 332 E. Chicago Ave. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

At the Sept 4, 2019, HPC public hearing, Ms. Kathy and Mr. Mark Hanley reviewed the plans for the new home in Robbins. In general, the HPC expressed support although had questions regarding the layout of the second floor. Ms. Hanley explained that she reviewed

with the building department and confirmed the minimum size requirements for the proposed single family detached dwelling unit.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-07-2019

A motion to approve the Certificate of Appropriateness, with the condition that the builder meets with Commissioners Gonzalez and Prisby to refine and summarize what was discussed at the public hearing, was **unanimously approved**, 6-0.

Discussion – Historic Preservation Commission Regulations Review – Certificate of Appropriateness – Downtown Historic District

Please refer to Attachment 3, for the transcript for the introduction to the HPC Regulations Review.

Hinsdale consultant Mr. Mike D'Onofrio introduced himself and gave the HPC some background on his experience with community development and historic preservation. A few points included having 16 years of experience in the north shore area, including being the director of community development at the Village of Winnetka and over 25 years of being a community development director in general. The goal of the Title 14 Historic Preservation regulations discussion is to review the regulations and areas of concern and ultimately make a recommendation to the Village Board in regards to review and process improvements.

Other Business –

Chairman Bohnen referenced an email from Chan, Village Planner regarding 716 S. Oak Street and gave a brief historical background of the “Dean” house. He stated that there is a new owner of the property who is looking to demolish the house and subdivide the lot. Chairman Bohnen believes there is case law on 9th Street that once a lot has been consolidated, it cannot be subdivided. He also stated that the HPC will require a plan for the subject property if a Certificate of Appropriateness is submitted to demolish the house.

Adjournment

The HPC unanimously agreed to adjourn at 8:28 PM on September 4, 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-05-2019)
719 South Park Avenue)

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 4th day of September, 2019, at
6:33 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, Member;

MS. SHANNON WEINBERGER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Attorney;</p> <p>4 MR. MICHEAL CONNEELY, Greenside Design;</p> <p>5 MR. PATRICK FORTELKA, Moment Design.</p> <p>6 * * *</p> <p>7 CHAIRMAN BOHNEN: Tonight we have two</p> <p>8 public hearings. I would ask that anybody</p> <p>9 that's going to speak during either one of these</p> <p>10 hearings, please stand to be sworn in by our</p> <p>11 reporter.</p> <p>12 (Oath administered en masse.)</p> <p>13 CHAIRMAN BOHNEN: The first case before</p> <p>14 us is HPC-05-2019 for 719 South Park Avenue, a</p> <p>15 request for a Certificate of Appropriateness to</p> <p>16 demolish and construct a new home in the Robbins</p> <p>17 Park Historic District.</p> <p>18 MR. CONNEELY: Good evening. My name</p> <p>19 is Micheal Conneely. I'm a general contractor</p> <p>20 and builder with Greenside Design Build. I am</p> <p>21 here on behalf of the owners of 719 South Park</p> <p>22 Avenue, Michael and Mary Osanloo. The owners</p>	<p style="text-align: center;">4</p> <p>1 new home that would not only conform to the</p> <p>2 Village Code and current energy codes but, in</p> <p>3 our opinion, will also conform to the unique</p> <p>4 character of the adjacent homes and be an</p> <p>5 architectural enhancement to the neighborhood.</p> <p>6 As such, the owners are seeking</p> <p>7 approval to demolish the existing home and</p> <p>8 construct a new, safer, more aesthetically</p> <p>9 pleasing home in accordance with the plans that</p> <p>10 have been submitted. The required notices have</p> <p>11 been sent to the neighbors, one of which is in</p> <p>12 support, and required applications have been</p> <p>13 submitted.</p> <p>14 We respectfully request the</p> <p>15 Commission approve the owner's request for a</p> <p>16 Certificate of Appropriateness allowing for</p> <p>17 demolition of the existing home and construction</p> <p>18 of the new home at 719 South Park Avenue.</p> <p>19 CHAIRMAN BOHNEN: Thank you,</p> <p>20 Mr. Conneely.</p> <p>21 Who would like to start the</p> <p>22 discussion, please.</p>
<p style="text-align: center;">3</p> <p>1 are seeking a Certificate of Appropriateness to</p> <p>2 demolish the existing home and accordingly</p> <p>3 looking for approval to construct a new home for</p> <p>4 the submitted architectural plans.</p> <p>5 The architect for the project is</p> <p>6 Patrick Fortelka from Moment Design here in</p> <p>7 Hinsdale. Mr. Fortelka is here this evening to</p> <p>8 answer any questions regarding the design and</p> <p>9 architectural elements of the proposed new home.</p> <p>10 The property is listed as a</p> <p>11 contributing structure in the Robbins Park</p> <p>12 Historical District but the house itself does</p> <p>13 not bear any historical significance. As it now</p> <p>14 stands, the house itself has numerous small</p> <p>15 rooms, many shared doorways and entryways. The</p> <p>16 doorways are low and tight, which give way to</p> <p>17 safety concerns. The ceilings are low in many</p> <p>18 of the rooms and the basement is unusable. The</p> <p>19 floors in the home are in poor condition and</p> <p>20 overall the existing home is in significant</p> <p>21 disrepair.</p> <p>22 The owners are seeking to build a</p>	<p style="text-align: center;">5</p> <p>1 MR. HAARLOW: I just have an initial</p> <p>2 question. You mentioned the notices were sent</p> <p>3 to neighbors, and you have one letter I suppose</p> <p>4 is in support?</p> <p>5 MR. CONNEELY: Correct.</p> <p>6 MR. HAARLOW: Do you have any other</p> <p>7 letters from anyone?</p> <p>8 MR. CONNEELY: No. We just received</p> <p>9 one.</p> <p>10 CHAIRMAN BOHNEN: Again the owners of</p> <p>11 this are? Their names, please.</p> <p>12 MR. CONNEELY: Michael and Mary</p> <p>13 Osanloo.</p> <p>14 CHAIRMAN BOHNEN: Spelling?</p> <p>15 MR. CONNEELY: O-s-a-n-l-o-o.</p> <p>16 MS. WEINBERGER: Can you tell us about</p> <p>17 the materials on the home?</p> <p>18 MR. CONNEELY: Sure. Probably Patrick</p> <p>19 would be better I assume for that.</p> <p>20 MR. FORTELKA: You are talking about</p> <p>21 the new construction, correct?</p> <p>22 MS. WEINBERGER: Yes.</p>

<p>6</p> <p>1 MR. FORTELKA: I have got some rough</p> <p>2 materials. Maybe could we put down a piece of</p> <p>3 paper or something, and I could show you guys</p> <p>4 kind of what we are thinking.</p> <p>5 CHAIRMAN BOHNEN: Thank you.</p> <p>6 MR. FORTELKA: For the building facade</p> <p>7 we are going to do architectural or reclaimed</p> <p>8 Chicago common brick. There is quite a bit of</p> <p>9 range of color of this brick. You have got to</p> <p>10 kind of move it around to get the full effect,</p> <p>11 but lighter tones for the brick.</p> <p>12 MR. PRISBY: Patrick, is that some of</p> <p>13 the brick you've been using on some of the other</p> <p>14 houses? How does that relate to something we</p> <p>15 have seen already on other sites?</p> <p>16 MR. FORTELKA: It is. Our 120 East 5th</p> <p>17 Street, that's actually brick from that project,</p> <p>18 Barrow's residence.</p> <p>19 And then in that same vein, with</p> <p>20 reclaimed material you kind of never know what</p> <p>21 you are going to get.</p> <p>22 MR. PRISBY: I think it's a good thing</p>	<p>8</p> <p>1 which will be in one of these two white colors,</p> <p>2 which is up for debate with the clients right</p> <p>3 now, so same ballpark. And then the garage</p> <p>4 doors and the entry gate is going to be sort of</p> <p>5 this dark charcoal color. So that's kind of the</p> <p>6 materials.</p> <p>7 These are heavy so they are hard to</p> <p>8 pass around, but it kind of gives you the basic</p> <p>9 look. This is a paving stone that we are using</p> <p>10 on the front porch. It's called Cambridge</p> <p>11 limestone and Bluestone. This will be on the</p> <p>12 porch floor as well as the back covered porch as</p> <p>13 well, kind of goes with the slate colors and</p> <p>14 some of those neutral tones as well. So that's</p> <p>15 the materials.</p> <p>16 MR. CONNEELY: Architecturally, the cut</p> <p>17 of the house is going to be a sort of an English</p> <p>18 Arts and Crafts vein with a little bit more of a</p> <p>19 fresh exterior color pallet than we have seen</p> <p>20 historically.</p> <p>21 MR. GONZALEZ: So are these drawings, I</p> <p>22 mean, something we can comment on? Are they</p>
<p>7</p> <p>1 to point to something you've already built that</p> <p>2 we have all seen.</p> <p>3 MR. FORTELKA: Yes. That's really</p> <p>4 close. And Burr Ridge as well, that also has</p> <p>5 Chicago common brick, very similar coloration.</p> <p>6 This is the slate roof. This is a</p> <p>7 fading gray green. It will be one color. Bear</p> <p>8 with me a second. We are going to have a</p> <p>9 prepatinaed zinc standing seam roof on a few of</p> <p>10 the architectural elements on the house, which</p> <p>11 are denoted with a vertical line showing that</p> <p>12 the metal roof component, gutters and downspouts</p> <p>13 will be in this prepatinaed zinc as well.</p> <p>14 And then there will be cut</p> <p>15 limestone accents so this is the pinetta bulk</p> <p>16 limestone that we will be using. And then just</p> <p>17 paint colors and window clad. Client hasn't</p> <p>18 made their mind up on final window clad colors.</p> <p>19 But these are the two that are kind of up for</p> <p>20 debate, so it will be a darker gray tone.</p> <p>21 There is going to be some painted</p> <p>22 wood trim that you can see on the house as well,</p>	<p>9</p> <p>1 preliminary or anything? Where are you on the</p> <p>2 state of these drawings?</p> <p>3 MR. FORTELKA: These are in for permit</p> <p>4 right now, I think we are very close to</p> <p>5 achieving.</p> <p>6 MR. GONZALEZ: So you are coming in at</p> <p>7 the 11th or I mean 12th hour and asking our</p> <p>8 blessing without having any comment in the</p> <p>9 beginning to try to guide? There have been</p> <p>10 individuals that have come to our Commission and</p> <p>11 had some guidance.</p> <p>12 We have gone through this before.</p> <p>13 I have seen you before. We have requested for,</p> <p>14 whether the architect or the contractor come in</p> <p>15 at the beginning so we can give them some</p> <p>16 guidance. You know, I don't have a lot to say</p> <p>17 because there is -- It's a final. You know,</p> <p>18 it's a done deal.</p> <p>19 I know where I'm voting with this.</p> <p>20 We have been through this rodeo too many times</p> <p>21 to sit here with finished products.</p> <p>22 MR. PRISBY: So, Patrick, first, thanks</p>

<p style="text-align: right;">10</p> <p>1 for bringing in the materials. It helps. I</p> <p>2 appreciate that.</p> <p>3 MR. FORTELKA: Sure.</p> <p>4 MR. PRISBY: I would echo a little bit</p> <p>5 of what Frank is saying. You have been here for</p> <p>6 a couple of things before, and you know why we</p> <p>7 are here for this district. And we are here to</p> <p>8 protect the nature of the historic district.</p> <p>9 And we have said many times before that we</p> <p>06:42:49PM 10 really want to at least be somewhere closer to</p> <p>11 the front end to just say, look, this block,</p> <p>12 this streetscape, things that we might want to</p> <p>13 have somebody consider. And here we are, like</p> <p>14 Frank is saying, at the 11th hour taking a look</p> <p>15 and looking at something that's already been</p> <p>16 submitted.</p> <p>17 The plan that I'm looking at, the</p> <p>18 design I'm looking at, I look at that and I go,</p> <p>19 this would be great in Oak Brook or Burr Ridge.</p> <p>06:43:17PM 20 It's a fun house. I like the garages out front.</p> <p>21 But on that block, I don't think it</p> <p>22 fits into the historic district. Right? I</p>	<p style="text-align: right;">12</p> <p>1 MR. FORTELKA: There is.</p> <p>2 MR. PRISBY: I would like to get to a</p> <p>3 point with this group and with the people in the</p> <p>4 community to get people, the owners of the</p> <p>5 property who making these decisions, to get them</p> <p>6 in front of us early so they understand where</p> <p>7 they are building and why it's important to work</p> <p>8 within the, I guess, the design standards for</p> <p>9 this part of town that we are hoping to protect.</p> <p>06:44:37PM 10 Right?</p> <p>11 I think that would be a great step</p> <p>12 moving forward if we can get the owners here</p> <p>13 early, to say, look, these are the things that</p> <p>14 you should consider. Whether they do it or not</p> <p>15 is completely up to them, as you know; right?</p> <p>16 They all want what they want.</p> <p>17 But sometimes when you get them in</p> <p>18 front of a group like this and you kind of point</p> <p>19 out the importance of some of the things that</p> <p>06:45:00PM 20 this group holds dear and get a little extra</p> <p>21 pressure on that, I think it's helpful. And I</p> <p>22 think we are going to do that moving forward.</p>
<p style="text-align: right;">11</p> <p>1 think that the choice of materials are nice. I</p> <p>2 just don't like it in that part of town.</p> <p>3 MR. FORTELKA: I understand.</p> <p>4 MR. PRISBY: I'm just telling you</p> <p>5 up-front.</p> <p>6 MR. FORTELKA: Just as a side note, you</p> <p>7 know, the architect -- And you know how hard</p> <p>8 the design process can be. Just to sell your</p> <p>9 ideas to a client is hard enough. So making a</p> <p>06:43:48PM 10 board happy with your designs can be a challenge</p> <p>11 as well. And it's really the property owner</p> <p>12 that drives what the architect should and</p> <p>13 shouldn't do.</p> <p>14 MR. PRISBY: It's funny you should</p> <p>15 mention that, Patrick, because one of the things</p> <p>16 we are talking about on the Board, and kind of</p> <p>17 moving forward -- and part of why Mike D'Onofrio</p> <p>18 is here tonight -- is we really would like to</p> <p>19 get the homeowners involved as part of the</p> <p>06:44:09PM 20 discussion involved upfront. I mean you are</p> <p>21 here, the builder is here. There is a little</p> <p>22 more pressure when the owner is here.</p>	<p style="text-align: right;">13</p> <p>1 You know my thoughts and I know what you have to</p> <p>2 do.</p> <p>3 MR. FORTELKA: It is. It's almost like</p> <p>4 a no-win situation for us architecturally</p> <p>5 speaking. And we, of course, make that</p> <p>6 recommendation to our clients. And everybody is</p> <p>7 kind of aware of the historic committee and the</p> <p>8 district, and it's a continuing challenge for us</p> <p>9 architecturally. We don't want to upset you</p> <p>06:45:29PM 10 people. We are trying to make the client happy</p> <p>11 as well. We are put in a pretty tough position.</p> <p>12 So I think it's up to the Village to figure out</p> <p>13 how to get in front of the client before they</p> <p>14 start schematic designs.</p> <p>15 And when clients buy properties,</p> <p>16 they are not waiting around. They want to start</p> <p>17 design the day they close. Again, you know,</p> <p>18 because the clock is ticking.</p> <p>19 MR. PRISBY: Frank and I have even</p> <p>06:45:53PM 20 mentioned in the past, we will make ourselves</p> <p>21 available to a 15-, 30-minute long meeting to</p> <p>22 just kind of sit down and say, look, here are</p>

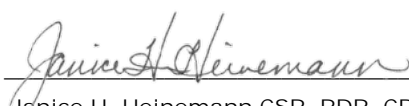
<p style="text-align: center;">14</p> <p>1 some things we would like you to consider, let's</p> <p>2 review the block. You can tell us at the end of</p> <p>3 the day, yes, we are not doing any of that.</p> <p>4 But at this point we would really</p> <p>5 like to at least get to that point where it</p> <p>6 doesn't cost them anything. It doesn't hurt,</p> <p>7 right? I just think it's an important step that</p> <p>8 we need to take.</p> <p>9 MR. FORTELKA: Understood.</p> <p>06:46:21PM 10 MR. GONZALEZ: I feel bad for you. You</p> <p>11 are in the middle. I wish they were here so we</p> <p>12 could address the owner directly, but they are</p> <p>13 not. So it's something that we are striving to.</p> <p>14 There have been a handful of people that have</p> <p>15 come in, and we have guided them.</p> <p>16 They have worked it out and they</p> <p>17 seem to be content because the design became</p> <p>18 something they didn't expect. They also thought</p> <p>19 it was much more interesting because in -- My</p> <p>06:46:45PM 20 background is in preservation now, but I also do</p> <p>21 new design. So I'm always open, I'm not</p> <p>22 sticking to old school or new school. I'm just</p>	<p style="text-align: center;">16</p> <p>1 so any plea that we might make or suggestion</p> <p>2 that we might make really has to go to the</p> <p>3 owners to get any gravitas.</p> <p>4 And so we are working towards that</p> <p>5 right now. That's why Mike D'Onofrio is with us</p> <p>6 now. We are in the process of rewriting our</p> <p>7 ordinances, and we do intend to change that. So</p> <p>8 that while we welcome everyone here before us,</p> <p>9 we won't consider houses unless the owners are</p> <p>10 before us. It's going to be part of the</p> <p>11 rewrite.</p> <p>12 MR. FORTELKA: That's interesting, yes.</p> <p>13 CHAIRMAN BOHNEN: Anybody else?</p> <p>14 MS. WEINBERGER: Did we have a</p> <p>15 opportunity to go into this house? I don't</p> <p>16 remember seeing it.</p> <p>17 MS. WILLIAMS: And I was, frankly, a</p> <p>18 little disappointed in that, that we didn't have</p> <p>19 the opportunity because I think that's very</p> <p>06:48:39PM 20 helpful.</p> <p>21 MS. WEINBERGER: I would agree.</p> <p>22 MR. YU: Yes. This is a new person</p>
<p style="text-align: center;">15</p> <p>1 saying, hey, let's find a medium ground.</p> <p>2 So I don't want to be like the one</p> <p>3 that's a stick-in-the-mud. It's just, it's been</p> <p>4 going on for such a long time, not anything that</p> <p>5 you have been involved with; but we have so --</p> <p>6 And I know you are in a tough</p> <p>7 situation because everybody needs to get paid.</p> <p>8 MR. FORTELKA: Yes. Good point. Yes,</p> <p>9 we are trying.</p> <p>06:47:16PM 10 CHAIRMAN BOHNEN: There are a number of</p> <p>11 communities up in the Northshore that have</p> <p>12 moratoriums on demolitions. People buy</p> <p>13 properties and have to wait 180 days before they</p> <p>14 can tear it down so that the community can have</p> <p>15 its input and speak to the owners here.</p> <p>16 So it's not that we are breaking</p> <p>17 new ground here. It just exacerbates the</p> <p>18 process when we are facing, our architects and</p> <p>19 our builder is here because you don't have the</p> <p>06:47:44PM 20 authority to make the decisions. The people</p> <p>21 that are building the house are the ones that</p> <p>22 have the authority to make the decisions. And</p>	<p style="text-align: center;">17</p> <p>1 that I have been working with. It's a new</p> <p>2 applicant, and he didn't mention anything about</p> <p>3 his availability to allow tours. I did ask for</p> <p>4 color renderings and for the property owner to</p> <p>5 attend the meeting, but he was unavailable.</p> <p>6 MR. FORTELKA: And the color rendering</p> <p>7 was just, I didn't have the resources to get</p> <p>8 that put together. So I thought the material</p> <p>9 samples are probably better, so you can at least</p> <p>10 see that.</p> <p>11 CHAIRMAN BOHNEN: I appreciate that.</p> <p>12 Again, you are caught in the middle of a process</p> <p>13 that needs revamping basically.</p> <p>14 MS. WEINBERGER: I do have to say this</p> <p>15 is helpful. Is this the first, I think this is</p> <p>16 the first time you put it in the packet or was</p> <p>17 it --</p> <p>18 MR. YU: I think the last meeting, too,</p> <p>19 that was based on your request for some sort of</p> <p>06:49:37PM 20 context in difference.</p> <p>21 MS. WEINBERGER: Yes. This was very</p> <p>22 helpful.</p>

<p style="text-align: right;">18</p> <p>1 MR. YU: Thank you.</p> <p>2 CHAIRMAN BOHNEN: If we go back to the</p> <p>3 last meeting we had, I believe across the</p> <p>4 street -- this block is becoming indelibly</p> <p>5 printed in my mind -- Park Street between 7th</p> <p>6 and 8th, I go back to the prior meeting where we</p> <p>7 had a bulldozed garage across the street I</p> <p>8 believe. Did we not?</p> <p>9 MR. YU: Yes.</p> <p>06:50:05PM 10 CHAIRMAN BOHNEN: And I think our</p> <p>11 consensus was that was something that we felt ws</p> <p>12 not compatible with the historic district if I</p> <p>13 recall. And now we are looking at two garages</p> <p>14 in our face.</p> <p>15 MR. FORTELKA: I have actually gone</p> <p>16 kind of out of our way to mitigate those garages</p> <p>17 by creating a drive court in the front of the</p> <p>18 house so you really can't discern that there is</p> <p>19 a garage in that drive court. The other, the</p> <p>06:50:26PM 20 main garage is actually off the side of the</p> <p>21 house.</p> <p>22 So it's very intentional and kind</p>	<p style="text-align: right;">20</p> <p>1 you have the back-ass sides of the garages so</p> <p>2 you don't see the cars in front of the house.</p> <p>3 MR. PRISBY: Do you think that's an</p> <p>4 improvement? It's a legitimate question.</p> <p>5 CHAIRMAN BOHNEN: I guess my problem is</p> <p>6 is that I see certain styles of homes taking</p> <p>7 over the historic district, and Belgium</p> <p>8 farmhouses to be specific, which has followed</p> <p>9 the board-and-baton Standard Market houses.</p> <p>06:52:11PM 10 And I said this many times, I just,</p> <p>11 having lived here all my life, would hate to see</p> <p>12 all of Hinsdale end up looking like South</p> <p>13 Barrington. These massive structures that are</p> <p>14 being transplanted from different parts of the</p> <p>15 world right in the middle of midwest America in</p> <p>16 a little historic village outside of the</p> <p>17 metropolitan area.</p> <p>18 I guess I won't be around to be the</p> <p>19 final judge on this, there will be future</p> <p>06:52:52PM 20 generations that will opine; and I'm not</p> <p>21 necessarily hung-up on standardized Georgian</p> <p>22 architecture or anything that is predictably</p>
<p style="text-align: right;">19</p> <p>1 of a thoughtful approach of how can I maintain</p> <p>2 this garage configuration that uses the land</p> <p>3 most effectively but kind of shields it from the</p> <p>4 street. So those are those brick walls that you</p> <p>5 see and the drive and the drive entry gates as</p> <p>6 well.</p> <p>7 CHAIRMAN BOHNEN: And I appreciate</p> <p>8 that. I didn't understand what you are saying.</p> <p>9 I guess we are embarking upon some new design</p> <p>06:51:04PM 10 features where we are obscuring the front facade</p> <p>11 of a house in the historic district with a motor</p> <p>12 court.</p> <p>13 MR. FORTELKA: Yes.</p> <p>14 CHAIRMAN BOHNEN: I have no particular</p> <p>15 like of the ode to the automobile with circular</p> <p>16 drives, things of that nature, front yards of</p> <p>17 various houses, that's my personal opinion.</p> <p>18 But now we have gone to -- You</p> <p>19 have addressed that now.</p> <p>06:51:28PM 20 MR. FORTELKA: We are trying.</p> <p>21 CHAIRMAN BOHNEN: You are going to show</p> <p>22 me the covers, you are going to show me walls,</p>	<p style="text-align: right;">21</p> <p>1 period if you will.</p> <p>2 But I will say we had a good</p> <p>3 occasion the other day in our real estate</p> <p>4 business, my daughter was able to sell the</p> <p>5 historic Clark house at 419 South Oak Street.</p> <p>6 Mr. Clark's picture is right over there. He was</p> <p>7 instrumental in raising the money for this</p> <p>8 Memorial Building.</p> <p>9 The house was monumentally</p> <p>06:53:29PM 10 important to this town. And for reasons I won't</p> <p>11 go into, it was not marketed very well; and it</p> <p>12 was being priced as land. We had the gentleman</p> <p>13 that bought the Dean house that's now going to</p> <p>14 try and demo that and subdivide it, and that's a</p> <p>15 subject for another day. That gentleman tried</p> <p>16 to buy the Clark house so he could subdivide it.</p> <p>17 So we are in a constant battle here</p> <p>18 trying to save whatever meaningful heritage we</p> <p>19 can in a town that we are all very much fond of.</p> <p>06:54:01PM 20 So as we lose historic houses, we have a</p> <p>21 distinct interest to try and replace them with</p> <p>22 things that have an opportunity to stand the</p>

<p style="text-align: center;">22</p> <p>1 test of time and not look too avante-gard, if</p> <p>2 you will, in their design; something that can be</p> <p>3 traditionally recognized if you will.</p> <p>4 Acknowledging that styles change. We have</p> <p>5 talked about the fenestration situation on that</p> <p>6 same block.</p> <p>7 MR. FORTELKA: Right.</p> <p>8 CHAIRMAN BOHNEN: That's becoming so</p> <p>9 popular where people are exposing themselves to</p> <p>10 the world in their front room.</p> <p>11 MR. PRISBY: Sometimes literally.</p> <p>12 CHAIRMAN BOHNEN: Yes. So there are</p> <p>13 all kind of trends going on, some of them I</p> <p>14 don't quite understand.</p> <p>15 MR. FORTELKA: And architecturally</p> <p>16 speaking, the South Barrington comment is kind</p> <p>17 of a dig on us architecturally. We are going</p> <p>18 more for a Northshore, David Adler kind of look</p> <p>19 for this house. He was more in the French vein,</p> <p>20 but this house is definitely more English Arts</p> <p>21 and Crafts style.</p> <p>22 I brought pictures of English Arts</p>	<p style="text-align: center;">24</p> <p>1 across the street.</p> <p>2 MR. PRISBY: I keep looking at it</p> <p>3 saying it's a nice looking house, I wish those</p> <p>4 garages weren't blocking my view of it.</p> <p>5 MR. FORTELKA: Yes. I have to say that</p> <p>6 was really one of the client drivers is he</p> <p>7 wanted the house tucked back and more secluded.</p> <p>8 Like a manor house is more of the approach.</p> <p>9 MR. PRISBY: I'm seeing the streetscape</p> <p>10 here and saying, long brick wall facing the</p> <p>11 street with a couple windows in there and the</p> <p>12 structure behind it that you are kind of --</p> <p>13 MR. FORTELKA: Yes. Which</p> <p>14 architecturally isn't necessarily a negative.</p> <p>15 That's part of the process that the house is</p> <p>16 behind here, and it's not all front.</p> <p>17 MR. PRISBY: That's why I looked at</p> <p>18 that and said I could see this working really,</p> <p>19 really well not in the historic district. I</p> <p>20 think that the house is terrific. I just think</p> <p>21 putting this hat on today, that's my concern.</p> <p>22 MR. FORTELKA: Okay.</p>
<p style="text-align: center;">23</p> <p>1 and Crafts style houses to kind of illustrate</p> <p>2 that the roof lines are very conducive to that</p> <p>3 style. And albeit not Park Street look, the</p> <p>4 English Arts and Crafts style is something that</p> <p>5 is not trendy. It will be classic for a long</p> <p>6 time.</p> <p>7 CHAIRMAN BOHNEN: I think it's an</p> <p>8 interesting design. I guess I'm questioning how</p> <p>9 it's going to fit in a block that's already been</p> <p>10 destroyed. It probably may fit just fine. It</p> <p>11 may stand out in time as being the only nicely</p> <p>12 designed house in the whole damn block.</p> <p>13 MR. FORTELKA: Could be.</p> <p>14 CHAIRMAN BOHNEN: Could be.</p> <p>15 MR. PRISBY: It might be based on a</p> <p>16 couple we reviewed in a couple months.</p> <p>17 CHAIRMAN BOHNEN: So, again, I'm not</p> <p>18 going to be the one who will be passing final</p> <p>19 judgment on this. This will be, we will see how</p> <p>20 time treats it. I have a little trouble imaging</p> <p>21 this house in the center of that block, frankly,</p> <p>22 because of the houses on either side of it and</p>	<p style="text-align: center;">25</p> <p>1 CHAIRMAN BOHNEN: The other thing that</p> <p>2 I would comment on, people spend an inordinate</p> <p>3 amount of time trying to work around this</p> <p>4 Commission. And unfortunately, a lot have been</p> <p>5 successful. I'm not pointing any fingers. But</p> <p>6 we had a comment about the house on the corner</p> <p>7 of 6th and Garfield where it's a board-and-baton</p> <p>8 type house.</p> <p>9 And after it was passed by this</p> <p>10 Commission, I think before the people probably</p> <p>11 even moved in, there was a massive addition put</p> <p>12 on the back of the house, something that was not</p> <p>13 presented to us. Don't know the sequence on it,</p> <p>14 our only comment at that time was that we really</p> <p>15 have to have some sense of what the final</p> <p>16 project is going to look like.</p> <p>17 When I see, albeit this lot is</p> <p>18 41,000 square feet, when I see the car</p> <p>19 turnaround, and the way you have got this laid</p> <p>20 out, my mind asks the question; day two, do they</p> <p>21 go in the backyard and do all kinds of patios</p> <p>22 and things of that nature that then affect</p>

<p style="text-align: center;">26</p> <p>1 whatever absorptive ground might be left in this</p> <p>2 acre property?</p> <p>3 Do you have any knowledge of plans</p> <p>4 for future hardscaping in the backyard?</p> <p>5 MR. FORTELKA: No. It's all in the</p> <p>6 plans to date. So everything is in for permit</p> <p>7 right now as well, and we have met all the</p> <p>8 guidelines for impervious.</p> <p>9 CHAIRMAN BOHNEN: No, I saw that. I'm</p> <p>06:58:27PM 10 talking about day two.</p> <p>11 MR. FORTELKA: Oh, after the fact?</p> <p>12 CHAIRMAN BOHNEN: After the fact. When</p> <p>13 it's time to build the Olympic swimming pool and</p> <p>14 pool house.</p> <p>15 MR. FORTELKA: No. We have actually</p> <p>16 accounted for a swimming pool, but there is</p> <p>17 nothing above and beyond the code.</p> <p>18 CHAIRMAN BOHNEN: We do have concerns,</p> <p>19 obviously, for permeable ground, particularly as</p> <p>06:58:46PM 20 it pertains to neighbors.</p> <p>21 MR. FORTELKA: Yes.</p> <p>22 MR. PRISBY: Pools don't count.</p>	<p style="text-align: center;">28</p> <p>1 are fairly recent starting this back up.</p> <p>2 MR. FORTELKA: Right.</p> <p>3 MR. PRISBY: I can't recall when that</p> <p>4 was built.</p> <p>5 CHAIRMAN BOHNEN: Not in my tenure</p> <p>6 here. It's a similar --</p> <p>7 MR. PRISBY: Similar concept.</p> <p>8 CHAIRMAN BOHNEN: -- concept.</p> <p>9 MR. FORTELKA: It is. Actually on a</p> <p>06:59:49PM 10 corner lot, that's actually the worse use of the</p> <p>11 land because you have no back yard. The whole</p> <p>12 house is shoved to the back yard to make room</p> <p>13 for all the cars. So in our case, because we</p> <p>14 have a large yard, we were able to push the</p> <p>15 house back and deal with all that in front.</p> <p>16 CHAIRMAN BOHNEN: I think so. I was</p> <p>17 only referring to the fact if you were living on</p> <p>18 the corner of 8th Street, so highly trafficked,</p> <p>19 that having that design on that corner, on the</p> <p>07:00:12PM 20 east-west region on the south wall of the house,</p> <p>21 probably provides some quiet.</p> <p>22 MR. FORTELKA: Sure.</p>
<p style="text-align: center;">27</p> <p>1 CHAIRMAN BOHNEN: I understand.</p> <p>2 You should see what was built just</p> <p>3 adjacent to me on Park Street.</p> <p>4 MR. PRISBY: I have one other question</p> <p>5 for you, John. Northeast corner of 8th and Elm.</p> <p>6 CHAIRMAN BOHNEN: Northeast corner.</p> <p>7 MR. PRISBY: There is a similar garage</p> <p>8 type structure, entry gate, to a piece of</p> <p>9 property.</p> <p>06:59:12PM 10 MR. FORTELKA: Great analogy.</p> <p>11 CHAIRMAN BOHNEN: Burgess house?</p> <p>12 MR. FORTELKA: Yes, same thing.</p> <p>13 CHAIRMAN BOHNEN: On a corner, which</p> <p>14 frankly, is probably a better solution for that</p> <p>15 kind of a house.</p> <p>16 MR. PRISBY: Potentially.</p> <p>17 CHAIRMAN BOHNEN: Being on a corner.</p> <p>18 MR. PRISBY: On the corner. I wasn't</p> <p>19 sure if that ever came in front of this group or</p> <p>06:59:33PM 20 through the historic preservation?</p> <p>21 CHAIRMAN BOHNEN: Not to my knowledge.</p> <p>22 MR. PRISBY: Okay. Because I know we</p>	<p style="text-align: center;">29</p> <p>1 MR. PRISBY: That's all.</p> <p>2 CHAIRMAN BOHNEN: Yes:</p> <p>3 Anybody else have any comments?</p> <p>4 MS. WEINBERGER: I guess my comment may</p> <p>5 be more for Chan, the timing of coming before</p> <p>6 us. Again, this is a house that's now void of</p> <p>7 landscaping, fences are already up, drawings are</p> <p>8 done. I'm hoping that we can get in front of</p> <p>9 this. Because even just to go by the house and</p> <p>07:00:51PM 10 look at it, it's already a done deal. I can't</p> <p>11 even see what it -- I have the pictures but it</p> <p>12 would be nice to have it come before us before</p> <p>13 it's a done deal.</p> <p>14 MR. CONNEELY: We did submit the same</p> <p>15 day we submitted the permit, I know there was a</p> <p>16 meeting that was canceled or we had to push</p> <p>17 back. But I think if you submit, before you</p> <p>18 submit for permit, maybe that's a guideline and</p> <p>19 you could get a few comments. Because there is</p> <p>07:01:24PM 20 always comments, first review comments from the</p> <p>21 Village. And we can incorporate some changes in</p> <p>22 it, that would be one suggestion.</p>

<p style="text-align: center;">30</p> <p>1 CHAIRMAN BOHNEN: Any further comments?</p> <p>2 MR. HAARLOW: Chan, what's the</p> <p>3 Village's stance on tree preservation plans and</p> <p>4 adhering to them or not?</p> <p>5 MR. YU: So that's actually part of the</p> <p>6 review and the building permit side by our</p> <p>7 forester, Mr. John Finnell.</p> <p>8 MR. HAARLOW: Yes.</p> <p>9 MR. YU: He would be able to advise you</p> <p>07:02:06PM 10 on his comments.</p> <p>11 MR. HAARLOW: Well, I'm just wondering</p> <p>12 because going off of prior comments. So because</p> <p>13 I have been walking by this house pretty much</p> <p>14 all day every summer, and it is true that the</p> <p>15 lot is basically clear-cut at this point. And</p> <p>16 it seems like a number of trees that were to be</p> <p>17 preserved including some large ones are gone,</p> <p>18 and so I was just wondering how that process</p> <p>19 works.</p> <p>07:02:38PM 20 MR. PRISBY: Tree preservation in this</p> <p>21 town, you could essentially Mr. T everything on</p> <p>22 your property. I know we really, it's</p>	<p style="text-align: center;">32</p> <p>1 MR. YU: Right.</p> <p>2 MS. WILLIAMS: And then what does Robb</p> <p>3 do?</p> <p>4 MR. YU: Well, he consolidates all the</p> <p>5 comments. There is engineering involved as</p> <p>6 well. Tim Ryan does the residential building</p> <p>7 permit review. And if everyone gives it a pass,</p> <p>8 the construction permit is issued.</p> <p>9 MS. WILLIAMS: There is no discussion</p> <p>07:03:53PM 10 at this time with the architects, the builders,</p> <p>11 the owners. This is an administrative review?</p> <p>12 MR. YU: No. I'm pretty sure the plan</p> <p>13 reviewers talk to the applicants throughout the</p> <p>14 building permit process.</p> <p>15 CHAIRMAN BOHNEN: Any further comments?</p> <p>16 MR. HAARLOW: I would only add that I</p> <p>17 agree with Jim, I think it's a an attractive</p> <p>18 home. I do appreciate that there are aspects of</p> <p>19 it that are Adlerian. His use of crosswalks,</p> <p>07:04:52PM 20 covered walkways. There are some elements of</p> <p>21 this that do to my mind strike a bit of that</p> <p>22 Northshore sensibility, which I like.</p>
<p style="text-align: center;">31</p> <p>1 protecting everything within 25 feet of the</p> <p>2 property. Even if they show something saved at</p> <p>3 this point, there is really no stopping them</p> <p>4 from taking everything down. So the ordinance</p> <p>5 in this town doesn't work that way.</p> <p>6 MR. HAARLOW: Right, because the tree</p> <p>7 ordinance is part of the VBC.</p> <p>8 MR. PRISBY: I will tell you, I've</p> <p>9 designed a few of these where we weren't sure</p> <p>07:03:10PM 10 what we do with a tree. And so you default to</p> <p>11 save them for now. If it happens to stay,</p> <p>12 that's terrific because that's the way the</p> <p>13 ordinance was.</p> <p>14 MS. WILLIAMS: So the process is that</p> <p>15 the forester looks at the property after the</p> <p>16 permit has been filed.</p> <p>17 MR. YU: Right.</p> <p>18 MS. WILLIAMS: And then he gets to Robb</p> <p>19 McGinnis.</p> <p>07:03:31PM 20 MR. YU: Yes.</p> <p>21 MS. WILLIAMS: With his thumbs up or</p> <p>22 thumbs down.</p>	<p style="text-align: center;">33</p> <p>1 We don't see it on the rest of that</p> <p>2 block. I have to agree with John. I do think</p> <p>3 this house is coming down. McCarthy's house is</p> <p>4 coming down. Whitney's presumably is coming</p> <p>5 down.</p> <p>6 So in terms of preservation, it</p> <p>7 seems to me that this -- I know that not</p> <p>8 everyone agrees with me on this. But in terms</p> <p>9 of preservation, this block has been lost.</p> <p>07:05:38PM 10 There is really nothing that can be done about</p> <p>11 that except hoping that the design of the new</p> <p>12 homes will in some way be an asset.</p> <p>13 I do appreciate that with the motor</p> <p>14 court, what we don't have is a massive three-car</p> <p>15 garage jutting out to Park Avenue, as we will</p> <p>16 see across the street on McCarthy's old</p> <p>17 property. That I think is wildly inappropriate</p> <p>18 for that block. This design does a better job</p> <p>19 with that.</p> <p>07:06:16PM 20 I don't see a whole lot of</p> <p>21 precedent for it in that particular area, but I</p> <p>22 do appreciate the attention that you have given</p>

<p style="text-align: right;">34</p> <p>1 to try to accommodate what the owners want. We</p> <p>2 are not a home rule community, so they have a</p> <p>3 lot of leeway with that; and yet still trying to</p> <p>4 have some sort of historic sensibility because</p> <p>5 many of the homes that we have seen do not.</p> <p>6 MR. FORTELKA: I'm trying. Thank you.</p> <p>7 MR. HAARLOW: There has been no</p> <p>8 attention given to that aspect to it at all.</p> <p>9 And so to echo Mr. Bohnen's point, at least if</p> <p>07:06:56PM 10 it is going to be a new house, we would at least</p> <p>11 like in this district to see some attention</p> <p>12 being paid to that.</p> <p>13 So for what that is worth, I do</p> <p>14 appreciate the fact that, whether it's David</p> <p>15 Adler or someone else, there is at least some</p> <p>16 thought being given to that.</p> <p>17 CHAIRMAN BOHNEN: Okay. Would somebody</p> <p>18 like to make a motion?</p> <p>19 Would somebody like to make a</p> <p>07:07:35PM 20 motion?</p> <p>21 MR. GONZALEZ: I think I said enough.</p> <p>22 MS. WILLIAMS: It is just difficult</p>	<p style="text-align: right;">36</p> <p>1 the design. It has nothing to do with the</p> <p>2 quality of the design, it's just the process;</p> <p>3 that perhaps there was another way of going</p> <p>4 about it. I'm not approving it.</p> <p>5 CHAIRMAN BOHNEN: Any other discussion?</p> <p>6 MR. PRISBY: No.</p> <p>7 CHAIRMAN BOHNEN: All those in favor of</p> <p>8 approving the Certificate of Appropriateness</p> <p>9 for 719 South Park Street, please say aye.</p> <p>10 (No response.)</p> <p>11 All opposed, nay?</p> <p>12 (A chorus of nays.)</p> <p>13 Does not carry.</p> <p>14 * * *</p> <p>15 (Which were all the proceedings had</p> <p>16 in the above-entitled cause.)</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">35</p> <p>1 because this is a contributing building in the</p> <p>2 district, and I am most unhappy that we did not</p> <p>3 have an opportunity to see it. For that reason</p> <p>4 alone, I would vote no.</p> <p>5 That said, I think it's an</p> <p>6 interesting and lovely home and adds some</p> <p>7 diversity to the block and the materials are</p> <p>8 wonderful. So I'm sort of in Jim's camp where I</p> <p>9 love the home, but it's this process that was</p> <p>07:08:24PM 10 difficult.</p> <p>11 MR. FORTELKA: Understood.</p> <p>12 MS. WILLIAMS: And I'm not making the</p> <p>13 motion.</p> <p>14 MR. PRISBY: So what are you saying,</p> <p>15 Sandy?</p> <p>16 MR. HAARLOW: Okay. So since people</p> <p>17 will vote as they wish, I will make a motion to</p> <p>18 approve a Certificate of Appropriateness.</p> <p>19 CHAIRMAN BOHNEN: Second, please.</p> <p>07:08:52PM 20 MS. WEINBERGER: Second.</p> <p>21 MR. GONZALEZ: I feel that the block</p> <p>22 was lost and it is lost, not was lost. I like</p>	<p style="text-align: right;">37</p> <p>STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE)</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>do hereby certify that I am a court reporter</p> <p>doing business in the State of Illinois, that I</p> <p>reported in shorthand the testimony given at the</p> <p>hearing of said cause, and that the foregoing is</p> <p>a true and correct transcript of my shorthand</p> <p>notes so taken as aforesaid.</p> <p style="text-align: center;">  Janice H. Heinemann CSR, RDR, CRR License No. 084-001391 </p>

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
CASE NO. HPC-07-2019)
332 East Chicago Avenue)

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 4th day of September, 2019, at
7:10 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, Member;

MS. SHANNON WEINBERGER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Attorney;</p> <p>4 MR. DANIEL W. BRYAN, Architect;</p> <p>5 MS. KATHY HANLEY and</p> <p>6 MR. MARK HANLEY, Applicants.</p> <p>7 * * *</p> <p>8 CHAIRMAN BOHNEN: We will close that</p> <p>9 hearing and now take up case HPC-07-2019 for</p> <p>10 332 East Chicago Avenue, the request for a</p> <p>11 Certificate of Appropriateness to construct a</p> <p>12 new home in the Robbins Park Historic district.</p> <p>13 Please approach the podium.</p> <p>14 MS. HANLEY: My name is Kathy Hanley.</p> <p>15 My husband and I purchased the property at</p> <p>16 332 East Chicago. We are here for a Certificate</p> <p>17 of Appropriateness. The existing home that was</p> <p>18 there was demolished. I think everybody is</p> <p>19 familiar with that beautiful piece of property</p> <p>20 that was there.</p> <p>21 I'm glad you guys didn't walk</p> <p>22 through it because there were animals living in</p>	<p style="text-align: center;">4</p> <p>1 Originally we were going to do a stucco finish</p> <p>2 like our own home at 8 South Oak but that seemed</p> <p>3 to be too costly so we went with the Hardie</p> <p>4 board siding.</p> <p>5 And the view that people will see</p> <p>6 from Chicago Avenue is actually a side view of</p> <p>7 the garage that we tried to make look more like</p> <p>8 a home entrance as opposed to just the side of a</p> <p>9 garage with a couple windows.</p> <p>10 I did not bring any samples of the</p> <p>11 materials. I figured everybody has seen the</p> <p>12 Hardie board. But the color that we planned on</p> <p>13 doing is Monterey taupe, and so I think</p> <p>14 everybody got a colored rendering. So that's</p> <p>15 what it's going to look like and pretty</p> <p>16 standard.</p> <p>17 CHAIRMAN BOHNEN: This is our north</p> <p>18 elevation?</p> <p>19 MS. HANLEY: North elevation, yes. So</p> <p>20 our idea was not to make it look like a garage</p> <p>21 from the front, to make it more like the rest of</p> <p>22 the homes on the block. I mean this particular</p>
<p style="text-align: center;">3</p> <p>1 it and that was kind of scary, it's been</p> <p>2 unoccupied for so long. Our original plan was</p> <p>3 to combine our lots and build a garage and knock</p> <p>4 down our current garage. We currently live at</p> <p>5 8 South Oak Street.</p> <p>6 And after meeting with various</p> <p>7 people with the Village, and we talked to the</p> <p>8 arborist as well, and that recommendation</p> <p>9 essentially was not to combine the lots because</p> <p>10 in the event that we want to sell either of the</p> <p>11 properties off it would be a hardship to split</p> <p>12 the properties back up. So once we merged them,</p> <p>13 we couldn't unmerge them. So we decided to keep</p> <p>14 them as two separate entities and build a</p> <p>15 studio/garage on the property. So that's what I</p> <p>16 have submitted to you.</p> <p>17 I also have our architect Dan Bryan</p> <p>18 here with us to answer any questions for you.</p> <p>19 It's a pretty simple design. We looked at all</p> <p>20 the recommendations that were on the website</p> <p>21 from the Village in terms of styles of homes.</p> <p>22 We went with an Arts and Craft style.</p>	<p style="text-align: center;">5</p> <p>1 piece of property is in between two corner lots.</p> <p>2 It's just a small block. And both of those, the</p> <p>3 sides of those homes face Chicago Avenue. There</p> <p>4 is no front entrance on either of those homes.</p> <p>5 And then across the street are some older homes</p> <p>6 as well.</p> <p>7 CHAIRMAN BOHNEN: You say studio,</p> <p>8 Kathy? What's going on with the studio?</p> <p>9 MS. HANLEY: That's the dwelling unit.</p> <p>10 We are a single-family dwelling. So when we</p> <p>11 talked to Tim at the Village, he said we would</p> <p>12 have to put in a studio with minimum size</p> <p>13 requirements per Village code. And so that's</p> <p>14 what we went ahead and did.</p> <p>15 So it will have a studio area, plus</p> <p>16 a separate bathroom with a shower, toilet, and</p> <p>17 sink. And then a kitchen area that will have an</p> <p>18 appliance. And then an area where we will</p> <p>19 probably put a futon or something. And we do</p> <p>20 have kids from college that come home</p> <p>21 frequently, so this will be nice for them as</p> <p>22 well.</p>

<p style="text-align: center;">6</p> <p>1 CHAIRMAN BOHNEN: So just so I</p> <p>2 understand it, this would not be something you</p> <p>3 would be renting out?</p> <p>4 MS. HANLEY: No.</p> <p>5 CHAIRMAN BOHNEN: As a coach house or</p> <p>6 something.</p> <p>7 MS. HANLEY: No.</p> <p>8 CHAIRMAN BOHNEN: Because that's not</p> <p>9 sanctioned.</p> <p>07:14:09PM 10 MS. WEINBERGER: It would be in this</p> <p>11 situation, wouldn't it?</p> <p>12 CHAIRMAN BOHNEN: I'm not sure it would</p> <p>13 be because --</p> <p>14 MS. WEINBERGER: Yes. I don't really</p> <p>15 quite understand. So thank you for clarifying</p> <p>16 that because in our paperwork it said home. And</p> <p>17 then when I looked at it, well, it's a garage.</p> <p>18 MS. HANLEY: It's a garage.</p> <p>19 MS. WEINBERGER: So now I understand</p> <p>07:14:30PM 20 the dwelling and the plumbing better.</p> <p>21 MR. HAARLOW: So, Chan, on the</p> <p>22 application to us, on page 3 it says, New</p>	<p style="text-align: center;">8</p> <p>1 MR. PRISBY: So if you keep the lot</p> <p>2 separate, you cannot build a garage by itself.</p> <p>3 You cannot have an accessory structure without a</p> <p>4 principal structure. You can get around that if</p> <p>5 you create something that by definition --</p> <p>6 CHAIRMAN BOHNEN: Single-family.</p> <p>7 MR. PRISBY: -- is a single-family</p> <p>8 home. To do that you need a bathroom, a</p> <p>9 kitchen, some living space. And this</p> <p>07:15:53PM 10 essentially does the bare minimum to make that</p> <p>11 happen.</p> <p>12 MS. WEINBERGER: So this is all code,</p> <p>13 everything?</p> <p>14 MR. PRISBY: Technically meets the</p> <p>15 criteria of a single-family home.</p> <p>16 MR. YU: I don't process Certificate of</p> <p>17 Appropriateness until it's been reviewed by the</p> <p>18 Village. This is single-family residential.</p> <p>19 MR. PRISBY: So the interesting thing</p> <p>07:16:16PM 20 is it's still being used by them, they have both</p> <p>21 lots and they do connect. I understand the</p> <p>22 reason for not wanting to consolidate them.</p>
<p style="text-align: center;">7</p> <p>1 single-family dwelling to be built on the</p> <p>2 property. But this is not a single-family. It</p> <p>3 technically --</p> <p>4 CHAIRMAN BOHNEN: The plan changed.</p> <p>5 MS. HANLEY: It is by definition of the</p> <p>6 Village code, it is a single-family dwelling.</p> <p>7 MR. PRISBY: This is a really</p> <p>8 interesting submittal.</p> <p>9 MS. WEINBERGER: Yes.</p> <p>07:14:57PM 10 MR. PRISBY: It really is.</p> <p>11 MS. HANLEY: It is, yes. Apparently</p> <p>12 there is only one other example of something</p> <p>13 like this over in the Woodlands. What was the</p> <p>14 street?</p> <p>15 MR. HANLEY: I can't remember the</p> <p>16 street.</p> <p>17 MS. HANLEY: It's the Steele family's</p> <p>18 home. Oh, my gosh, I can't remember the name of</p> <p>19 the street. But it's in the Woodlands, and they</p> <p>07:15:20PM 20 bought the lot next to them. And they built a</p> <p>21 giant garage that looks like a farmhouse on the</p> <p>22 front with no sidewalk going up to it.</p>	<p style="text-align: center;">9</p> <p>1 They can still sell these properties separately,</p> <p>2 meaning as we look at this, this could become a</p> <p>3 saleable house as is. I think that's part of</p> <p>4 the discussion, is that what we want.</p> <p>5 CHAIRMAN BOHNEN: Well, I think the</p> <p>6 concern that we have, that I have, is we have an</p> <p>7 ordinance in town where we don't allow coach</p> <p>8 houses to be occupied unless they are</p> <p>9 grandfathered.</p> <p>07:16:54PM 10 MS. HANLEY: Right.</p> <p>11 CHAIRMAN BOHNEN: They have to be</p> <p>12 seamlessly rented, yada yada. And there have</p> <p>13 been a number of people that have tried to get</p> <p>14 around this. On north Washington Street there</p> <p>15 is one that I'm familiar with. They wouldn't</p> <p>16 give them a permit for the toilet so they put a</p> <p>17 marine toilet in there and tried to rent it to a</p> <p>18 sailor I guess.</p> <p>19 But we keep playing with the coach</p> <p>07:17:28PM 20 house concept because a number of houses are</p> <p>21 being built, and they are putting living</p> <p>22 quarters up over their garages, which they</p>

<p style="text-align: center;">10</p> <p>1 technically are not able to rent. And yet when 2 nobody is looking, who knows what is lurking in 3 the evil hearts of men. 4 So I don't see where this 5 encroaches on that notion because this is a 6 single-family -- 7 MR. PRISBY: It's not technically a 8 coach house. It's its own house. 9 CHAIRMAN BOHNEN: Right. 07:17:55PM 10 MR. PRISBY: So part of the question 11 I'm trying to wrap my head around is let's say 12 they decide, You know what, we want to sell this 13 property. Is this a marketable home where 14 somebody is going to come in and then tear this 15 down to build a home? Is that a good thing or a 16 bad thing? 17 CHAIRMAN BOHNEN: Or they might join 18 the lots and have this become a garage. 19 MS. WILLIAMS: You are at 8 South Oak? 07:18:24PM 20 MS. HANLEY: Right. 21 MS. WILLIAMS: You are not on the 22 corner?</p>	<p style="text-align: center;">12</p> <p>1 structure to the house they were going to live 2 in, then you would have your zoning ordinance 3 come into play for being able to rent the top 4 floor of this out. 5 MS. HANLEY: If that happened, we would 6 have to just demolish the garage we have on our 7 current property. 8 MR. PRISBY: Are you doing that anyway? 9 MS. HANLEY: No. The original thought 07:19:37PM 10 was we were going to combine the lots. That's 11 when we went in and talked to Tim about it. We 12 had John Finnell come out and look at the 13 property to make sure we were doing the right 14 thing with the trees. 15 And after talking about it, the 16 original plan was let's combine them and then we 17 will knock our garage down. And then once 18 that's down, we can build because of the square 19 footage issues. 07:19:58PM 20 MR. PRISBY: Because they are two 21 separate properties? 22 MS. HANLEY: But now they are two</p>
<p style="text-align: center;">11</p> <p>1 MS. HANLEY: No. 2 MS. WILLIAMS: I think this makes this 3 even more confusing and difficult to grasp. 4 MR. PRISBY: It's an L-shaped lot. 5 MS. WILLIAMS: It is an L-shaped lot. 6 What do the people at 4 South Oak -- 7 MS. HANLEY: To be honest, we talked to 8 them before we embarked on this and talked to 9 them about purchasing the lot together. They 07:18:46PM 10 decided at this point they weren't financially 11 in a position to do it, but they are 100 percent 12 onboard. 13 MS. WILLIAMS: And they have seen these 14 plans? 15 MS. HANLEY: Uh-huh. 16 MR. PRISBY: Just a quick question. If 17 they were to consolidate the lots, does this 18 then meet zoning, consolidated? This is a tough 19 zoning review because of the L shape. 07:19:11PM 20 MR. YU: Right. 21 CHAIRMAN BOHNEN: And if they were to 22 join the lot and make this part of the garage</p>	<p style="text-align: center;">13</p> <p>1 separate -- 2 MR. PRISBY: Technically marketable or 3 saleable, each one needs to have its own garage. 4 MS. HANLEY: Right. 5 MR. BRYAN: One of the big issues I 6 don't think Kathy mentioned -- 7 MR. YU: Sir, can you approach. 8 MR. BRYAN: When the Oak Street bridge 9 was expanded and they raised Chicago Avenue 07:20:19PM 10 there -- And if you have driven by this lot, it 11 really drops down. There is a big drainage pit 12 right at the bottom. It's a bowl and their 13 garage currently floods. And we were 14 considering putting the detached garage but that 15 wasn't going to solve the problem, it was going 16 to be down in that bowl. So we had to bring it 17 up. 18 Even as it is, I think it drops off 19 5 feet from the street to the garage floor. So 07:20:44PM 20 you won't even see this. It's going to be down 21 low. The actual roof of this house I believe is 22 about 15 feet lower than the previous house that</p>

<p style="text-align: center;">14</p> <p>1 was there, but the drainage was a major issue on</p> <p>2 this.</p> <p>3 I do believe that this house would</p> <p>4 meet the code. I would have to double-check,</p> <p>5 but Tim kind of marked off where it could be if</p> <p>6 the lots were merged.</p> <p>7 MR. PRISBY: Right.</p> <p>8 MR. BRYAN: And I think this house</p> <p>9 would meet that definition.</p> <p>07:21:13PM 10 MR. PRISBY: I think it would.</p> <p>11 MR. BRYAN: It's a weird situation.</p> <p>12 Nothing is easy.</p> <p>13 MR. PRISBY: So the house on the corner</p> <p>14 has an addition and a two-car garage on the back</p> <p>15 that you are talking about.</p> <p>16 MS. HANLEY: Oh, the one at 4 South?</p> <p>17 MR. PRISBY: Yes. We did the addition</p> <p>18 at 4 South and the garage, two separate</p> <p>19 projects. So I know what you are talking about</p> <p>07:21:33PM 20 as far as the water issue.</p> <p>21 MR. BRYAN: It's really bad.</p> <p>22 MR. PRISBY: We had to deal with that,</p>	<p style="text-align: center;">16</p> <p>1 this might not matter at all as part of this</p> <p>2 discussion.</p> <p>3 MR. BRYAN: I think what's to think</p> <p>4 about this house with the current structure that</p> <p>5 is proposed, it's much lower, down -- I don't</p> <p>6 even think it will be visible as you are driving</p> <p>7 by. Chicago is a fairly busy street anyway.</p> <p>8 But it's very low. They are going</p> <p>9 to be building a decorative metal fence across</p> <p>07:22:43PM 10 the front with some landscaping. So I think</p> <p>11 it's going to have a very minor impact on the</p> <p>12 whole area.</p> <p>13 CHAIRMAN BOHNEN: So I understand this,</p> <p>14 this is not -- This is considered a</p> <p>15 single-family home with the small amount of</p> <p>16 living space that they have created here? This</p> <p>17 is not an apartment?</p> <p>18 MS. WEINBERGER: With a three-car</p> <p>19 garage.</p> <p>07:23:05PM 20 MR. YU: Right.</p> <p>21 MS. WEINBERGER: Which I think, I don't</p> <p>22 know who brought it up, the future of this</p>
<p style="text-align: center;">15</p> <p>1 separate the garages. There was one garage in</p> <p>2 the past.</p> <p>3 MS. HANLEY: Right. Right.</p> <p>4 MR. PRISBY: Bruce George had done an</p> <p>5 addition to your house at one point, and they</p> <p>6 shared a garage and they had to separate it at</p> <p>7 some point. I know the water was a big issue.</p> <p>8 MR. BRYAN: So this structure is set</p> <p>9 back of the front yard setback requirement</p> <p>07:21:55PM 10 averaging all three properties, so that would</p> <p>11 become the side yard.</p> <p>12 MR. PRISBY: If it were merged. I'm</p> <p>13 thinking it would be okay. I'm interested to</p> <p>14 know what would be considered the rear yard in</p> <p>15 this scenario.</p> <p>16 MR. BRYAN: It's the west.</p> <p>17 MR. PRISBY: That's R-4, right?</p> <p>18 MS. HANLEY: Yes.</p> <p>19 MR. PRISBY: That would be a 25-foot</p> <p>07:22:12PM 20 rear yard. Would that be the west property</p> <p>21 line, 25 feet all the way across the back?</p> <p>22 I'm just spit balling here because</p>	<p style="text-align: center;">17</p> <p>1 piece, this building, is what concerns me.</p> <p>2 Because I'm sure that you have a great use for</p> <p>3 it. But when it gets sold, since it's the main</p> <p>4 building on that lot, it could be rented out.</p> <p>5 And then you could get involved in somebody</p> <p>6 renting out each bay of the garage.</p> <p>7 It's a really interesting problem</p> <p>8 that I am not sure we're the commission to be</p> <p>9 the safeguard of that.</p> <p>07:23:39PM 10 CHAIRMAN BOHNEN: Should this have gone</p> <p>11 before the Zoning Board of Appeals before it was</p> <p>12 ever drawn, put before us?</p> <p>13 MR. PRISBY: Why?</p> <p>14 CHAIRMAN BOHNEN: Does this require any</p> <p>15 type of variation?</p> <p>16 MR. YU: I don't believe there was any</p> <p>17 variations required.</p> <p>18 CHAIRMAN BOHNEN: None? Going forward,</p> <p>19 none?</p> <p>07:23:52PM 20 MS. WILLIAMS: I thought if you change</p> <p>21 the configuration of the siting the home from</p> <p>22 one way to another, I didn't think that was even</p>

<p style="text-align: center;">18</p> <p>1 legal. So now the frontage is no longer the 2 front, it's the side yard. 3 CHAIRMAN BOHNEN: Right. 4 MS. WILLIAMS: And I didn't think that 5 that was allowable. 6 MS. HANLEY: No. That's if they are 7 joined. They are not joined. If the lots are 8 not joined, it's still the front of the yard. 9 MR. PRISBY: This is a single lot with 10 a single house. 11 MS. WILLIAMS: So it will still have an 12 address of 332 Chicago Avenue? 13 MS. HANLEY: Yes. 14 MS. WILLIAMS: And it will maintain 15 that address? 16 MS. HANLEY: Yes. 17 MR. PRISBY: Part of what I think is 18 helpful to think about is the lot at 8 South 19 Oak, forget about it. Just look at this 20 property. That's what we are here to review. 21 MR. BRYAN: And the idea, we turned the 22 garage door so they don't face the street.</p>	<p style="text-align: center;">20</p> <p>1 fire marshal. It's open and it's above the 2 garage. You cannot have any living space up 3 there because it's not separated, divided from 4 the garage. 5 MR. HANLEY: It's storage for tools and 6 car parts, plywood deck, railing. It opens up 7 into the garage area more for air circulation. 8 I may put some flooring over the plywood, some 9 kind of rubber tiles or something; but it's not 10 a living space. 11 MR. BRYAN: There is fire separation 12 between the garage and that residence. 13 MS. WILLIAMS: Yes. I noticed that. 14 It's just this huge loft that puzzled me. 15 MR. HANLEY: Yes. To store old cars, 16 when you take them apart, they fill up a space 17 of half of this room, spread out. 18 MS. WILLIAMS: Yes. 19 CHAIRMAN BOHNEN: Across the street 20 from you, Bill, the garage that used to be 21 Hal Layman's (phonetic), when they redid that 22 garage, they lofted that up; and they have</p>
<p style="text-align: center;">19</p> <p>1 MS. WILLIAMS: Well, they couldn't 2 possibly, it's too narrow. 3 MR. BRYAN: No. They could. 4 MS. HANLEY: No, they could. 5 MS. WILLIAMS: Could they? Wow. 6 MS. HANLEY: We looked at that first 7 and then decided to turn it so that it's more 8 aesthetically pleasing to someone going down the 9 street and it doesn't look like a giant garage. 10 MS. WILLIAMS: I think, too, we have to 11 remember that this is one of the main entrances 12 into Hinsdale. This is a rather strange 13 situation to have there. 14 MR. PRISBY: Actually, I think this is 15 a fun review. Something different for this 16 group. 17 MR. BRYAN: Different is not always 18 bad. 19 MR. PRISBY: No. 20 MS. WILLIAMS: Can you tell me about 21 the loft? I'm a little confused about that. 22 And I can't imagine that that's approved by the</p>	<p style="text-align: center;">21</p> <p>1 storage for cars and machinery. And Dave 2 MacNeal did this on First Street when they did 3 that garage, same thing. 4 MR. PRISBY: When you drive by this 5 property, now you remember from two months ago 6 you were here for the demolition. 7 MS. HANLEY: Right. 8 MR. PRISBY: And you had mentioned that 9 the house was in disarray. And I would like to 10 point out that I drive down this street all the 11 time. And my comment was, There is a house 12 there? You couldn't see behind the landscaping, 13 it was further back from the street. And even 14 though it should jump out as being a real issue, 15 I didn't even recognize it was there. Right? 16 It's just wedged in between a couple of corner 17 lots, and I drove past it all the time. I was 18 kind of surprised there is a house there. 19 MR. HANLEY: Dan mentioned it. I think 20 that we do plan to landscape along the front 21 similar to what the people at 4 South Oak have 22 done. They kind of screened off their side yard</p>

<p style="text-align: center;">22</p> <p>1 from Chicago Avenue with arborvitae. I'm not 2 looking to expose myself on Chicago Avenue. 3 MS. HANLEY: No clear windows. 4 MR. HANLEY: I really wanted to make it 5 kind of private so that what you see when you 6 drive by is a 12-foot apron, a 4-foot 7 powder-coated gate. That will be it. And then 8 some arborvitae that run along the remainder of 9 the property. I don't think anybody will see 10 anything but arborvitae. 11 MS. WEINBERGER: I guess that if I were 12 to look at this as a new house, a demolition and 13 a new house, my main comment was going to be 14 this doesn't look like a lovely historic front 15 of a home. But I do see that if you are using 16 landscape to soften that west corner a bit, it 17 would be nice if it looked at bit more like a 18 home. 19 MR. HANLEY: I think in the future if 20 we were to sell it at any point, if someone were 21 to purchase the property, I think it's either 22 likely they would either significantly rehab it</p>	<p style="text-align: center;">24</p> <p>1 was for sale was -- 2 MS. HANLEY: I don't know. 3 MR. HANLEY: '50s? I don't know. 4 Whatever it was. 5 MR. PRISBY: Right. So based on what I 6 told Sandy -- right? -- we have to look at this 7 as a single-family home. And Shannon just kind 8 of hit on this as well, right? 9 We just reviewed Patrick's 10 submittal -- right? -- for Park Street, and we 11 were commenting on what this looks like from the 12 street. We have to be consistent. When you 13 look at this, does this look like a house that 14 belongs in the historic district? Or does it 15 look like a garage with a kitchen attached to 16 it? 17 I think we should step back and 18 take a look at this and say does this look 19 like a house that we want in this district. 20 Should it be -- Should some part of the 21 elevation be adjusted? There is one window on 22 that face. Is there a chance to doing a bay</p>
<p style="text-align: center;">23</p> <p>1 to turn it into a house or tear it down. 2 MS. WEINBERGER: Or it would be 3 somebody like my husband. 4 MR. HANLEY: Well, there are guys 5 driving really fancy cars around town that might 6 want to store cars. 7 MR. BRYAN: Mark, this is not going to 8 be a good investment for you. 9 MR. HANLEY: I know it. 10 MS. HANLEY: It's not. We know that. 11 MR. HANLEY: I know it's not a good 12 investment. We need the space. 13 CHAIRMAN BOHNEN: Any other further 14 discussion? 15 MS. HANLEY: You know, that's a good 16 point. We do want to stay in Hinsdale. We have 17 looked at moving out to get more space, but we 18 want to stay in the Village. He grew up here. 19 We've lived here for 15 years and that was one 20 of the reasons that we have been eyeing that 21 property since we moved in in 2005. 22 MR. HANLEY: Yes. And the last time it</p>	<p style="text-align: center;">25</p> <p>1 that pops out or something or shutters or 2 something that makes it look more like a 3 single-family ranch house? 4 MS. WEINBERGER: Or a small little 5 Craftsman home, a little bungalow. There is one 6 right over on Walnut that, you know, give and 7 take, looks a little bit like this. 8 MR. PRISBY: I don't know how you 9 handle like the potential rental issue. I don't 10 think that's our problem to solve, right? 11 And then as far as like an 12 investment from their standpoint, they are going 13 to build this house/garage; right? It's theirs. 14 They are going to use it. It still comes across 15 as a house. They can sell it. Is it a real 16 marketable house as is? Probably not. But 17 that's still their burden, right? They want to 18 invest in this, and they want to make this. As 19 long as it looks good from our perspective and 20 it meets the criteria for the Village -- 21 MS. WEINBERGER: I also would go a step 22 further and say just what you said, this is</p>

<p style="text-align: right;">26</p> <p>1 keeping you in your home which is protecting 2 your historic home. 3 MR. HANLEY: Which is in a constant 4 state of preservation. 5 MS. HANLEY: That's true. That is 6 true. 7 MS. WEINBERGER: I see. I am very 8 thankful that you are being creative. 9 I just have one technical question 10 for Chan. So this is actually a Certificate of 11 Appropriateness to demolish? But that's -- 12 MS. HANLEY: No. 13 MS. WEINBERGER: That's what it says. 14 CHAIRMAN BOHNEN: We gave the 15 demolition permit. 16 MR. PRISBY: It's gone. 17 MS. WEINBERGER: I'm just reading 18 what's in the paperwork. It says, To obtain a 19 demolition permit to construct a new code- 20 compliant house. 21 So I'm just going on with what's on 22 the paper. So I just wanted clarification, what</p>	<p style="text-align: right;">28</p> <p>1 drawings in my package, the architectural 2 drawings. 3 MR. YU: This one? 4 MR. GONZALEZ: Yes. So it wasn't in 5 the package. 6 MR. PRISBY: Frank, you want these? 7 MR. GONZALEZ: No, it's fine. It's 8 just I mean, I'm borrowing. So I'm not sure 9 that I have what she just read. 10 CHAIRMAN BOHNEN: Here's the 11 difference, your minutes. 12 MR. GONZALEZ: Okay. 13 CHAIRMAN BOHNEN: Construct a new home. 14 But in the detail, it referred to a demolition, 15 too, because we had already addressed the 16 demolition in a prior meeting. 17 MS. WILLIAMS: The drawing also 18 indicates that there is a new 6-foot stockade 19 fence. Is that going to extend on both sides of 20 the property? 21 MS. HANLEY: So it comes up to the -- 22 MS. WILLIAMS: It's a rear yard?</p>
<p style="text-align: right;">27</p> <p>1 type of Certificate of Appropriateness is this, 2 just to build a new home? 3 CHAIRMAN BOHNEN: Yes. 4 MS. WILLIAMS: Yes. 5 MR. YU: My header on my memo says 6 construct a new house. 7 CHAIRMAN BOHNEN: Construct a new home. 8 MS. WEINBERGER: Right, under request. 9 CHAIRMAN BOHNEN: Well, here on your 10 cover sheet. 11 MS. WILLIAMS: The second paragraph is 12 off. 13 MS. WEINBERGER: That's -- 14 MS. WILLIAMS: That's where it 15 indicates they are looking for a demolition 16 permit. That's just in error. 17 CHAIRMAN BOHNEN: In the detail. 18 MS. WEINBERGER: Yes, in the detail. 19 MR. YU: Yes. 20 CHAIRMAN BOHNEN: Because your 21 agenda -- 22 MR. GONZALEZ: Chan, I didn't have the</p>	<p style="text-align: right;">29</p> <p>1 MS. HANLEY: It's a rear yard fence. 2 MS. WILLIAMS: That's all I need. 3 MS. HANLEY: And then we are going to 4 do the -- 5 MS. WILLIAMS: Fine. Thank you. 6 MR. PRISBY: Are these going to have 7 car lifts? 8 MR. HANLEY: Two lifts. 9 MR. PRISBY: But it's technically a 10 5-car garage? 11 MR. HANLEY: Yes. Total, right. 12 MR. GONZALEZ: My suggestion would be 13 adding or some, like we were talking, maybe some 14 shutters or maybe a bay window or something, so 15 add a little historical taste to it? 16 MS. WILLIAMS: You want it to look like 17 a home. 18 MR. GONZALEZ: Yes, right. The design 19 is fine. It's just more on the surface that 20 maybe something that could maybe -- 21 MR. HANLEY: Dress it up a little. 22 MS. HANLEY: Yes.</p>

<p style="text-align: right;">30</p> <p>1 MR. GONZALEZ: The elements, not 2 necessary -- 3 MS. HANLEY: We could add shutters, 4 flower box. 5 MR. GONZALEZ: Not to take you too much 6 out of the way of the design but something to 7 add to it. 8 MR. PRISBY: When you look at the 9 front, you have got that shed for the car in the 10 front. That would be the east side, right? 11 MR. HANLEY: Yes. 12 MR. PRISBY: I'm just wondering if 13 straight behind that on the west side if you 14 could do the same thing. So from the front you 15 get more of a symmetrical look for that roof 16 line. It doesn't have to be very large. 17 MR. BRYAN: Oh, the dormer? 18 MR. PRISBY: Yes, the dormer could be 19 up. It will create a little more space up in 20 the loft. I know you probably don't need. 21 MR. BRYAN: I'm concerned that would 22 make it look bulkier.</p>	<p style="text-align: right;">32</p> <p>1 you know, on a double window, it's kind of hokey 2 to put shutters. 3 MR. PRISBY: Yes, I don't like it 4 unless it's a full window. 5 MR. BRYAN: I almost want to do like a 6 box bay on the lower windows, like bump that out 7 a foot. And then underneath that eyebrow roof. 8 And then upper windows maybe they need some kind 9 of a, maybe a little more vertical. 10 MR. GONZALEZ: Yes, Definitely. They 11 look a little boxy, right. 12 MR. BRYAN: Maybe they would match or 13 come close to the ones below. 14 MR. GONZALEZ: I think do some sort of 15 maybe either maybe an arched window to add a 16 little more volume? 17 MR. BRYAN: Maybe that would -- 18 MR. GONZALEZ: And that would -- 19 MR. BRYAN: Arch that and then box out 20 the bottom windows. 21 MS. HANLEY: Yes. 22 MR. BRYAN: And then it makes it look</p>
<p style="text-align: right;">31</p> <p>1 MR. PRISBY: It's a small house to 2 being with. So it's small -- Again, my 3 opinion; right? I'm not overly concerned about 4 the bulk because I think you are substantially 5 under bulk. 6 CHAIRMAN BOHNEN: How about shutters 7 and window boxes? 8 MS. HANLEY: We have shutters on our 9 house on south Oak, yes. 10 MR. PRISBY: Dan, you have done a nice 11 job keeping bulk down. I'm almost wondering if 12 it needs bulk. 13 MR. GONZALEZ: This is the first time 14 we said we need -- 15 MR. BRYAN: It's almost an earth 16 shelter, the grade comes up high. 17 MR. PRISBY: I want to make sure it 18 looks like a house and not a garage, and I think 19 sometimes the bulk would actually help with 20 that. Maybe that's a little 1-foot bay out in 21 the front that's for the back half. 22 MR. BRYAN: As far as the shutters go,</p>	<p style="text-align: right;">33</p> <p>1 like bedrooms above. 2 MR. GONZALEZ: That's right. 3 MR. PRISBY: I'm not really big on the 4 arched window idea. You know, Frank 5 sometimes -- 6 MR. GONZALEZ: Really? 7 MR. BRYAN: It would be like a spring 8 line. I wouldn't do a half round, I would do 9 like a spring line. 10 MR. GONZALEZ: What about the turrets? 11 MR. PRISBY: With the architecture you 12 already have, I'm not sure -- 13 MR. HANLEY: Put the arch window to a 14 vote maybe. 15 MR. PRISBY: I like the windows that 16 Dan already has on it. I think I would make 17 them probably taller or shift them up or 18 something. 19 MS. WILLIAMS: Taller, yes. I like it 20 geometrically. 21 MR. PRISBY: Or maybe do two smaller 22 ones and a taller one in the middle. Or</p>

<p style="text-align: center;">34</p> <p>1 something along those lines architecturally.</p> <p>2 I'm not sure if the arch is necessarily</p> <p>3 appropriate for what you already have.</p> <p>4 MR. GONZALEZ: Well, this is a thought,</p> <p>5 you want a turret this time, a turret?</p> <p>6 MR. PRISBY: No. No.</p> <p>7 MR. HANLEY: I love turrets by the way.</p> <p>8 MR. GONZALEZ: We had one a while ago.</p> <p>9 CHAIRMAN BOHNEN: There is one on First</p> <p>07:37:27PM 10 Street, if you can move it, you can have it.</p> <p>11 MR. GONZALEZ: All right.</p> <p>12 CHAIRMAN BOHNEN: So to sum this up,</p> <p>13 you are going to work a little bit on the</p> <p>14 fenestration to give it a little more house</p> <p>15 look?</p> <p>16 MS. HANLEY: Sure.</p> <p>17 CHAIRMAN BOHNEN: On the northwest</p> <p>18 side?</p> <p>19 MR. HANLEY: Sure. I would like that.</p> <p>07:37:49PM 20 MR. BRYAN: Make it look a little more</p> <p>21 like a house.</p> <p>22 MS. WILLIAMS: Will they have to come</p>	<p style="text-align: center;">36</p> <p>1 the house.</p> <p>2 MR. HAARLOW: Right. I'm just saying</p> <p>3 as a procedural matter, I don't think we can do</p> <p>4 that.</p> <p>5 MR. BRYAN: Can we sketch something</p> <p>6 right here and now, or is that crazy? Just</p> <p>7 sketch something right here and now what we are</p> <p>8 talking about? Is that too off the cuff?</p> <p>9 MS. HANLEY: Here is my concern. If we</p> <p>07:38:12PM 10 have to wait another month or two, then we are</p> <p>11 not going to be able to do this year. And</p> <p>12 that's going to cost us much more money. And</p> <p>13 based on what we said, we are not far off from</p> <p>14 want everybody wants. So I would ask that you</p> <p>15 don't delay.</p> <p>16 MR. PRISBY: I was comparing it to what</p> <p>17 we did with Patrick and the other one, and how</p> <p>18 detailed and specific we want it with him.</p> <p>19 Right? I'm concerned that we need to be</p> <p>07:38:35PM 20 consistent. That's all. Go ahead. I'm sorry.</p> <p>21 MR. HAARLOW: You described this</p> <p>22 hearing as fun.</p>
<p style="text-align: center;">35</p> <p>1 back?</p> <p>2 CHAIRMAN BOHNEN: That's up to you.</p> <p>3 Sandy said will they have to come back before</p> <p>4 us. That's up to you as a commission.</p> <p>5 MS. WILLIAMS: If they redo the design,</p> <p>6 the windows.</p> <p>7 MR. BRYAN: Can we do an email? I can</p> <p>8 do a PDF.</p> <p>9 MS. HANLEY: I mean we are not changing</p> <p>07:38:13PM 10 much.</p> <p>11 MR. BRYAN: Summer is ending and we</p> <p>12 want to get in the ground before the ground</p> <p>13 freezes.</p> <p>14 CHAIRMAN BOHNEN: What's your pleasure?</p> <p>15 MR. PRISBY: I don't know.</p> <p>16 MR. HAARLOW: I understand the desire</p> <p>17 to move ahead. I also see the value on having</p> <p>18 another look. I don't see how, I mean it's a</p> <p>19 public hearing, we can't do that without having</p> <p>07:38:36PM 20 a hearing.</p> <p>21 MS. WILLIAMS: If it's possible. I</p> <p>22 just think it's important to see the facade of</p>	<p style="text-align: center;">37</p> <p>1 MR. PRISBY: It is. I like this, this</p> <p>2 is fun.</p> <p>3 MR. HANLEY: It was.</p> <p>4 MR. HAARLOW: It is. It's also, it's</p> <p>5 kind of bizarre, the hearing itself. It strikes</p> <p>6 me that what we are charged with is to -- We</p> <p>7 are trying to decide whether something is</p> <p>8 appropriate in the historic district. That's</p> <p>9 really what we are charged with doing.</p> <p>07:40:12PM 10 So I think in -- You have been</p> <p>11 before us a couple of times, and you took down</p> <p>12 the other house and so on. So I feel like you</p> <p>13 all have been working with this Commission in</p> <p>14 good faith, and you are amenable to making some</p> <p>15 modest changes.</p> <p>16 So I think if we are comfortable</p> <p>17 with that, I would say that that should suffice.</p> <p>18 MR. PRISBY: You know, in the past we</p> <p>19 have had approval based on continued review by</p> <p>07:40:48PM 20 Frank and myself. And we just did a whole bunch</p> <p>21 of stuff with the law office, right?</p> <p>22 CHAIRMAN BOHNEN: Sure. I think that's</p>

1 a good solution.

2 MR. PRISBY: We could prove it with the
3 understanding that Frank and I will do some
4 review back and forth and talk to Dan. Like you
5 said, I don't think they are far off.

6 CHAIRMAN BOHNEN: We will just approve
7 it with conditions.

8 MR. PRISBY: Does that work for you guys?

9 MR. BRYAN: Yes.

07:41:15PM

10 MR. PRISBY: That way we can shorten
11 the timeline, you won't have to come back next
12 month. You can turn something quickly?

13 MR. BRYAN: I could have something.

14 Well, this is what we're kind of doing with
15 this, box out the lower window and then make the
16 upper windows taller.

17 MR. PRISBY: I think Frank and I will
18 still want to see it, right? But exactly, right
19 direction.

07:41:38PM

20 MR. HAARLOW: Let's not have the
21 Hanleys wait anymore. I don't think that's
22 appropriate.

STATE OF ILLINOIS)

) ss.

COUNTY OF DU PAGE)

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



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

1 MR. HANLEY: Thank you.

2 CHAIRMAN BOHNEN: Okay. Based on that
3 discussion, can I have a motion to approve this
4 with conditions that our two architects approve
5 the final solution?

6 MR. PRISBY: Good with that, Frank?

7 MR. GONZALEZ: Yes, I'm good.

8 MS. WEINBERGER: Okay. I move to
9 approve the application for a Certificate of

07:42:03PM

10 Appropriateness to construct a new house in the
11 Robbins Park District with conditions that their
12 builder meet with our architects to refine and
13 summarize what we have discussed here.

14 CHAIRMAN BOHNEN: Do we have a second,
15 please.

16 MR. PRISBY: I will second.

17 CHAIRMAN BOHNEN: All in favor?

18 (A chorus of ayes.)

19 CHAIRMAN BOHNEN: Motion carries.

20 * * *

21 (Which were all the proceedings had
22 in the above-entitled cause.)

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
HISTORIC PRESERVATION)
COMMISSION REGULATIONS)
REVIEW)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the discussion of the
regulations review in the above-entitled matter
before the Hinsdale Historic Preservation
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 4th day of September, 2019, at
7:43 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, Member;

MS. SHANNON WEINBERGER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Attorney.</p> <p>4 * * *</p> <p>5 CHAIRMAN BOHNEN: Now we will move to</p> <p>6 the next item on our agenda, a discussion of our</p> <p>7 preservation commission regulations review.</p> <p>8 Mike, how will you proceed with</p> <p>9 this?</p> <p>10 MR. D'ONOFRIO: I will just stand up</p> <p>11 here. Okay?</p> <p>12 CHAIRMAN BOHNEN: Great.</p> <p>13 MR. D'ONOFRIO: My name is Mike</p> <p>14 D'Onofrio. I have been before with you guys,</p> <p>15 once before, a number of months ago.</p> <p>16 Just a little bit of background.</p> <p>17 I'm employed by a private company called</p> <p>18 Govtemps. I have been engaged by the Village</p> <p>19 before to help on some special projects. They</p> <p>20 have asked me to assist the HPC on going through</p> <p>21 some of the items we will touch base on this</p> <p>22 evening.</p>	<p style="text-align: center;">4</p> <p>1 with one way or another in my 25 plus years as a</p> <p>2 community development director, but I'm sure you</p> <p>3 will teach me some new things that I haven't</p> <p>4 seen before.</p> <p>5 In anticipation of this meeting, I</p> <p>6 have had a couple of meetings with John. Jim</p> <p>7 was in one of our discussions, kind of to see</p> <p>8 how we are going to go through this process.</p> <p>9 And it's based on a memo that was put together,</p> <p>10 and I think provided to you back in May this</p> <p>11 year where it identified a number of regulations</p> <p>12 that you folks deal with that will be reviewed</p> <p>13 by you.</p> <p>14 And then the goal of this process,</p> <p>15 which will be multimeetings, is to review these</p> <p>16 regulations and these areas of concern, and then</p> <p>17 review them and then ultimately make</p> <p>18 recommendations to the Village board in terms of</p> <p>19 what you see would improve the process.</p> <p>20 I think from my perspective,</p> <p>21 hearing those last two cases gives me a little</p> <p>22 bit of flavor, not that I didn't have before, of</p>
<p style="text-align: center;">3</p> <p>1 I apologize for putting a packet of</p> <p>2 information on the dais today, but that's more</p> <p>3 for reference materials. It's not anything we</p> <p>4 are necessarily going to go through tonight, but</p> <p>5 I just wanted to have that information available</p> <p>6 for you this evening as well as future meetings.</p> <p>7 In the way of what we are -- First</p> <p>8 I will just give you a little bit of background</p> <p>9 on myself. I'm a retired community development</p> <p>10 director. I will admit to having spent 16 years</p> <p>11 on the Northshore. I was a community</p> <p>12 development director in Winnetka. So what you</p> <p>13 discussed this evening was a flashback for me,</p> <p>14 and I'm familiar with who Adler is. I was</p> <p>15 having a discussion about a Keck house today.</p> <p>16 So I will admit in Winnetka we even took down a</p> <p>17 number of Adler homes.</p> <p>18 So anyway, having said that, I have</p> <p>19 a familiarity with the issues that you are</p> <p>20 dealing with in terms of teardowns, new houses,</p> <p>21 contextual design. All the issues that you are</p> <p>22 dealing with here are things that I have dealt</p>	<p style="text-align: center;">5</p> <p>1 some of the concerns and issues that you grapple</p> <p>2 with, that everybody thinks you are going to</p> <p>3 make sure that every house that gets built is</p> <p>4 contextual with the neighborhood, so on and so</p> <p>5 forth.</p> <p>6 Well, as was witnessed here</p> <p>7 tonight, you have a number of issues where you</p> <p>8 are limited in what you can do and what you</p> <p>9 can't do. So hopefully through this process you</p> <p>10 will be able to deal with the issues not related</p> <p>11 to a particular project you are looking at, but</p> <p>12 kind of stepping back and what seems to work and</p> <p>13 what doesn't and what you think should be</p> <p>14 changed.</p> <p>15 So I will briefly discuss the five</p> <p>16 issues that are on your docket to discuss. Not</p> <p>17 that we are going to discuss each one tonight</p> <p>18 and get through each one tonight. As People</p> <p>19 say, how do you handle this; and I always say</p> <p>20 it's a little bit like eating an elephant, one</p> <p>21 bite at a time.</p> <p>22 To that end, I have kind of broken</p>

<div>6</div> <div>1 this down into the same items that were in the</div> <div>2 May 21 memo. And the first being, the first two</div> <div>3 being Certificates of Appropriateness. But the</div> <div>4 first being Certificates of Appropriateness in</div> <div>5 the downtown historic district. Maybe we can</div> <div>6 begin that tonight, although I don't want to</div> <div>7 take up a lot of your time.</div> <div>8 The second item would be the</div> <div>9 Certificates of Appropriateness for the Robbins</div> <div>07:48:02PM 10 Park Historic District. I think that would</div> <div>11 probably be the bigger part of the elephant. I</div> <div>12 don't think I'm telling you anything you don't</div> <div>13 already know, but there is a lot of issues</div> <div>14 related to that as evidenced by this evening.</div> <div>15 And sort of related to both of those is your</div> <div>16 authority for Certificates of Appropriateness.</div> <div>17 In the agenda packet I handed out</div> <div>18 tonight, there are two, two sections of the</div> <div>19 code. One is chapter 2 and that is the</div> <div>07:48:32PM 20 legislation enabling the Historic Preservation</div> <div>21 Commission. I just kind of highlighted a couple</div> <div>22 of areas in there, we won't get into that.</div>	<div>8</div> <div>1 what you should do or you shouldn't do but just</div> <div>2 kind of facilitate the conversation and maybe</div> <div>3 direct it in certain ways, because this is a</div> <div>4 process that is going to be driven by the</div> <div>5 members of the Commission.</div> <div>6 I will be glad to answer any</div> <div>7 questions or weigh in on what my experience has</div> <div>8 been, but you know your community better than</div> <div>9 anyone else. You know the positives and the</div> <div>07:50:15PM 10 negatives of what you deal with on a monthly</div> <div>11 basis up here and what you are trying to</div> <div>12 accomplish. So this should be a work product</div> <div>13 that is the commission's and not mine.</div> <div>14 The process itself for each one of</div> <div>15 these five, I want to follow the same kind of</div> <div>16 process so you get used to it. Basically the</div> <div>17 review process will be, it will be a three-step</div> <div>18 process. One, to review the existing</div> <div>19 regulations and past and current practice.</div> <div>07:50:51PM 20 Because they may sync up, they may not. I mean</div> <div>21 we have talked about this evening some of the</div> <div>22 items that came up, what's the role of the tree</div>
<div>7</div> <div>1 And then the second is the</div> <div>2 Certificate of Appropriateness itself, what are</div> <div>3 the regulations for it. I think when we get</div> <div>4 into those items a little bit more, it's even</div> <div>5 more important to review that.</div> <div>6 And then finally I have attached</div> <div>7 the actual application for the Certificate of</div> <div>8 Appropriateness. There again these are kind of</div> <div>9 background materials. I don't expect a</div> <div>07:49:09PM 10 recitation or you to understand that we are</div> <div>11 going to go through these this evening. It's</div> <div>12 just background material as we proceed with</div> <div>13 these discussions that you might want to make</div> <div>14 recommendations on.</div> <div>15 Following that one issue that I</div> <div>16 know you folks have dealt with previously is the</div> <div>17 fourth item, which is withdrawal of landmark</div> <div>18 designations. I think last year you had one or</div> <div>19 two, and then the final issue will be</div> <div>07:49:41PM 20 establishment of a new landmark designation.</div> <div>21 So my role is to assist you in</div> <div>22 going through these. I'm not going to tell you</div>	<div>9</div> <div>1 preservation. You know, those kinds of things.</div> <div>2 So that's where you talk about process.</div> <div>3 Second would be discussion of</div> <div>4 possible code amendments or changes to policy</div> <div>5 and procedures. And then finally drafting or</div> <div>6 developing some recommendations to the Village</div> <div>7 board on those individual items.</div> <div>8 So with that, I guess I'd kind of</div> <div>9 open it up for some questions based on what we</div> <div>07:51:30PM 10 are going to look at and the procedure we are</div> <div>11 going to use or follow to go through these</div> <div>12 items. This won't be done in one meeting, it</div> <div>13 won't be done in two. My intent is to try to</div> <div>14 pick up one topic per meeting. I think some</div> <div>15 might, you know, the Certificate of</div> <div>16 Appropriateness, the third item, might take some</div> <div>17 time. I don't think I would be speaking out of</div> <div>18 turn if I didn't say I think the Robbins Park</div> <div>19 discussion will be somewhat in-depth and kind of</div> <div>07:52:06PM 20 weighty.</div> <div>21 So with that, I would be glad to</div> <div>22 answer any questions and concerns you might have</div>

<p style="text-align: center;">10</p> <p>1 on deciding where we want to go next.</p> <p>2 Don't all jump in at once.</p> <p>3 CHAIRMAN BOHNEN: Well, Mike, so our</p> <p>4 next meeting we will take regulations review.</p> <p>5 We will take topic A, the downtown district?</p> <p>6 MR. D'ONOFRIO: If that's what you'd</p> <p>7 like, that was my intent.</p> <p>8 CHAIRMAN BOHNEN: That's why you</p> <p>9 included the third item here. Is this sort of</p> <p>10 the outline for that?</p> <p>11 MR. D'ONOFRIO: That would be the</p> <p>12 outline for that. And I will do that with every</p> <p>13 subsequent meeting. I will ahead of time put</p> <p>14 together kind of an agenda the points we want.</p> <p>15 CHAIRMAN BOHNEN: Okay.</p> <p>16 MR. D'ONOFRIO: I'll probably talk to</p> <p>17 you, John, and have you review it beforehand so</p> <p>18 I'm sure to, you know, make sure that we get the</p> <p>19 right items that folks want to talk about.</p> <p>20 CHAIRMAN BOHNEN: So if we had to put a</p> <p>21 timetable to this, in a perfect world, we are</p> <p>22 looking at five to six to seven meetings before</p>	<p style="text-align: center;">12</p> <p>1 CHAIRMAN BOHNEN: So if we continue to</p> <p>2 meet on the first Wednesday, we can run past our</p> <p>3 normal agenda as long as people are willing to</p> <p>4 do so.</p> <p>5 MR. YU: Yes.</p> <p>6 CHAIRMAN BOHNEN: So you think the</p> <p>7 format should be take care of our business, our</p> <p>8 community business in the first innings?</p> <p>9 MR. PRISBY: Yes, I don't think --</p> <p>10 CHAIRMAN BOHNEN: And then we lapse</p> <p>11 into our code rewrite.</p> <p>12 MR. PRISBY: Then if someone wants to</p> <p>13 hang around to listen to that, that's on them.</p> <p>14 Because there are some people who may want to</p> <p>15 come by and participate and have commentary.</p> <p>16 CHAIRMAN BOHNEN: Sure. So this would</p> <p>17 mean that everybody should grab dinner before</p> <p>18 you come over here for the 6:30 meeting because</p> <p>19 it can run --</p> <p>20 MR. PRISBY: Or we can have the Village</p> <p>21 cater something for us.</p> <p>22 MR. GONZALEZ: That would be a good</p>
<p style="text-align: center;">11</p> <p>1 we wind it up and make our recommendations?</p> <p>2 MR. D'ONOFRIO: That would be, I think</p> <p>3 that's fair, you know, given your normal</p> <p>4 workload, too. I mean if you wanted to have,</p> <p>5 say, a special meeting because you had a</p> <p>6 weightier issue and you wanted to spend a couple</p> <p>7 hours on it. You know, you might want to have a</p> <p>8 special meeting. But I would expect a minimum</p> <p>9 of one topic per meeting, whether it's part of</p> <p>10 your regular meeting or if you decide you wanted</p> <p>11 to call a special meeting just to deal with one.</p> <p>12 I want to be cognizant of your time</p> <p>13 because you are volunteers. I did this for</p> <p>14 almost 30 years. And I added it up, I put in</p> <p>15 six extra years by going to night meetings so --</p> <p>16 CHAIRMAN BOHNEN: Right now do we bump</p> <p>17 up against the Plan Commission?</p> <p>18 MR. YU: No.</p> <p>19 CHAIRMAN BOHNEN: We don't.</p> <p>20 MR. YU: You are the first Wednesday of</p> <p>21 the month and the Plan Commission is every</p> <p>22 second Wednesday.</p>	<p style="text-align: center;">13</p> <p>1 idea.</p> <p>2 CHAIRMAN BOHNEN: That is out of our</p> <p>3 budget probably.</p> <p>4 MR. PRISBY: There is Chapter 2 and</p> <p>5 Chapter 5. Are these essentially an initial</p> <p>6 draft of what would get inserted into the code?</p> <p>7 MR. D'ONOFRIO: No. These are what the</p> <p>8 current code says. These are what's current. I</p> <p>9 just, before we embark on this stuff, it's</p> <p>10 always good to -- I'm sure you all know every</p> <p>11 section. But I think it's important because you</p> <p>12 are dealing with, here is a project, for</p> <p>13 example, a Certificate of Appropriateness, you</p> <p>14 are saying this is how we are dealing with this.</p> <p>15 Well, sometimes it's important to</p> <p>16 say, well, what does the code actually say. So</p> <p>17 I want you to be able to review that and</p> <p>18 understand that because that allows for a</p> <p>19 better --</p> <p>20 MR. PRISBY: Same thing for the</p> <p>21 application?</p> <p>22 MR. D'ONOFRIO: That's correct.</p>

<p style="text-align: center;">14</p> <p>1 I mean, for example -- and Chan is</p> <p>2 too far away to kick me under the table, so I</p> <p>3 will say it -- you know, we may decide in this</p> <p>4 the -- You talked about we want to have the</p> <p>5 owners here. Is there something in the</p> <p>6 application you want to tweak to say it should?</p> <p>7 You know, so there again that's</p> <p>8 what the application is now. And then when we</p> <p>9 are discussing these things, think about how,</p> <p>10 you know, it might be -- Well, it's already in</p> <p>11 the code, we don't need to do it. We just need</p> <p>12 to -- I'm not saying you don't follow the code,</p> <p>13 but we just need to follow what's in the code</p> <p>14 versus, you know, if the code doesn't say that,</p> <p>15 that's something we might want to amend.</p> <p>16 Versus, you know, if the application says, A, B,</p> <p>17 C, and D, and we want E, well, then we should</p> <p>18 see that E gets put in the application.</p> <p>19 CHAIRMAN BOHNEN: So there will be</p> <p>20 things that require code amending. And there</p> <p>21 may be things that are just administrative.</p> <p>22 MR. D'ONOFRIO: That's correct. Yes.</p>	<p style="text-align: center;">16</p> <p>1 MR. GONZALEZ: Yes. One is easier and</p> <p>2 shorter but I'm wondering --</p> <p>3 CHAIRMAN BOHNEN: But it's like Obama</p> <p>4 and Trump using the executive pen. They do</p> <p>5 these things when they are in office, and then</p> <p>6 the next guy comes along and undoes them.</p> <p>7 So my feeling is that important</p> <p>8 things probably out to be codified because it's</p> <p>9 harder to be uncoded than it is to simply</p> <p>10 erase them out of the ongoing procedures, if you</p> <p>11 will.</p> <p>12 MR. PRISBY: I would agree with that.</p> <p>13 MR. HAARLOW: I agree as well.</p> <p>14 MR. GONZALEZ: Well, can you do one</p> <p>15 process and then continue to follow with the</p> <p>16 next, quote, unquote, because one has a quicker</p> <p>17 turnaround while the other one --</p> <p>18 CHAIRMAN BOHNEN: Sure.</p> <p>19 MR. GONZALEZ: That way while we are</p> <p>20 still here and not waiting --</p> <p>21 CHAIRMAN BOHNEN: I think we should.</p> <p>22 My opinion is we should as of now require owners</p>
<p style="text-align: center;">15</p> <p>1 What I hope comes out of this is you guys say,</p> <p>2 In order for us -- This is the goal. In order</p> <p>3 for us to be a functioning, valuable, effective</p> <p>4 committee, this is what we want to do. Okay.</p> <p>5 And then how do we accomplish that. Well, it</p> <p>6 might be a code amendment. It might be a change</p> <p>7 in the procedure, you know.</p> <p>8 CHAIRMAN BOHNEN: So to that point,</p> <p>9 Mike and I have discussed this, Jim and Mike and</p> <p>10 I have discussed this, let's say we want the</p> <p>11 owners to appear before us. Okay? We probably</p> <p>12 could just change the application</p> <p>13 administratively and not have to go through a</p> <p>14 big rigmarole.</p> <p>15 MR. D'ONOFRIO: Correct.</p> <p>16 CHAIRMAN BOHNEN: However, the next</p> <p>17 board down the pike could change it back. So</p> <p>18 you have to decide whether or not you want to</p> <p>19 amend the ordinance to require that or whether</p> <p>20 you are content to do it by executive caveat.</p> <p>21 MR. PRISBY: One is easier than the</p> <p>22 other.</p>	<p style="text-align: center;">17</p> <p>1 to appear before us.</p> <p>2 MR. PRISBY: On the application.</p> <p>3 CHAIRMAN BOHNEN: On the application.</p> <p>4 And I think we should not ever talk</p> <p>5 about demolitions unless we know what they are</p> <p>6 going to build.</p> <p>7 MR. PRISBY: One thought from tonight,</p> <p>8 but I just kind of thought of as we were</p> <p>9 discussing some other stuff, I would love to see</p> <p>10 something -- I'm probably going off track</p> <p>11 here -- that says that a building permit or a</p> <p>12 demolition permit cannot be submitted until</p> <p>13 120 days or pick a number after the owner has</p> <p>14 met with this commission publicly.</p> <p>15 Someone buys the property, they are</p> <p>16 going to start with an architect. It's going to</p> <p>17 take four months minimum to draw a plan for a</p> <p>18 house in this size in this district.</p> <p>19 CHAIRMAN BOHNEN: Mike, they have that</p> <p>20 up in the Northshore now, don't they? Tearing</p> <p>21 down --</p> <p>22 MR. D'ONOFRIO: Boy, you are making me</p>

<p style="text-align: center;">18</p> <p>1 think back a couple --</p> <p>2 CHAIRMAN BOHNEN: There is a 180-day</p> <p>3 moratorium in Lake Forest.</p> <p>4 MR. D'ONOFRIO: Well, Lake Forest has a</p> <p>5 moratorium. Well, they have a door A and</p> <p>6 door B. But they do have a -- It's a delay. I</p> <p>7 wouldn't call it a moratorium. But there is a</p> <p>8 180-day delay.</p> <p>9 I know in, for example, Winnetka</p> <p>10 what we had is if the house was determined to be</p> <p>11 of historic or architectural significance, they</p> <p>12 could issue a delay up to 180 days to study</p> <p>13 alternatives to demolition.</p> <p>14 So there are other municipalities</p> <p>15 that have done things to slow down the</p> <p>16 demolition process, to look, in effect, for</p> <p>17 alternatives to it. I will say it works as a</p> <p>18 delay. It doesn't work as a deterrent</p> <p>19 necessarily.</p> <p>20 CHAIRMAN BOHNEN: But as a delay --</p> <p>21 MR. D'ONOFRIO: But there again, it's</p> <p>22 what you are trying to accomplish. I think what</p>	<p style="text-align: center;">20</p> <p>1 gatekeeper isn't here to say, then, you know,</p> <p>2 then you might want to have a procedure of what</p> <p>3 you are looking at. You want to look at</p> <p>4 windows. You want to look at materials. I</p> <p>5 don't want to get you into a design review.</p> <p>6 But at least have something that,</p> <p>7 you know, because staff is going to take the</p> <p>8 application in. And they are going to take the</p> <p>9 permit application in, and they are going to</p> <p>10 process it. If it says, you do all this at</p> <p>11 once, then that's what they do; and they are</p> <p>12 following the regulations that are on the books.</p> <p>13 CHAIRMAN BOHNEN: More to your point,</p> <p>14 though, if you had a 120-day delay for the</p> <p>15 demolition of a home that had historic</p> <p>16 significance, that 120 days gives that architect</p> <p>17 time to work on the drawing.</p> <p>18 MR. PRISBY: Yes.</p> <p>19 CHAIRMAN BOHNEN: It gives him time to</p> <p>20 work with this commission.</p> <p>21 MR. PRISBY: Right. So let's say the</p> <p>22 architect, I would prefer the owner, you know,</p>
<p style="text-align: center;">19</p> <p>1 I saw tonight here, if I can, is you guys are</p> <p>2 trying to get better design. You are trying to</p> <p>3 get contextual design.</p> <p>4 MR. PRISBY: Trying to give some input</p> <p>5 prior to the 11th hour when they submit it and</p> <p>6 say, well, we don't care what you think, we are</p> <p>7 going to do this anyway.</p> <p>8 MR. D'ONOFRIO: I think that's one</p> <p>9 thing that we are having a discussion on it now.</p> <p>10 But within the context of these discussions, for</p> <p>11 example, say Certificates of Appropriateness,</p> <p>12 you say, hey, one of the policies should be, you</p> <p>13 know, at some point the owner and the architect</p> <p>14 have an informal conference, whatever you want</p> <p>15 to call it, a preliminary discussion, whatever</p> <p>16 you want to call it, to say we want to discuss</p> <p>17 it.</p> <p>18 Then I might say, you have your</p> <p>19 residential design guidelines, now you need to</p> <p>20 also have some kind of criteria to look at so</p> <p>21 you can say -- Now, Jim, you might, one of you</p> <p>22 might be the gatekeeper. But when the</p>	<p style="text-align: center;">21</p> <p>1 they should bring their architect for that</p> <p>2 discussion. But if the owner is here --</p> <p>3 right? -- once they have come before us and</p> <p>4 there is a date set for the meeting they are</p> <p>5 attending, they have to wait. We can make up a</p> <p>6 number all we want, right? Let's say it's</p> <p>7 120 days they must wait before being able to</p> <p>8 submit for a demolition permit and a Certificate</p> <p>9 of Appropriateness.</p> <p>10 So knowing that they are going to</p> <p>11 have to do that, knowing that they were going to</p> <p>12 have to wait 120 days, that's going to force</p> <p>13 them to come in front of us and at least listen</p> <p>14 to what we have to say. And they don't have to</p> <p>15 do that now at all.</p> <p>16 And that's where you present me</p> <p>17 standards for design and go, look, the lot that</p> <p>18 you have on this block, this is why it's</p> <p>19 significant, why the house is a contributing</p> <p>20 structure, not contributing structure; and what</p> <p>21 this board may want to see or would prefer you</p> <p>22 consider, and that could be a 15- to 20-minute</p>

<p style="text-align: center;">22</p> <p>1 conversation as part of a regular meeting. And</p> <p>2 then go away with your 120 days plus and come</p> <p>3 back to us with something that you submit like</p> <p>4 we have been doing.</p> <p>5 But at that point we should be</p> <p>6 seeing something that is a little more</p> <p>7 reflective of our thoughts and desires without</p> <p>8 actually having to design anything. I think</p> <p>9 that makes our job easier at that meeting, did</p> <p>10 they do that.</p> <p>11 One of the other things that Mike,</p> <p>12 you and I talked about when we were meeting with</p> <p>13 John, I like the idea of having some list that</p> <p>14 is similar to the standards for variation;</p> <p>15 right? Force them to answer the questions a</p> <p>16 little more specifically on did you take into</p> <p>17 account or how did you take into account the</p> <p>18 streetscapes. Right? And be able to sit</p> <p>19 through this board and go, okay, there are seven</p> <p>20 questions, what were the answers. Read them out</p> <p>21 loud, make them part of the public hearing.</p> <p>22 Right? Did they address this? How did they do</p>	<p style="text-align: center;">24</p> <p>1 MR. PRISBY: I'm probably jumping the</p> <p>2 gun.</p> <p>3 MR. D'ONOFRIO: No, that's fine. I</p> <p>4 wasn't expecting to have everything completed.</p> <p>5 I wanted to introduce myself. I know you have</p> <p>6 been here awhile already. I don't want to be</p> <p>7 here all night. I could stand up here and</p> <p>8 yammer on forever. It's quite boring.</p> <p>9 MR. WILLIAMS: I think you are going to</p> <p>10 find us pretty agreeable, too.</p> <p>11 MR. D'ONOFRIO: I don't know about</p> <p>12 that.</p> <p>13 MS. WILLIAMS: Maybe not with you. But</p> <p>14 as far as I think this group --</p> <p>15 CHAIRMAN BOHNEN: This group, we might</p> <p>16 all agree. He doesn't find us in agreeable, we</p> <p>17 might all agree.</p> <p>18 MR. D'ONOFRIO: Don't worry, even if</p> <p>19 you are not, that's part of the Democratic</p> <p>20 process.</p> <p>21 MS. WILLIAMS: We all feel the same</p> <p>22 way.</p>
<p style="text-align: center;">23</p> <p>1 it, right? I think that's important, right?</p> <p>2 And if you combine all that, I think that would</p> <p>3 be a terrific step towards getting people in</p> <p>4 here and getting them educated.</p> <p>5 MR. HAARLOW: That is basically the way</p> <p>6 it works for the Zoning Board of Appeals. There</p> <p>7 are criteria, and you need to address each</p> <p>8 criteria specifically.</p> <p>9 MR. PRISBY: That's what I was</p> <p>10 comparing it to.</p> <p>11 MR. HAARLOW: Right, exactly.</p> <p>12 MR. PRISBY: I don't see why we can't</p> <p>13 do the same basic thing. Feel free to disagree,</p> <p>14 I'm just thinking out loud.</p> <p>15 MS. WEINBERGER: No, I</p> <p>16 think actually --</p> <p>17 MR. GONZALEZ: No. I'm onboard. I</p> <p>18 like the idea.</p> <p>19 MR. D'ONOFRIO: I think these are the</p> <p>20 kind of things as we go through this, you can</p> <p>21 kind of flesh it out and put a little bit of</p> <p>22 meat on the bone.</p>	<p style="text-align: center;">25</p> <p>1 MR. D'ONOFRIO: Spending years on the</p> <p>2 Northshore, it's all about process.</p> <p>3 MR. PRISBY: After we started the</p> <p>4 review of some of these suggested changes, we</p> <p>5 got about halfway through that and it just got</p> <p>6 impossible to do.</p> <p>7 When you and I sat down with</p> <p>8 Mike -- I may not recall this correctly -- we</p> <p>9 kind of gave Mike the kind of go-ahead, here is</p> <p>10 the general feel of the board, let's put it into</p> <p>11 something to start reviewing like a draft of</p> <p>12 this.</p> <p>13 MR. PRISBY: I can't remember for sure,</p> <p>14 but I'm wondering based on old notes --</p> <p>15 CHAIRMAN BOHNEN: I think Mike is up to</p> <p>16 speed on about 70 percent of what we are</p> <p>17 concerned about right now.</p> <p>18 MR. PRISBY: Right.</p> <p>19 CHAIRMAN BOHNEN: He's trying to put it</p> <p>20 to form. You are saying are we going back too</p> <p>21 far from the beginning to start going forward,</p> <p>22 can we start quicker, get out of the gate</p>

<p style="text-align: center;">26</p> <p>1 quicker.</p> <p>2 MR. D'ONOFRIO: Here is my thought,</p> <p>3 this goes back to what the May 21 memo was and</p> <p>4 the issues that counsel asked the HPC to look</p> <p>5 at.</p> <p>6 CHAIRMAN BOHNEN: Okay. That's your</p> <p>7 reference point.</p> <p>8 MR. D'ONOFRIO: That's my reference</p> <p>9 point. I think in order to be responsive to</p> <p>10 counsel, some of them might be really simple. I</p> <p>11 don't know if anybody has an appetite for</p> <p>12 establishing a new landmark designation, but I</p> <p>13 know you all can't wait to talk about the</p> <p>14 Certificates of Appropriateness, and probably</p> <p>15 lesser so in the downtown district than in the</p> <p>16 Robbins Park district, just an assumption on my</p> <p>17 point of view.</p> <p>18 CHAIRMAN BOHNEN: What we need to do is</p> <p>19 go back and pull that memo of May 21 and start</p> <p>20 with that.</p> <p>21 MR. D'ONOFRIO: Yes.</p> <p>22 CHAIRMAN BOHNEN: And redline what we</p>	<p style="text-align: center;">28</p> <p>1 MR. D'ONOFRIO: Right. Right.</p> <p>2 CHAIRMAN BOHNEN: So let's go back to</p> <p>3 that memo and let's redline what we want to talk</p> <p>4 about in that memo and what we don't care about</p> <p>5 and try and get this into a slicker, quicker</p> <p>6 format so that we can fix this. Because we have</p> <p>7 all been talking about these things for so many</p> <p>8 months ad nauseam, it's great to finally be out</p> <p>9 of the gate and going somewhere.</p> <p>10 MR. D'ONOFRIO: Yes.</p> <p>11 CHAIRMAN BOHNEN: But now I think we</p> <p>12 should get it done.</p> <p>13 MR. D'ONOFRIO: That's fine. That's</p> <p>14 why they brought me back to do that.</p> <p>15 CHAIRMAN BOHNEN: Exactly.</p> <p>16 MR. D'ONOFRIO: So I'm, like I said,</p> <p>17 I'm here to work with you, folks.</p> <p>18 MR. PRISBY: Can we get a copy of that?</p> <p>19 MS. WILLIAMS: Is there a way we can do</p> <p>20 that as homework? Very soon if we could get</p> <p>21 that, and then we could get it back to you to</p> <p>22 put in some sort of form that we can address at</p>
<p style="text-align: center;">27</p> <p>1 feel is important in that. Like new landmark</p> <p>2 designations, at this juncture that's something</p> <p>3 that we are not really prepared to take.</p> <p>4 MR. D'ONOFRIO: Maybe that's a point,</p> <p>5 at this time it's not important. I'm not saying</p> <p>6 you have to come up with an answer to</p> <p>7 everything. It's just this was the context of</p> <p>8 it.</p> <p>9 CHAIRMAN BOHNEN: But you are going to</p> <p>10 be -- You are charged with following that first</p> <p>11 memo.</p> <p>12 MR. D'ONOFRIO: Right.</p> <p>13 CHAIRMAN BOHNEN: You are to work with</p> <p>14 us.</p> <p>15 MR. D'ONOFRIO: Right.</p> <p>16 CHAIRMAN BOHNEN: Go back to them.</p> <p>17 They look at the first memo, they look at our</p> <p>18 work product, the two should mesh. Is what you</p> <p>19 are saying?</p> <p>20 MR. D'ONOFRIO: So --</p> <p>21 CHAIRMAN BOHNEN: So that has to be the</p> <p>22 outline of our discussion.</p>	<p style="text-align: center;">29</p> <p>1 the next meeting. That would be helpful.</p> <p>2 CHAIRMAN BOHNEN: The goal should be as</p> <p>3 few meetings as possible. Productive meetings,</p> <p>4 get the work product done before the end of the</p> <p>5 year.</p> <p>6 MR. PRISBY: I prefer to get it more</p> <p>7 than five days before the meeting so I can put a</p> <p>8 little thought into it.</p> <p>9 MS. WEINBERGER: I would agree.</p> <p>10 MS. WILLIAMS: Yes.</p> <p>11 MR. PRISBY: That might give people a</p> <p>12 chance to talk to individual people on certain</p> <p>13 topics.</p> <p>14 MR. D'ONOFRIO: Chan and I will talk</p> <p>15 with Robb this week and get that moving as</p> <p>16 weekly --</p> <p>17 MS. WEINBERGER: So can we have one</p> <p>18 productive piece for tonight that says that we</p> <p>19 are going to add to the application that the</p> <p>20 owners must be present?</p> <p>21 CHAIRMAN BOHNEN: I think two things</p> <p>22 we have agreed upon. Number one, we won't</p>

<p style="text-align: center;">30</p> <p>1 discuss demos unless we have plans and what's</p> <p>2 actually going to be built.</p> <p>3 MS. WEINBERGER: Yes.</p> <p>4 CHAIRMAN BOHNEN: And the fact that we</p> <p>5 want to review the process with the owner, not</p> <p>6 the representatives. The representatives can</p> <p>7 certainly attend, but we want to meet the owner;</p> <p>8 so that the suggestions that we have go to the</p> <p>9 person that can make the decision, not his</p> <p>10 minions.</p> <p>11 MR. PRISBY: Yes.</p> <p>12 CHAIRMAN BOHNEN: That's what we agreed</p> <p>13 on.</p> <p>14 MR. D'ONOFRIO: Okay.</p> <p>15 MR. YU: Can I ask a question. So what</p> <p>16 if on the application -- So I have a question.</p> <p>17 CHAIRMAN BOHNEN: Sure.</p> <p>18 MR. YU: So on the application, what if</p> <p>19 they read that the homeowner has to come to the</p> <p>20 public hearing, they understand it; but at the</p> <p>21 night of the meeting I get an email saying they</p> <p>22 can't make it.</p>	<p style="text-align: center;">32</p> <p>1 It has to be complete.</p> <p>2 MR. PRISBY: Yes. I love it. I think</p> <p>3 it's terrific.</p> <p>4 MR. YU: Okay. A little bit different</p> <p>5 than a building permit. You can submit it in</p> <p>6 one day. They can correct something in one day.</p> <p>7 Whereas here -- I'm not arguing. I'm just</p> <p>8 saying that to correct their shortcomings might</p> <p>9 cost them a month.</p> <p>10 MR. D'ONOFRIO: I don't disagree with</p> <p>11 what you are saying, but my concern is -- and we</p> <p>12 will talk, we'll all float on this -- but my</p> <p>13 concern is if you are going to look at the</p> <p>14 application, let's look at it in its totality.</p> <p>15 So if there is one revision, so we make one set</p> <p>16 of revisions at the time. Not that I disagree</p> <p>17 with what you are saying, but I think we might</p> <p>18 want to just take a step back. And I think --</p> <p>19 I'm not going to talk for Chan, but I'm sure he</p> <p>20 can tell people the owner needs to be there.</p> <p>21 You don't need to change the application between</p> <p>22 now and when we do a comprehensive review of the</p>
<p style="text-align: center;">31</p> <p>1 MR. PRISBY: Table it.</p> <p>2 MR. YU: Table it?</p> <p>3 MR. PRISBY: Absolutely, get here.</p> <p>4 MR. YU: Because on the application, I</p> <p>5 also wrote that you have to submit colored</p> <p>6 renderings. This applicant, the first applicant</p> <p>7 was not able to provide color renderings. Am I</p> <p>8 to also table them?</p> <p>9 MS. WEINBERGER: I feel like if we are</p> <p>10 going to ask for it it should happen.</p> <p>11 MR. PRISBY: I agree with that.</p> <p>12 MS. WEINBERGER: If we want teeth,</p> <p>13 that's the one place we can have teeth.</p> <p>14 MR. PRISBY: It's a submittal</p> <p>15 requirement. If you don't have them done, come</p> <p>16 back next month. Guess what? I know it's kind</p> <p>17 of a hardline approach, but then we are going to</p> <p>18 start getting things they are supposed to be</p> <p>19 getting. I'm all for that. It's not in there,</p> <p>20 sorry, try better, do a better job.</p> <p>21 MS. WILLIAMS: Well, it be the same as</p> <p>22 I think an application for a building permit.</p>	<p style="text-align: center;">33</p> <p>1 application to make sure that the owners are</p> <p>2 there.</p> <p>3 CHAIRMAN BOHNEN: I guess where I'm</p> <p>4 going with this, coming out of years of</p> <p>5 frustration, we know that some or our feelings</p> <p>6 would be assuaged if we could have the owners.</p> <p>7 MR. D'ONOFRIO: Sure.</p> <p>8 CHAIRMAN BOHNEN: And so I think we</p> <p>9 will just make that decision right now, that</p> <p>10 that's a requirement. Okay? One of the things</p> <p>11 we will work on first will be the application so</p> <p>12 we can get that in motion.</p> <p>13 I think by next meeting we should</p> <p>14 have all talked about the application, looked at</p> <p>15 it and vote on it so we have the application</p> <p>16 done.</p> <p>17 In the interim, any applicants that</p> <p>18 come before us, the owner must appear. Okay?</p> <p>19 CHAIRMAN BOHNEN: We won't talk about</p> <p>20 demos unless we have plans.</p> <p>21 MR. YU: Okay.</p> <p>22 CHAIRMAN BOHNEN: And we expect to see</p>

<p style="text-align: center;">34</p> <p>1 the plans before the final plans, so that brings</p> <p>2 them into us much earlier in the process. The</p> <p>3 owner comes in with preliminary plans. He can</p> <p>4 bring his architects, he can bring attorneys,</p> <p>5 this is the time to go through it.</p> <p>6 MR. PRISBY: What's forcing them to do</p> <p>7 that?</p> <p>8 CHAIRMAN BOHNEN: What's forcing them</p> <p>9 to do that?</p> <p>08:13:22PM 10 MR. PRISBY: When we ask the owners to</p> <p>11 attend, and we won't give them a demolition</p> <p>12 permit without plans.</p> <p>13 CHAIRMAN BOHNEN: And I'm saying that</p> <p>14 we won't deal with partial plans. We want to</p> <p>15 see plans before they become completed. So the</p> <p>16 procedure should be that the owners appear with</p> <p>17 his people before us early on. So we meet them,</p> <p>18 we get some schematic anyway of what they want</p> <p>19 to build.</p> <p>08:13:46PM 20 MR. PRISBY: Right.</p> <p>21 CHAIRMAN BOHNEN: Potentially the plan,</p> <p>22 not permanent plan. We have our input with the</p>	<p style="text-align: center;">36</p> <p>1 made that decision as a board to get the process</p> <p>2 back, get the caboose at the end of the train</p> <p>3 again.</p> <p>4 MR. HAARLOW: We can do this by code.</p> <p>5 14-2-2A was the very first to adopt its own</p> <p>6 procedure or rule. This is our procedure.</p> <p>7 That's the authority.</p> <p>8 MS. WEINBERGER: So we will finalize</p> <p>9 that at the next meeting, the application.</p> <p>08:15:05PM 10 CHAIRMAN BOHNEN: And then in the</p> <p>11 interim, anybody that wants to appear before us</p> <p>12 at the next meeting, let me know that.</p> <p>13 MR. D'ONOFRIO: Do you have procedural</p> <p>14 rules? Does anybody --</p> <p>15 MR. HAARLOW: I think our procedural</p> <p>16 rules are basically what we ask for in the</p> <p>17 application.</p> <p>18 MR. D'ONOFRIO: But a lot of times when</p> <p>19 a commission was established, they have rules</p> <p>08:15:23PM 20 and procedures. I don't know if there are any.</p> <p>21 MR. HAARLOW: Not that I'm aware of.</p> <p>22 CHAIRMAN BOHNEN: Our problem is is</p>
<p style="text-align: center;">35</p> <p>1 owner. They go back. The next time they appear</p> <p>2 before us, they, in theory, they have plans.</p> <p>3 They have materials, their renderings, or</p> <p>4 whatever you decide they want.</p> <p>5 MR. PRISBY: How do you get them there</p> <p>6 that early? What's binding them?</p> <p>7 CHAIRMAN BOHNEN: That's on the</p> <p>8 application. It has to be right on the</p> <p>9 application.</p> <p>08:14:14PM 10 MR. GONZALEZ: The application itself.</p> <p>11 CHAIRMAN BOHNEN: This is the</p> <p>12 procedure.</p> <p>13 MR. PRISBY: Is that something that has</p> <p>14 to be changed by code?</p> <p>15 CHAIRMAN BOHNEN: I think you can do it</p> <p>16 procedurally until you change it by code.</p> <p>17 That's certainly the purview of the Commission.</p> <p>18 MR. D'ONOFRIO: I may have slept in a</p> <p>19 Holiday Inn Express, but I don't play attorney</p> <p>08:14:33PM 20 so I can't --</p> <p>21 CHAIRMAN BOHNEN: If we took that on as</p> <p>22 our executive caveat -- all right? -- that we</p>	<p style="text-align: center;">37</p> <p>1 that the ordinance that's in place right now is</p> <p>2 not being followed because there are those that</p> <p>3 have exculpated certain elements of the</p> <p>4 ordinance from our world.</p> <p>5 They've said even though it's in</p> <p>6 the ordinance, you don't have the authority to</p> <p>7 take these up. You have never taken it out of</p> <p>8 the ordinance, but somebody has taken it upon</p> <p>9 themselves to define the scope of our purview.</p> <p>08:16:03PM 10 MR. PRISBY: A lot of that came from</p> <p>11 precedent while this group really didn't exist.</p> <p>12 CHAIRMAN BOHNEN: And part of it came</p> <p>13 from what was perceived to be too heavy a</p> <p>14 workload if they were to follow the ordinance.</p> <p>15 MR. PRISBY: Yes.</p> <p>16 CHAIRMAN BOHNEN: So the inmates</p> <p>17 started running the asylum, and they started</p> <p>18 decoding the code without any legal procedure.</p> <p>19 MR. PRISBY: Well, they weren't being</p> <p>08:16:36PM 20 challenged or told any different either.</p> <p>21 CHAIRMAN BOHNEN: Correct.</p> <p>22 MR. PRISBY: It may not have been</p>

1 intentional. It may have just been --
 2 CHAIRMAN BOHNEN: It may have been
 3 intentional. Either way, the fact of the matter
 4 is if you read your ordinance you have the power
 5 to do all the things you want to do. It's just
 6 no one is letting you have the power to follow
 7 the ordinance. And whether they have the legal
 8 authority to do that or not would be a question
 9 to -- I think I can answer it, but I'm no
 10 lawyer.

08:17:05PM

11 In any event, let's start with the
 12 application. Let's all look at. You have got a
 13 copy of it? Let's be ready to talk two-by-two
 14 between now and our next meeting. Right? Just
 15 like on the arc, right?

16 And when we reconvene here with
 17 Mike, we will have a pretty good version of what
 18 we think the application ought to be like. And
 19 that can kick off our discussion. We will then
 20 follow your outline.

08:17:35PM

21 MR. D'ONOFRIO: Well, that's one of the
 22 items on there so that's not a problem. All

1 right. Well, thank you.

2 CHAIRMAN BOHNEN: Thank you, Mike, for
 3 being part of this, too.

4 MR. D'ONOFRIO: My pleasure.

5 CHAIRMAN BOHNEN: I appreciate it. We
 6 appreciate it.

7 * * *

8 (Which were all the proceedings had
 9 in the above-entitled cause.)

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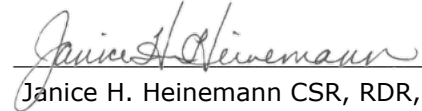
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STATE OF ILLINOIS)
) ss.
 COUNTY OF DU PAGE)

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



Janice H. Heinemann CSR, RDR, CRR
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			<p>table [4] - 15:2, 32:1, 32:2, 32:8</p> <p>teach [1] - 5:3</p> <p>teardowns [1] - 4:20</p> <p>tearing [1] - 18:20</p> <p>teeth [2] - 32:12, 32:13</p> <p>terms [2] - 4:20, 5:18</p> <p>terrific [2] - 24:3, 33:3</p> <p>themselves [1] - 38:9</p> <p>theory [1] - 36:2</p> <p>they've [1] - 38:5</p> <p>thinking [1] - 24:14</p> <p>thinks [1] - 6:2</p> <p>third [2] - 10:16, 11:9</p> <p>thoughts [1] - 23:7</p> <p>three [1] - 9:17</p> <p>three-step [1] - 9:17</p> <p>timetable [1] - 11:21</p> <p>today [2] - 4:2, 4:15</p> <p>together [2] - 5:9, 11:14</p> <p>tonight [9] - 4:4, 6:7, 6:17, 6:18, 7:6, 7:18, 18:7, 20:1, 30:18</p> <p>took [2] - 4:16, 36:21</p> <p>topic [3] - 10:14, 11:5, 12:9</p>	
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MEMORANDUM

DATE: October 2, 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: 504 S. Oak Street – Application for Certificate of Appropriateness to Construct a New Home – HPC-08-2019

Summary

The Village of Hinsdale has received an application from J Jordan Homes, LLC, and the owner of record, requesting approval for a Certificate of Appropriateness to construct a new home in the Robbins Park Historic District. Per the Village Code, no permits shall be issued for the construction of a new 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.

Request and Analysis

The subject property is located on an interior lot in the Robbins Park Historic District. On November 8, 2017, the former applicant, Bayit Builders, and owner of record, Avra Properties, was approved to construct a new house with the condition to move the front yard setback from 68 feet to 82 feet. The lot was subsequently sold, and this Certificate of Appropriateness request is to construct a 2 ½ story shingle style house with a shake roof. A stone garden wall would lead to an interior drive court. Three single car garages sit inside the drive court with gas lanterns hanging over.

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 site plan, it is a legal nonconforming R-1 lot that is 25,818 SF in area. The proposed front yard setback is 68'-6".

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 architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the HPC 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.



MEMORANDUM

Attachments:

- Attachment 1 – Application for Certificate of Appropriateness and 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 - Aerial View 504 S. Oak Street

September 9, 2019



Mr. Chan Yu

Village of Hinsdale

19 East Chicago Avenue

Hinsdale, IL 60521

RE: 504 S Oak Street

Historical Preservation Commission Application

Certificate of Appropriateness

Dear Chan,

Enclosed please find twenty (20) copies of the following for the Historical Preservation Commission meeting:

- a. Application
- b. Photos
- c. Village of Hinsdale Zoning Map and Project Location
- d. Robbins Park Historic District Map
- e. Certificate of Appropriateness Criteria
- f. National Register of Historic Places
- g. Plat of Survey
- h. Architectural drawings

Please forward the Public Notice for the neighbor notifications and let us know when we will be on the agenda.

Please let us know if you need anything else.

Sincerely,

J JORDAN HOMES LLC

A handwritten signature in black ink that reads "Julie Laux" followed by a stylized flourish.

Julie Laux

Managing Member

**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:

504 S. Oak

Address _____ of _____ Property _____ under _____ review: _____
Property Identification Number: 09-12-225-009

I. GENERAL INFORMATION

1. Applicants Name: J Jordan Homes LLC / Julie Laux
Address: 112 S Grant Street
Hinsdale, IL 60521
Telephone Number: 630-455-0855-Office
312-320-9990-Cell
2. Owner of Record (if different from applicant): _____
Address: SAME
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: Moment Design 630-828-8161
201 E Ogden Ave., Ste 20, Hinsdale, IL
Attorney: Mr. Joe Jordan 419-517-5551
Builder: J Jordan Homes LLC 630-455-0855
112 S. Grant St., Hinsdale, IL
Engineer: Gabriel Group 630-772-9393
PO BOX 5376, Oak Brook, IL

II. SITE INFORMATION

1. Describe the existing conditions of the property: N/A
2. Property Designation:
Listed on the National Register of Historic Places? _____ YES X NO
Listed as a Local Designated Landmark? _____ YES X NO
Located in a Designated Historic District? X YES _____ NO

3.

Description of work proposed. (Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).

New construction home

4.

Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

 No X Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. NOV. 8, 2017 demo permit

current new construction permit

5. TABLE OF COMPLIANCE

Address of subject property: 504 SOAK

The following table is based on the R-1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 SQ. FT.	25,818 SQ. FT.	25,818 SQ. FT.
Lot Depth	125'	331.10'	331.10'
Lot Width	125'	78'	78'
Building Height	30'	N/A	27'-8 1/2"
Number of Stories	3	N/A	3
Front Yard Setback	35'	N/A	68'-6"
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	MIN. 10'/MIN. TOTAL 23.40'	N/A	11'-8 1/2"
Rear Yard Setback	50'	N/A	50'
Maximum Floor Area Ratio (F.A.R.)*	7,163.60 SQ. FT.	N/A	6,200 SQ. FT.
Maximum Total Building Coverage*	6,454.5 SQ. FT.	N/A	4,091.8 SQ. FT.
Maximum Total Lot Coverage*	12,909 SQ. FT.	N/A	8,150 SQ. FT.
Parking Requirements	SINGLE FAMILY DWELLING: 3 SPACES REQUIRED.	N/A	3 CAR ATTACHED GARAGE PROVIDED
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	N/A	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

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

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 5th day of

September 2019

Marjorie E Cantrell
Notary Public

OFFICIAL SEAL
MARJORIE E. CANTRELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/24/19



House To South - 511 Oak



422 S. Oak
House To North

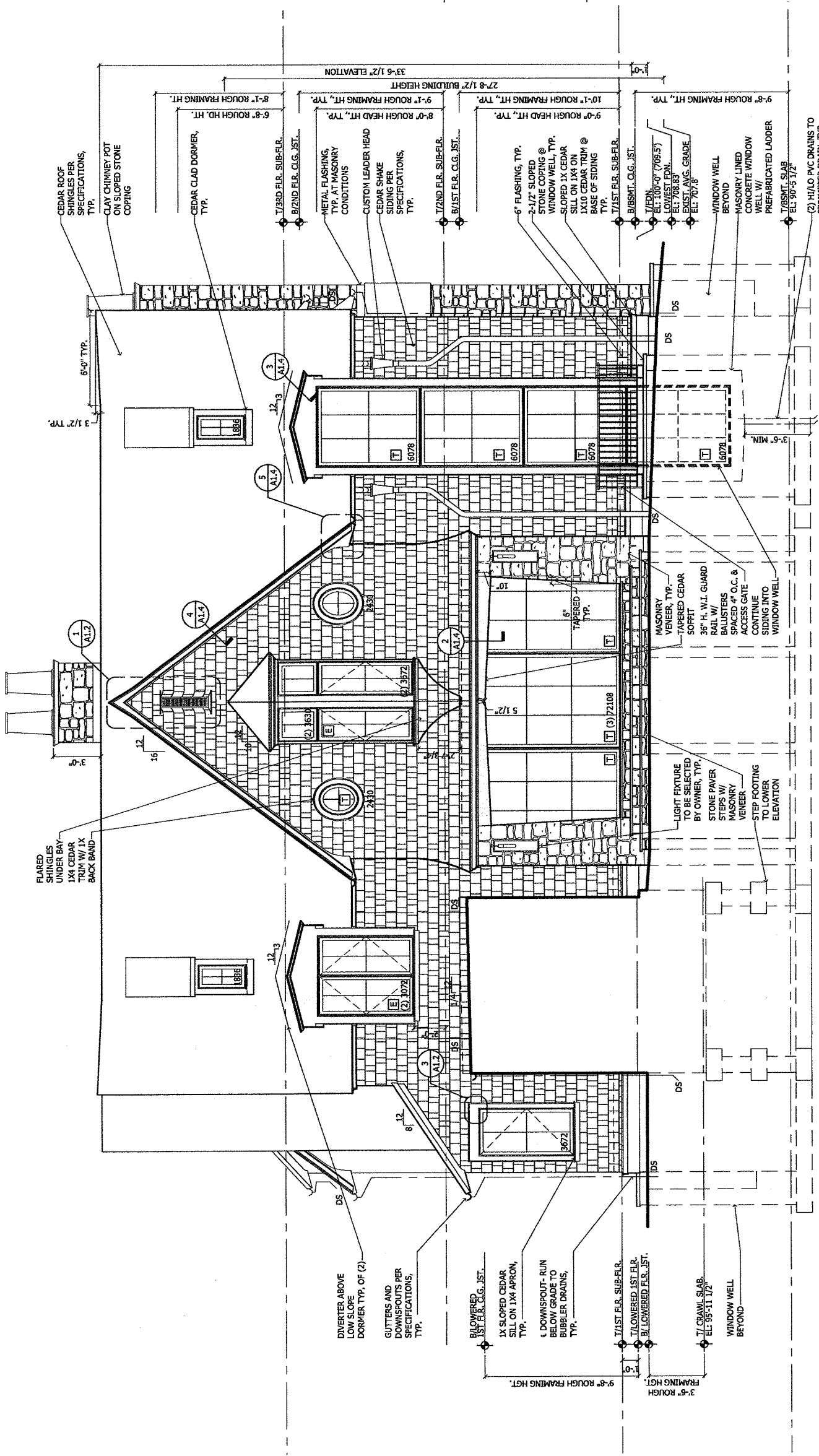


STREET VIEW

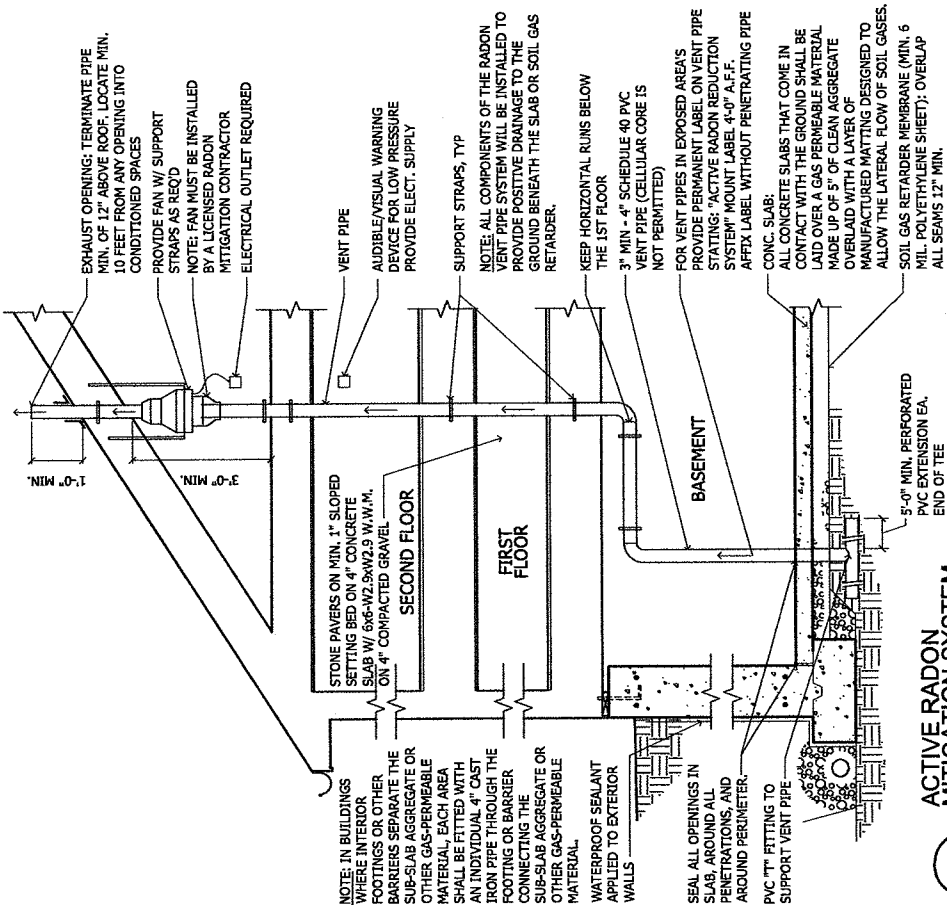
TO NORTH / FRONT



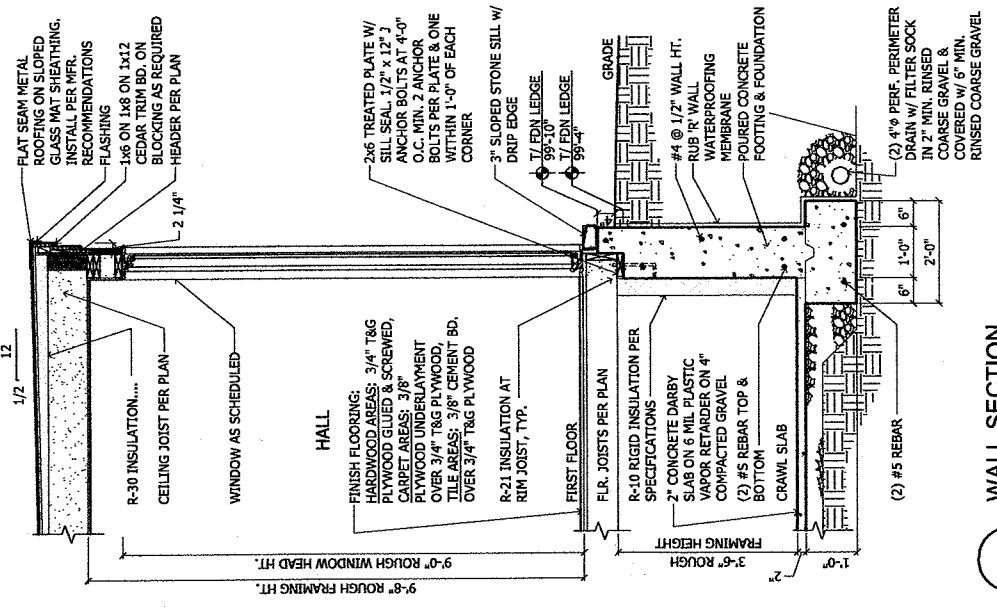
STREET VIEW (TO SOUTH & FRONT)



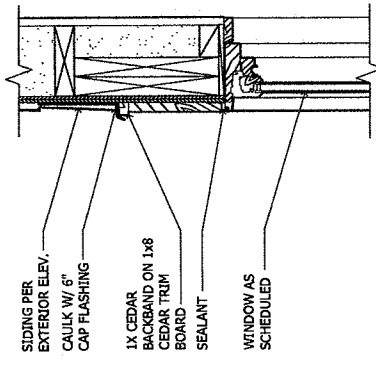
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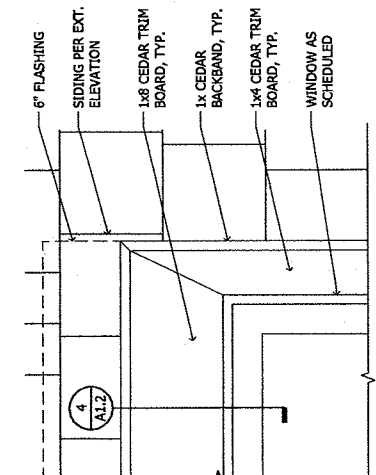
ACTIVE RADON MITIGATION SYSTEM
SCALE: 1/2" = 1'-0"



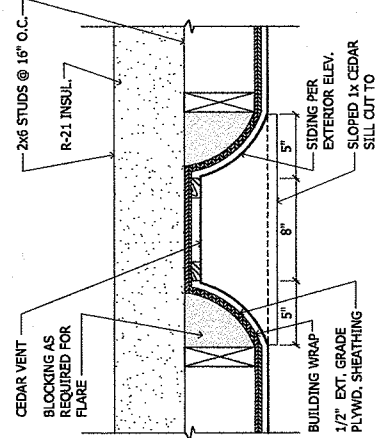
WALL SECTION
SCALE: 1/2" = 1'-0"



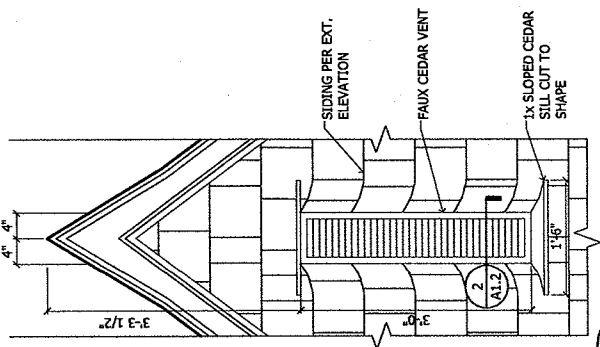
TYP. WINDOW HEAD DETAIL @ SIDING
SCALE: 1/2" = 1'-0"



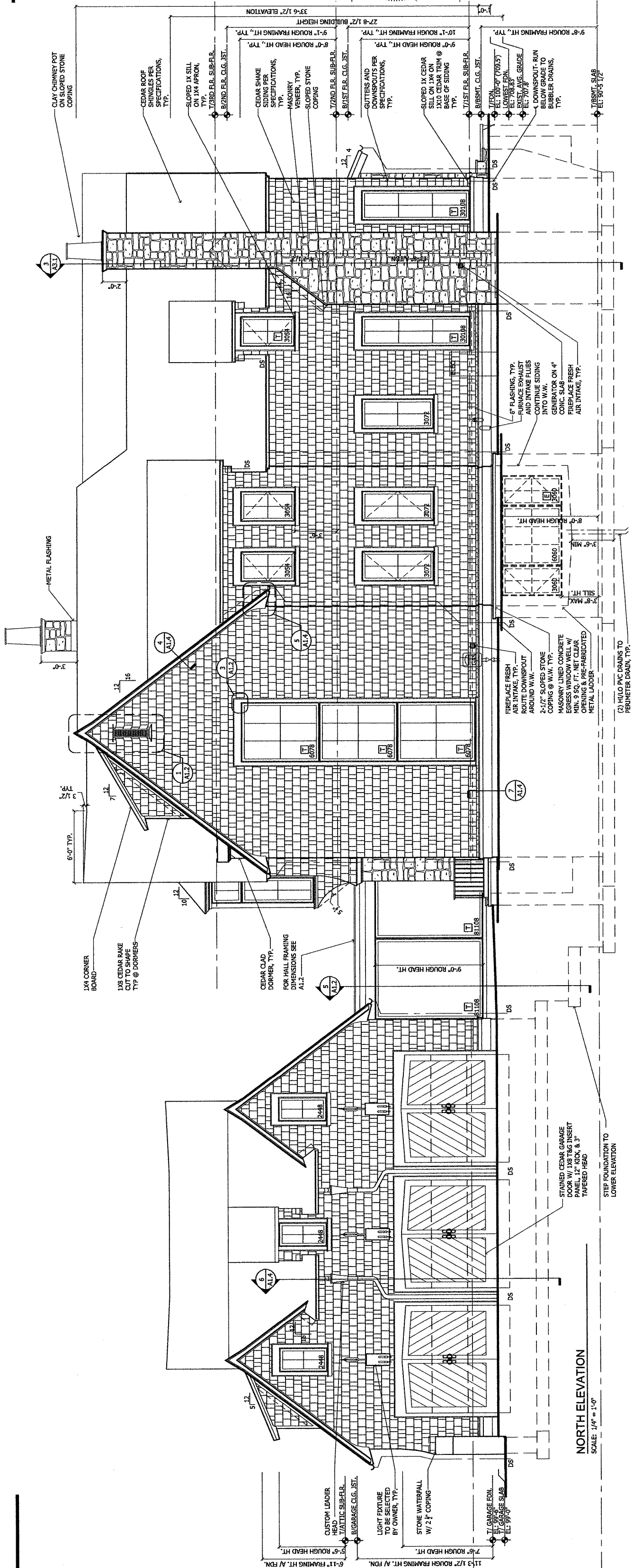
SIDING HEAD DETAIL
SCALE: 1/2" = 1'-0"



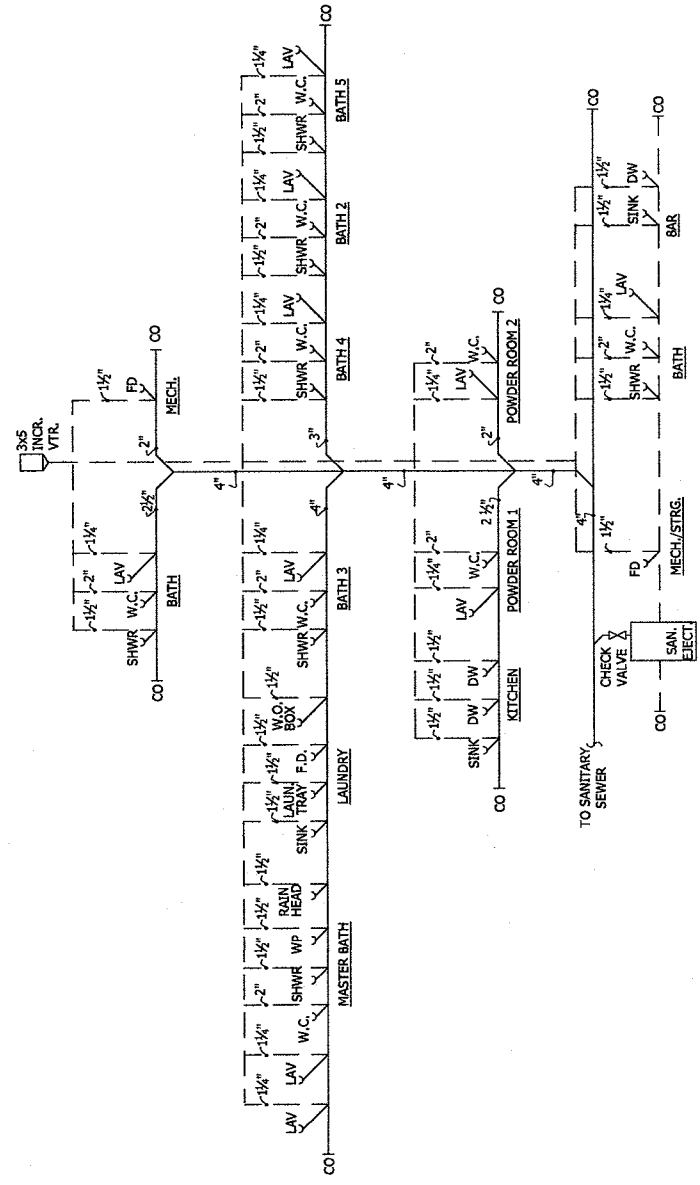
VENT DETAIL
SCALE: 1 1/2" = 1'-0"



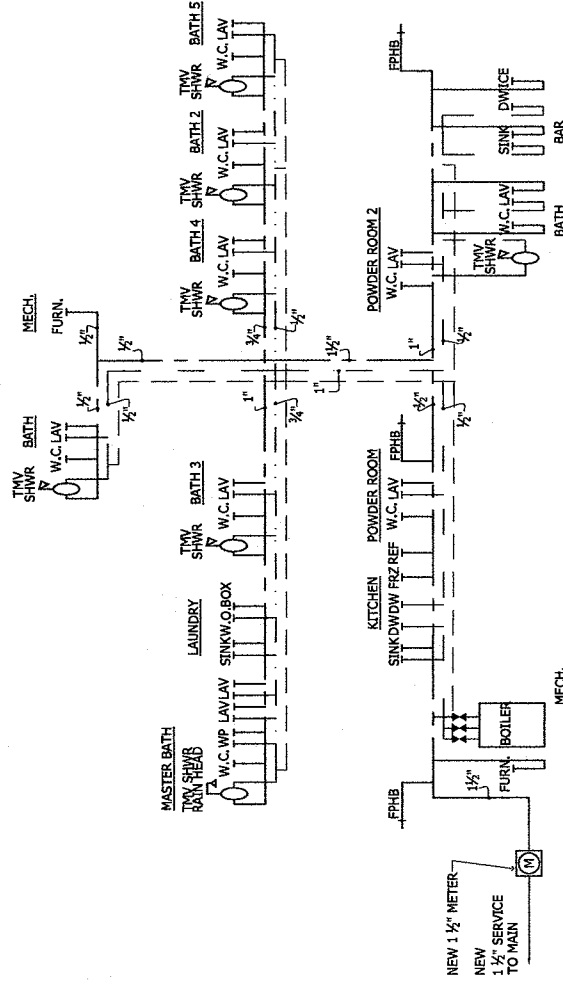
VENT DETAIL
SCALE: 3/4" = 1'-0"



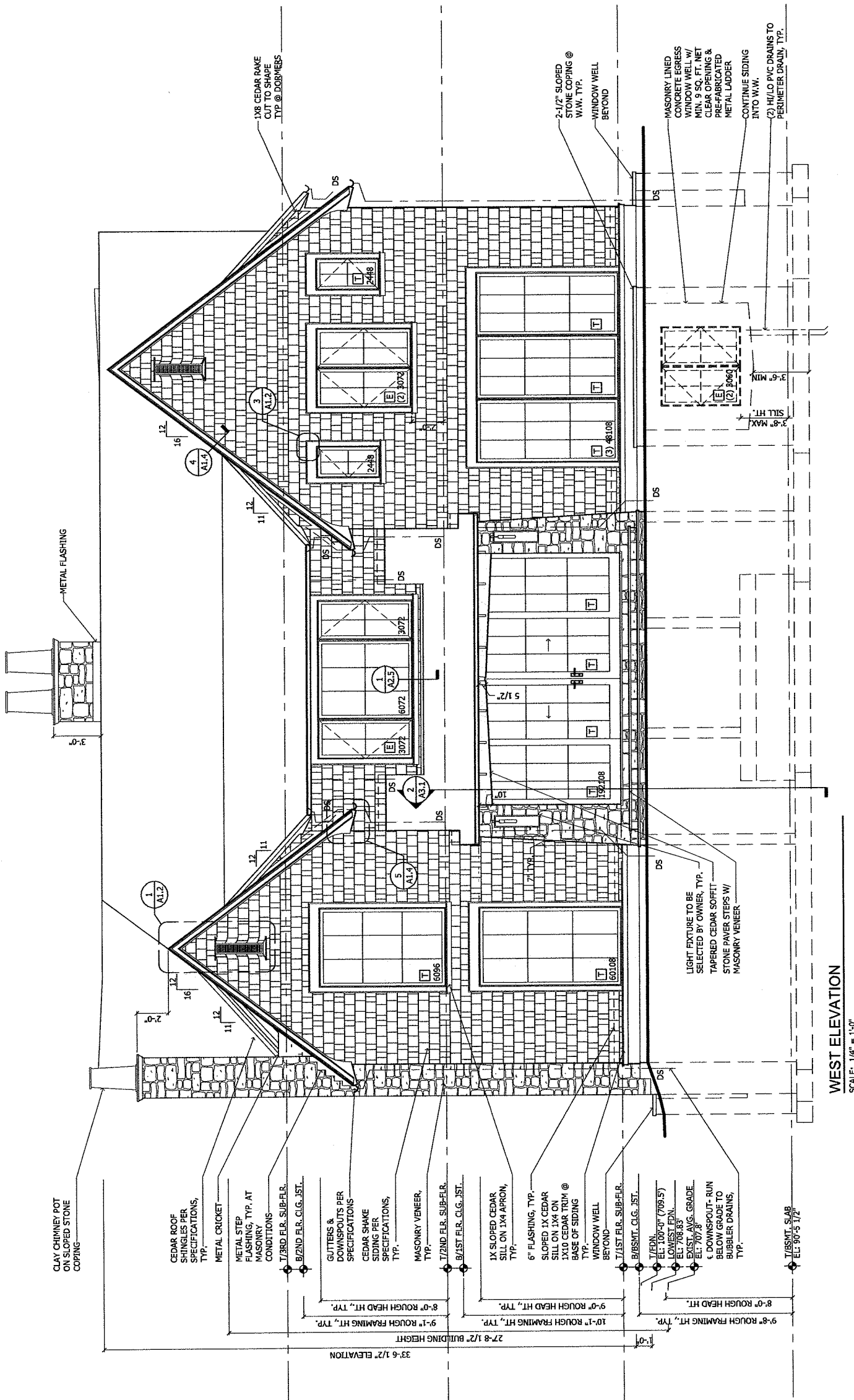
PLUMBING RISER GENERAL NOTES									
1. ALL SUPPLY PIPING TO BE TYPE "K" COPPER UNLESS OTHERWISE NOTED.									
2. PROVIDE 1/2" AIR HAMMER AT ALL FIXTURES & AT TOPS OF ALL RISERS-TYPICAL.									
3. VERIFY ALL FIXTURE & EQUIPMENT CONNECTION SIZES WITH MANUFACTURER SPECIFICATIONS.									
4. ALL WATER CLOSET VENTS SHALL BE 2" MINIMUM.									
5. THE DIAMETER OF AN INDIVIDUAL FIXTURE VENT SHALL BE 1 1/4" MINIMUM OR AT LEAST 1/2 THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED, WHICHEVER IS GREATER.									
6. ALL UNDERGROUND WASTE PIPING TO BE CAST IRON.									
7. ALL GAS POWERED WATER HEATERS, BOILERS, ETC. TO BE VENTED PER CODE.									
8. TIE NEW LINES TO EXISTING AS REQUIRED. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.									
9. GC TO COORDINATE REQUIREMENTS / ANY REQUIRED INCREASE IN WATER SERVICE FOR OWNERS LANDSCAPE SPRINKLER SYSTEM.									
10. COPPER LINES SHALL NOT HAVE DIRECT CONTACT W/ SLAB OR CONCRETE WORK.									
FIXTURE CONNECTION SIZES & QUANTITIES									
FIXTURE TYPE	FIXTURE COUNT	SUPPLY			TOTAL SUPPLY FIXTURES PER UNIT	FIXTURE SUPPLY PIPE SIZE	DRAINAGE SUPPLY PIPE SIZE	TOTAL DRAINAGE FIXTURES PER UNIT	FIXTURE DRAIN TRAP SIZE
		COLD	HOT	TOTAL					
WATER CLOSET	9	3	0	3	27	3/8"	4	36	3"
LAVATORY	10	0.75	0.25	1	10	3/8"	1	10	1 1/4"
SHOWER STALL / TUB	7	1.5	1.5	2	14	1/2"	3	21	2"
WHIRLPOOL	1	1.5	1.5	2	2	1/2"	3	3	2"
KITCHEN SINK	2	1.5	1.5	2	4	1/2"	2	4	1 1/2"
DISHWASHER	3	0	1	1	3	1/2"	2	6	1 1/2"
LAUNDRY SINK	1	1.5	1.5	3	0	-	3	3	1 1/2"
LAUNDRY DRAIN PAN	1	0	0	0	2	1/2"	3	3	1 1/2"
WASHER OUTLET BOX	1	2.25	2.25	2	1/2"	3	3	3	1 1/2"
FLOOR DRAIN	3	0	0	0	0	-	3	9	2"
HOSE BIBB	3	2.5	0	2.5	8	1/2"	0	0	-
RAINHEAD SHOWER	1	0.5	0.5	1	1	1/2"	3	0	2"
POT FILLER	0	1.5	1.5	3	0	1/2"	-	-	-
TOTAL FIXTURE UNITS:	42			66				97	
NOTE: ALL SUPPLY & DRAINAGE FIXTURE UNITS, SUPPLY PIPE SIZES, DRAIN TRAP SIZES & VENT SIZES ARE PER ILLINOIS PLUMBING CODE, 2014 EDITION.									



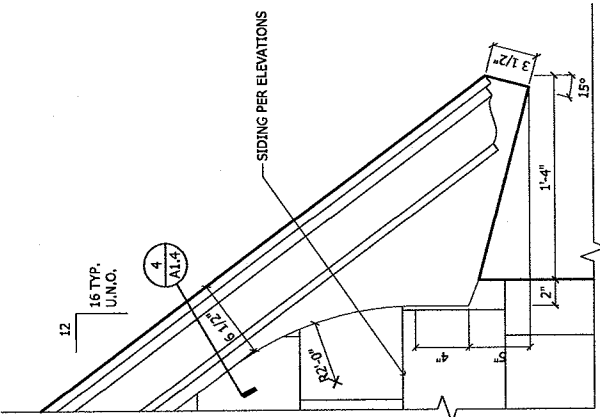
WASTE AND VENT DIAGRAM
NOT TO SCALE
WASTE
UNDER SLAB WASTE
VENT



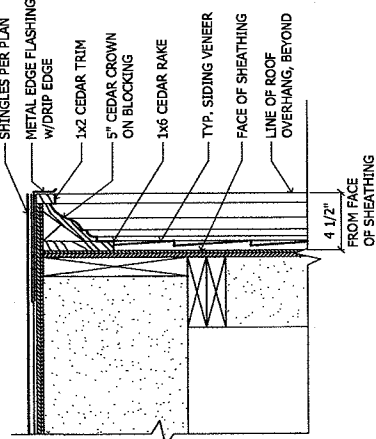
DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE
COLD WATER
HOT WATER
HOT WATER RETURN



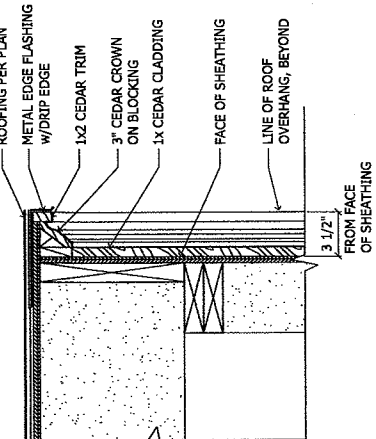
WEST ELEVATION
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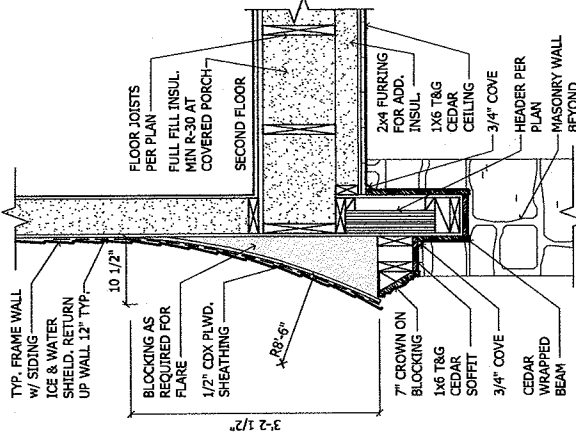
TYP. EAVE DETAIL
SCALE: 1 1/2\"/>



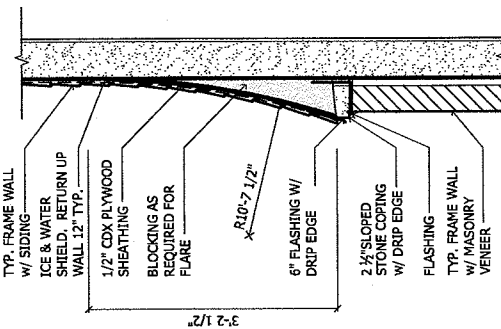
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SCALE: 1 1/2\"/>



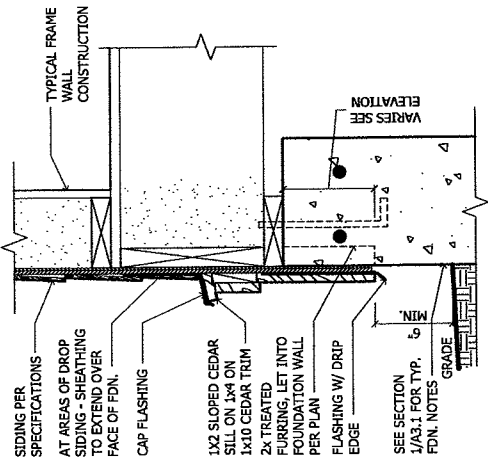
DORMER RAKE DTL.
SCALE: 1 1/2\"/>



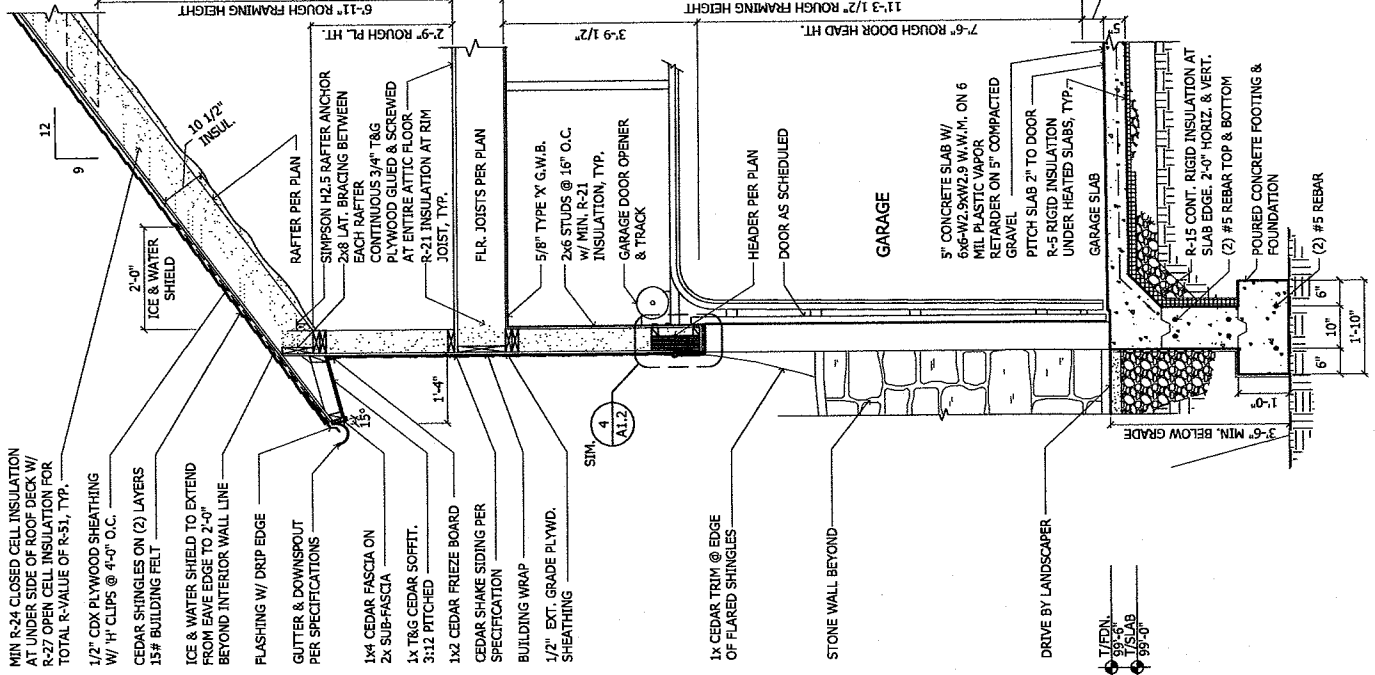
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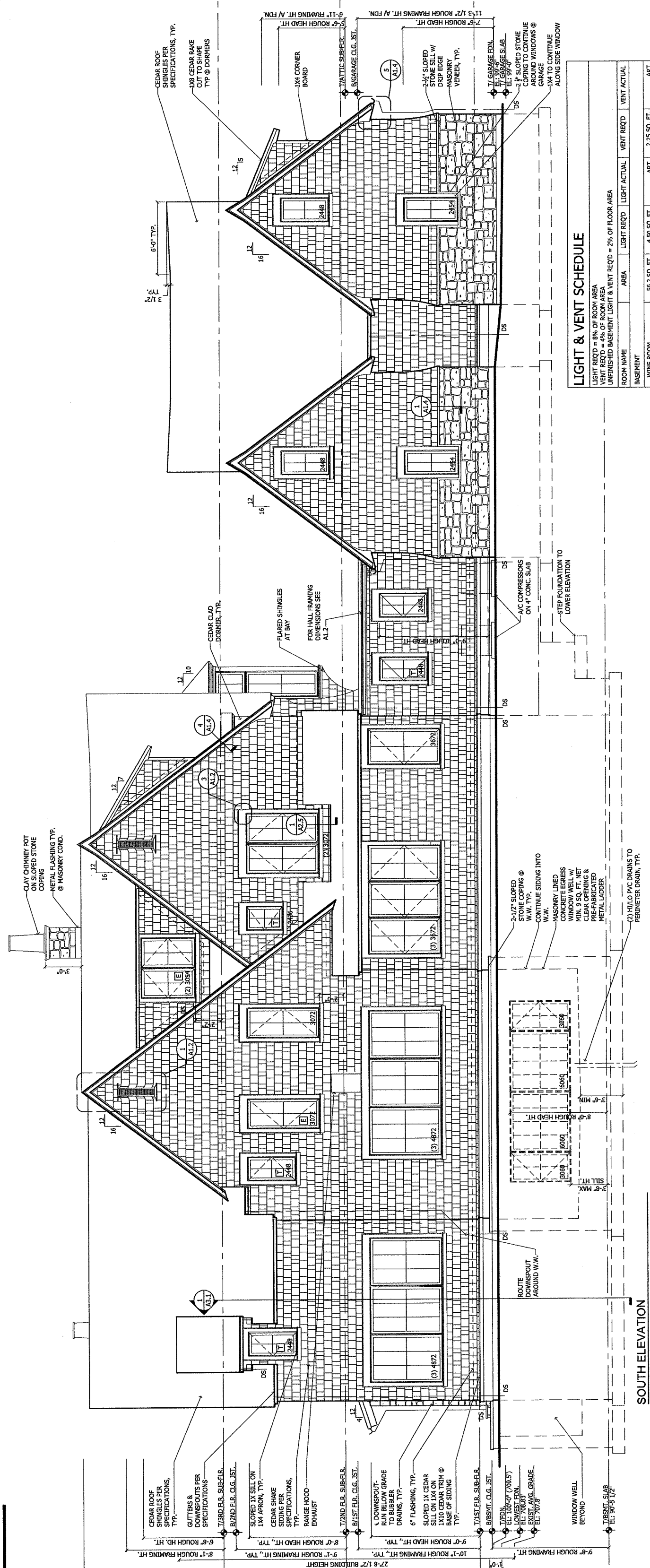
FLARED COPING DETAIL
SCALE: 3/4\"/>



DROP SIDING DETAIL
SCALE: 1 1/2\"/>

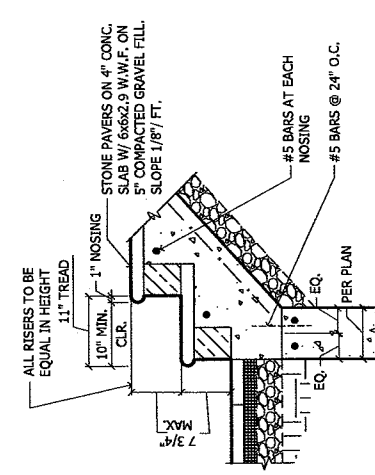


GARAGE SECTION
SCALE: 3/2\"/>

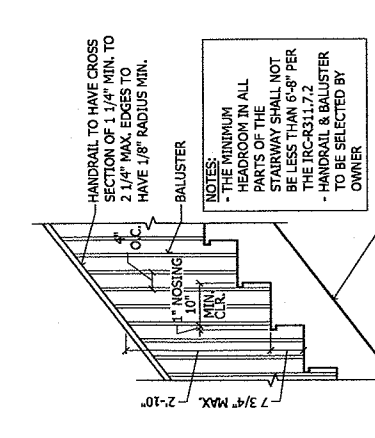


LIGHT & VENT SCHEDULE

LIGHT REQ'D = 8% OF ROOM AREA VENT REQ'D = 4% OF ROOM AREA UNFINISHED BASEMENT LIGHT & VENT REQ'D = 2% OF FLOOR AREA					
ROOM NAME	AREA	LIGHT REQ'D	LIGHT ACTUAL	VENT REQ'D	VENT ACTUAL
BASEMENT					
WINE ROOM	56.2 SQ. FT.	4.50 SQ. FT.	ART.	2.25 SQ. FT.	ART.
FAMILY ROOM	405.9 SQ. FT.	32.47 SQ. FT.	ART.	16.24 SQ. FT.	ART.
BAR	182.5 SQ. FT.	14.60 SQ. FT.	40.3 SQ. FT.	7.30 SQ. FT.	ART.
LOUNGE	82.7 SQ. FT.	6.62 SQ. FT.	31.00 SQ. FT.	3.31 SQ. FT.	ART.
EXERCISE ROOM	142.4 SQ. FT.	11.39 SQ. FT.	ART.	5.70 SQ. FT.	ART.
PLAY ROOM	343.4 SQ. FT.	27.47 SQ. FT.	65.0 SQ. FT.	13.74 SQ. FT.	17.8 SQ. FT.
BEDROOM	330.2 SQ. FT.	26.42 SQ. FT.	25 SQ. FT.	13.21 SQ. FT.	17.8 SQ. FT.
BATH	48.0 SQ. FT.	3.84 SQ. FT.	ART.	1.92 SQ. FT.	ART.
FIRST FLOOR					
STUDY	193.3 SQ. FT.	15.46 SQ. FT.	30 SQ. FT.	7.73 SQ. FT.	30 SQ. FT.
SUN ROOM	188.2 SQ. FT.	15.06 SQ. FT.	175.98 SQ. FT.	7.53 SQ. FT.	42 SQ. FT.
DINING ROOM	260.9 SQ. FT.	20.87 SQ. FT.	270 SQ. FT.	10.44 SQ. FT.	42 SQ. FT.
KITCHEN	366.2 SQ. FT.	29.30 SQ. FT.	72 SQ. FT.	14.65 SQ. FT.	ART.
FAMILY ROOM	450.9 SQ. FT.	36.07 SQ. FT.	144 SQ. FT.	18.04 SQ. FT.	72 SQ. FT.
POWDER ROOM	40.1 SQ. FT.	3.21 SQ. FT.	15 SQ. FT.	1.60 SQ. FT.	15 SQ. FT.
POWDER ROOM 2	33.0 SQ. FT.	2.64 SQ. FT.	8 SQ. FT.	1.32 SQ. FT.	8 SQ. FT.
SECOND FLOOR					
MASTER BEDROOM	291.9 SQ. FT.	23.35 SQ. FT.	60 SQ. FT.	11.68 SQ. FT.	30 SQ. FT.
MASTER BATH	190.1 SQ. FT.	15.21 SQ. FT.	55.2 SQ. FT.	7.60 SQ. FT.	15.2 SQ. FT.
BEDROOM 2	191.8 SQ. FT.	15.34 SQ. FT.	55.3 SQ. FT.	7.67 SQ. FT.	36 SQ. FT.
BATH 2	56.4 SQ. FT.	4.51 SQ. FT.	ART.	2.26 SQ. FT.	ART.
BEDROOM 3	192.0 SQ. FT.	15.36 SQ. FT.	28.5 SQ. FT.	7.68 SQ. FT.	58.5 SQ. FT.
BATH 3	47.8 SQ. FT.	3.82 SQ. FT.	6 SQ. FT.	1.91 SQ. FT.	6 SQ. FT.
BEDROOM 4	163.6 SQ. FT.	13.09 SQ. FT.	30 SQ. FT.	6.54 SQ. FT.	30 SQ. FT.
BATH 5	45.6 SQ. FT.	3.65 SQ. FT.	8 SQ. FT.	1.82 SQ. FT.	8 SQ. FT.
BEDROOM 5	204.4 SQ. FT.	16.35 SQ. FT.	38 SQ. FT.	8.18 SQ. FT.	38 SQ. FT.
BATH 5	45.6 SQ. FT.	3.65 SQ. FT.	16 SQ. FT.	1.82 SQ. FT.	16 SQ. FT.
THIRD FLOOR					
LOFT	195.0 SQ. FT.	15.60 SQ. FT.	22.5 SQ. FT.	7.80 SQ. FT.	22.5 SQ. FT.
BATH	61.0 SQ. FT.	4.88 SQ. FT.	2.44 SQ. FT.	2.44 SQ. FT.	22.5 SQ. FT.
* MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF PRODUCING 35 AIR CHANGES PER HOUR. LIGHTING TO BE DESIGNED TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ROOM AT A HEIGHT OF 30' ABOVE THE FLOOR.					



1
MASONRY STEP DETAIL
SCALE: 3/4\"/>



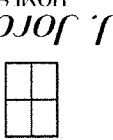
2
TYP. STAIR DETAIL
SCALE: 1/2\"/>

LOWER LEVEL
FLOOR PLAN

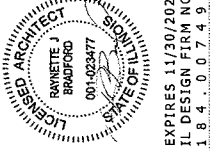
A2.1

JOB NUMBER: 18-70
DATE: 08.15.2019

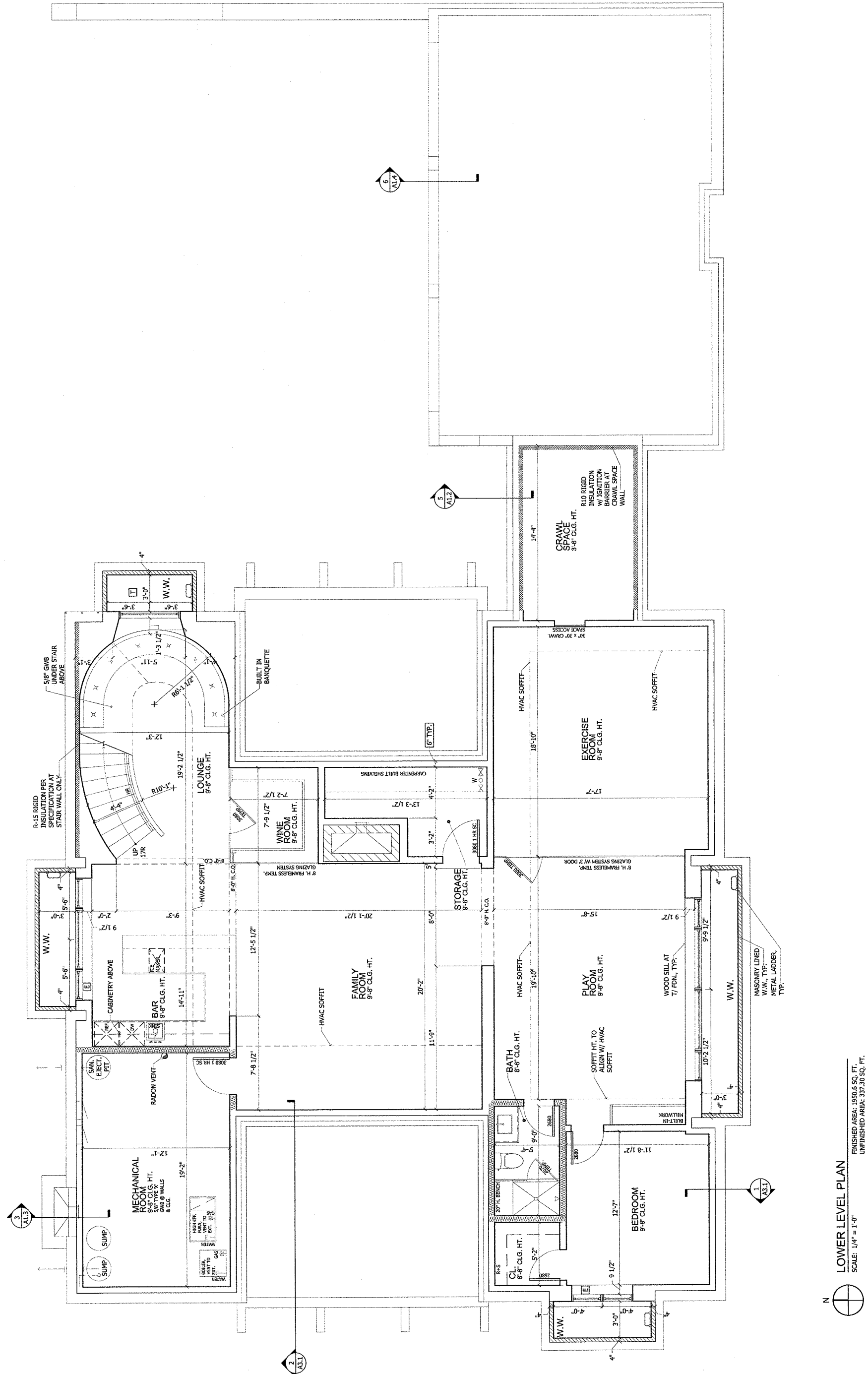
ISSUE/REVISION:



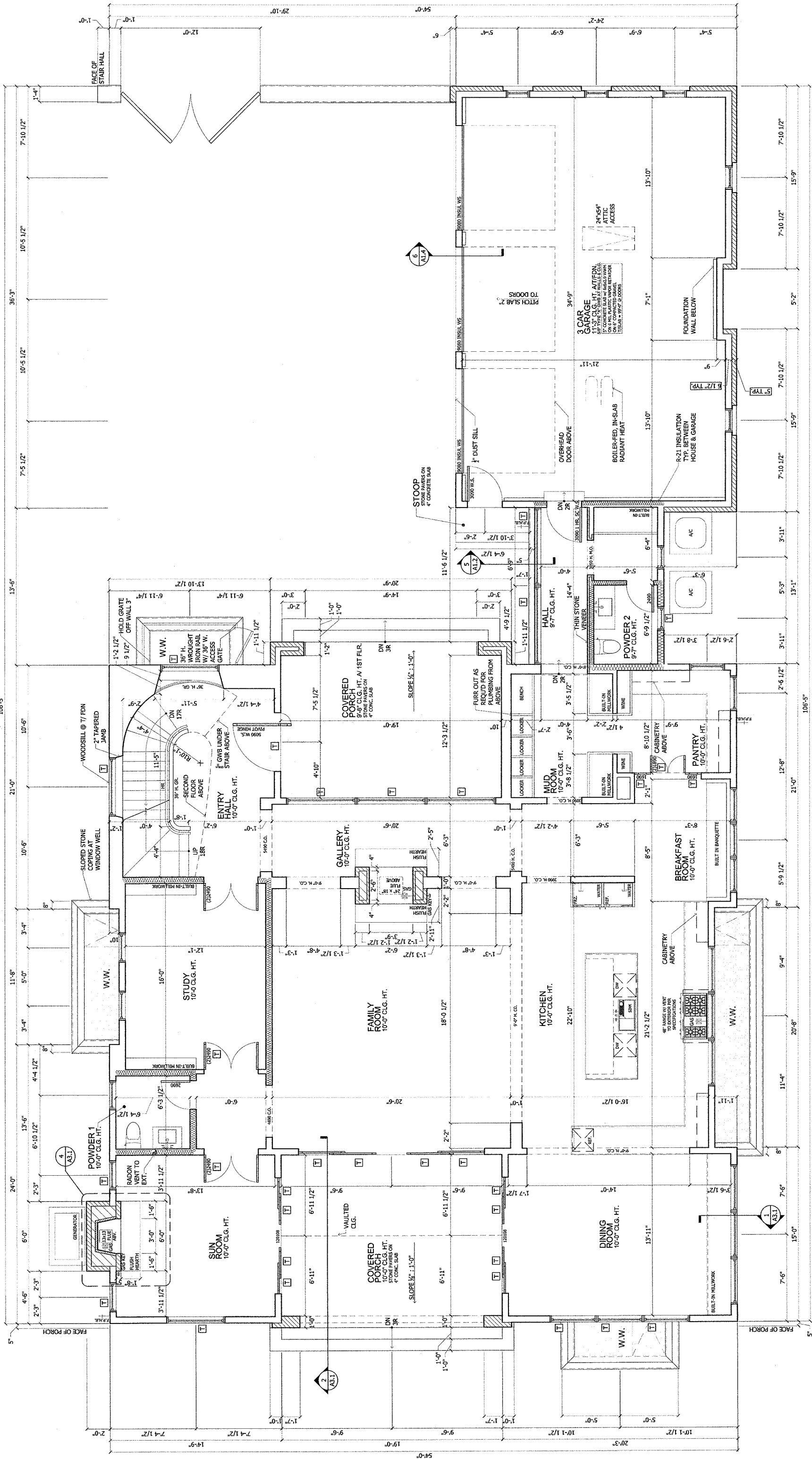
NEW RESIDENCE
504 S. OAK STREET, HINSDALE, IL



[moment] DESIGN
201 E. OGDEN AVE, STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"
FINISHED AREA: 1950.6 SQ. FT.
UNFINISHED AREA: 337.30 SQ. FT.

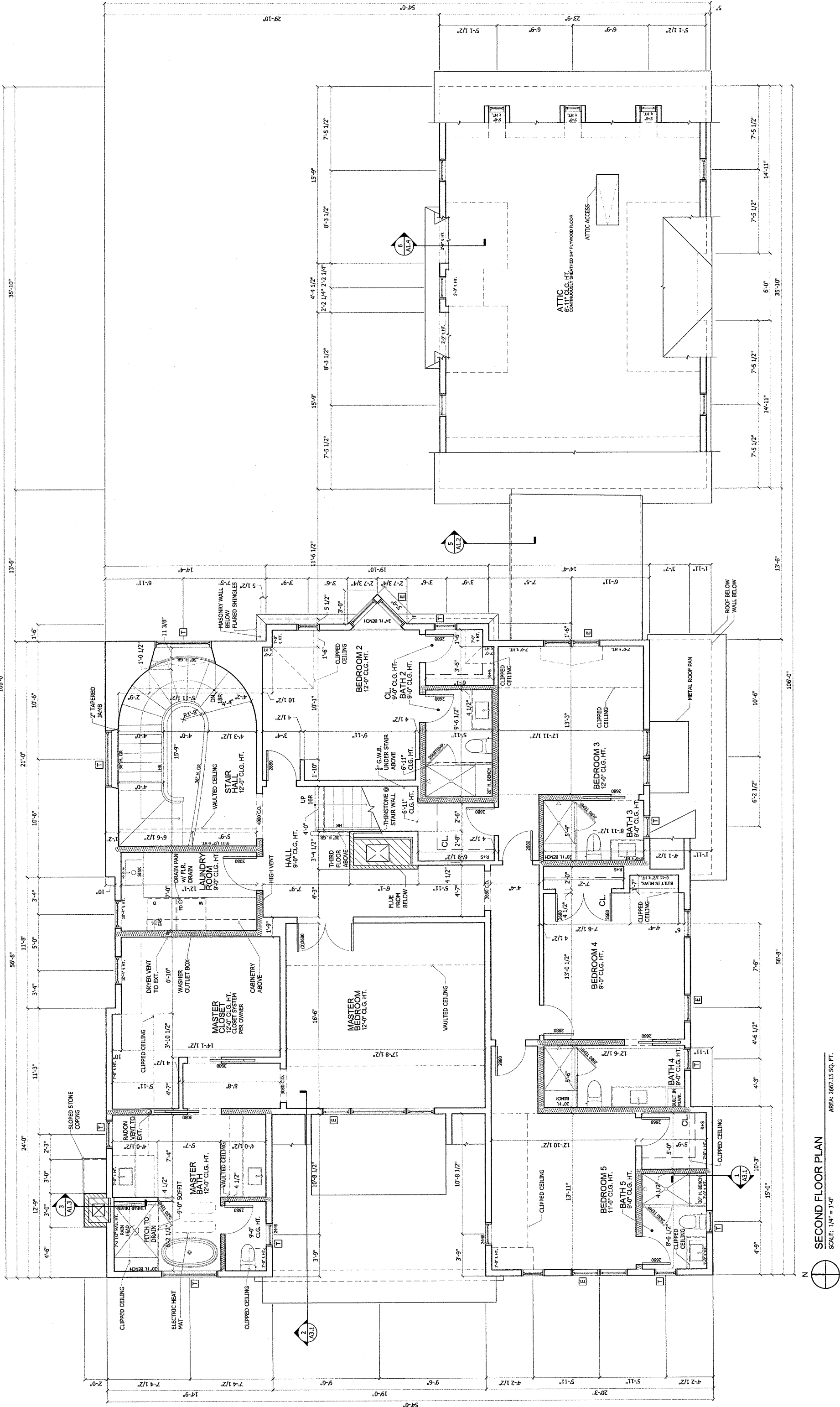
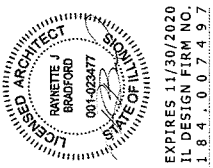


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRST FLOOR: 3600.2 SQ. FT.
GARAGE: 675.5 SQ. FT.

ISSUE/REVISION:

J. Jordan
504 S. OAK STREET, HINSDALE, IL 60521
NEW RESIDENCE

[moment] DESIGN
201 E. OGDEN AVE, STE. 20, HINSDALE, IL 60521
P 630 828 8161
WWW.MOMENTDESIGN.NET



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 2667.15 SQ. FT.



EXPIRES 11/30/2020
MAIL DESIGN FIRM NO.
1184.007497

NEW RESIDENCE
504 S. OAK STREET, HINSDALE, IL

J. Jordan
HOMES

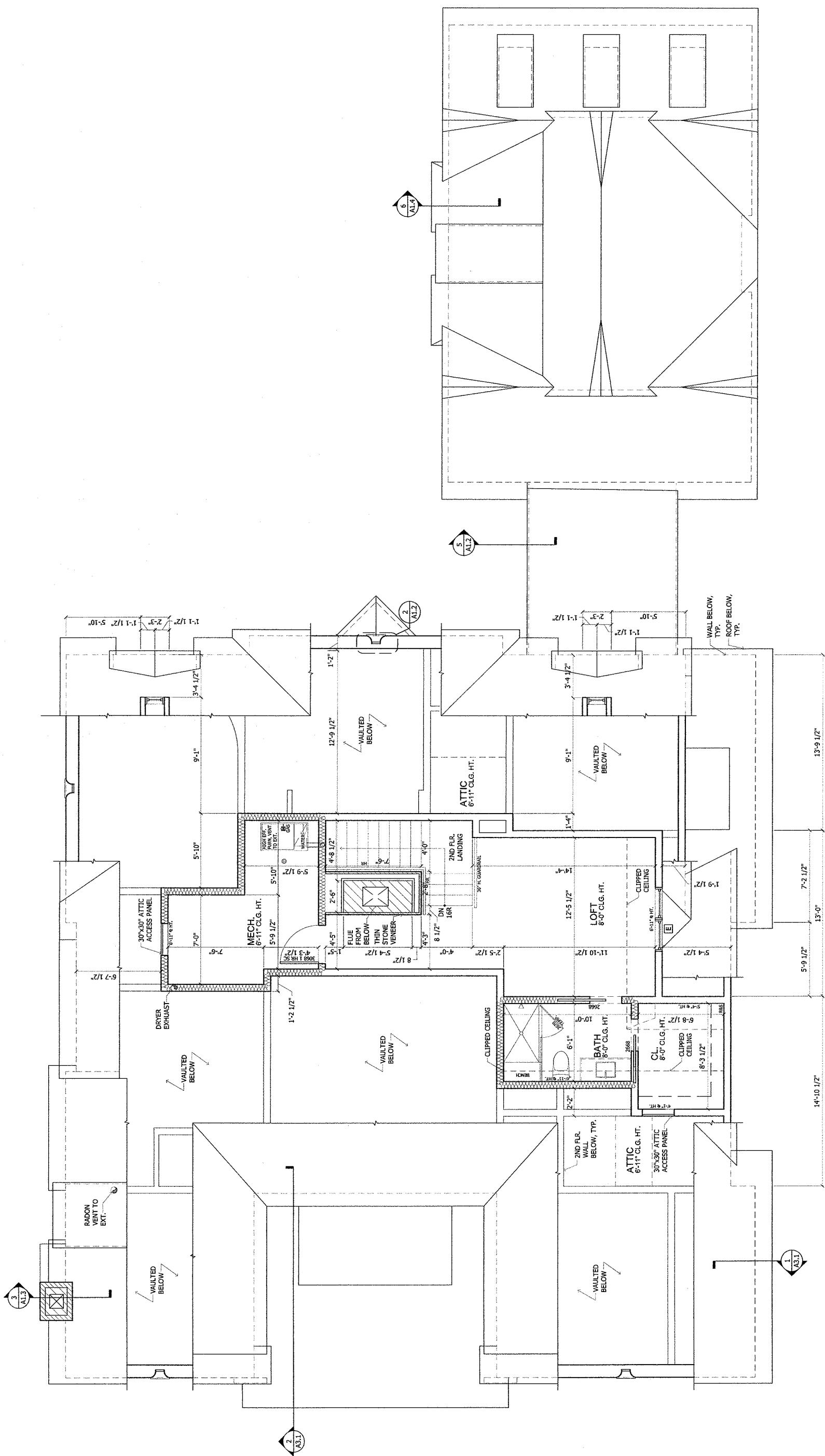
ISSUE/REVISION:

JOB NUMBER: 18 70

DATE: 08 15 2019

THIRD FLOOR
PLAN

A2.4



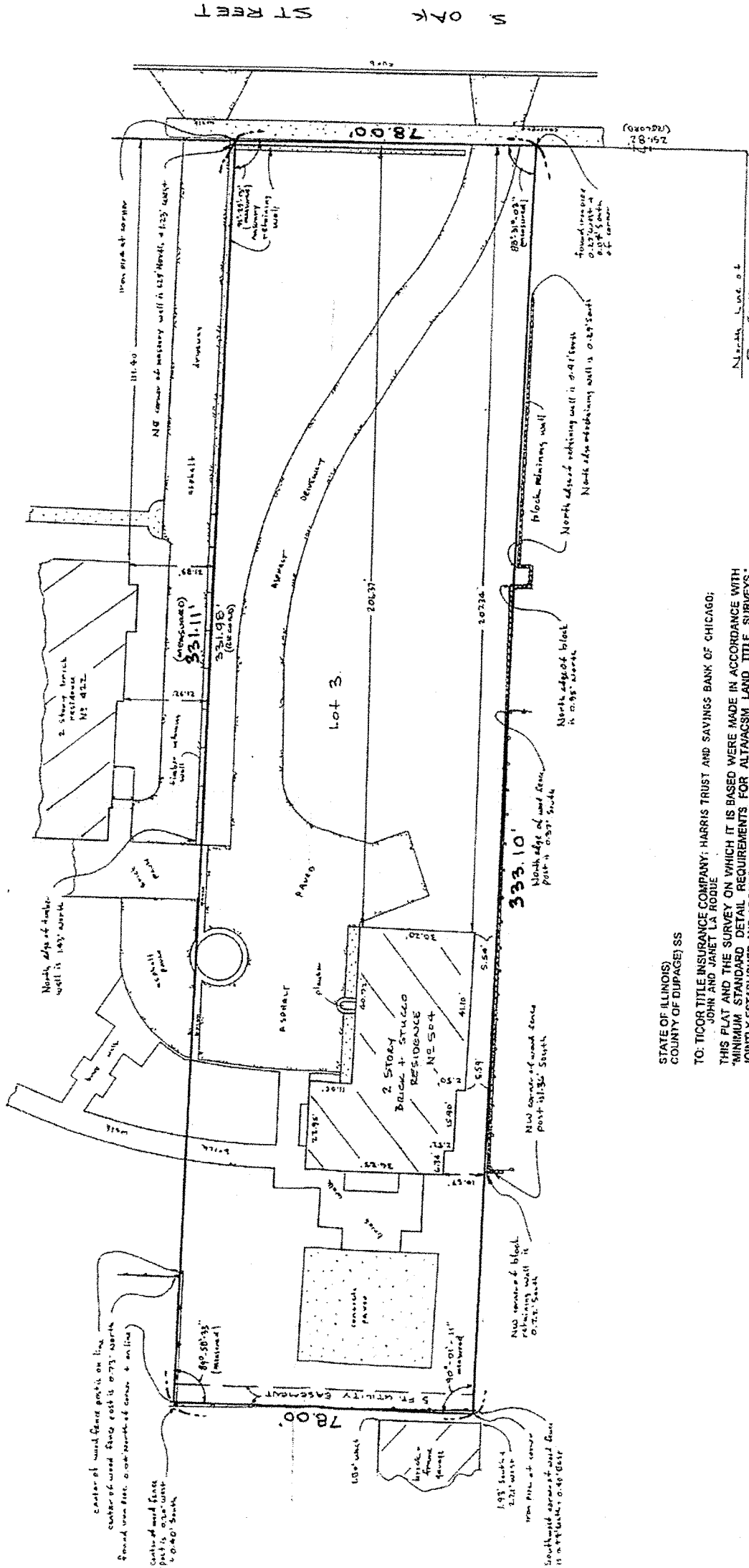
THIRD FLOOR PLAN

SCALE: $1/4" = 1'-0"$ AREA: 496.3 SQ. FT.

Plat of Survey

ALTAACSM LAND TITLE SURVEY

LOT 3 IN MICHIGAN RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 12 EAST, COUNTY OF DU PAGE, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1948 AS DOCUMENT 555119 IN DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DU PAGE

TO: TIOOR TITLE INSURANCE COMPANY; HARRIS TRUST AND SAVINGS BANK OF CHICAGO;
JOHN AND JANE L. HODGE

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND DETAIL REQUIREMENTS FOR ALTAACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTAACSM AND NSPS IN 1959, AND INCLUDE ITEMS 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 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NOTES:
- Check for easements, building lines and other restrictions.
- If any, not shown hereon.
- Check legal description hereon against deed.
- Scale hereon may be approximate in certain areas, do not
- rely thereon for legal purposes.
- Consult with surveyor prior to using this plat for any
- construction purposes.
- Survey plat not valid unless embossed impression of
- surveyor's seal is affixed hereon.

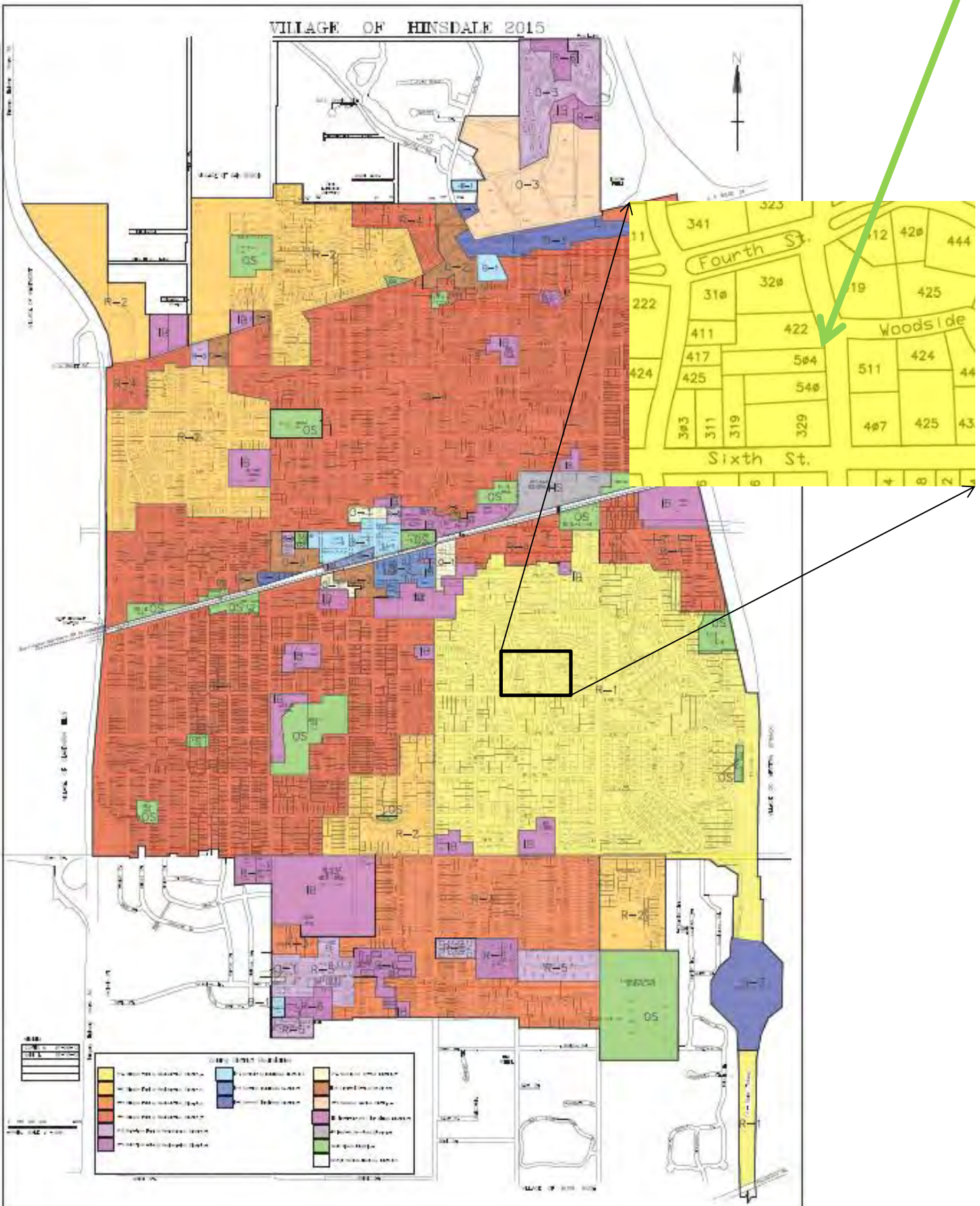
DATE: SEPTEMBER 27, 2001

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR NO. 2475
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
CHICAGO, IL 60627
606-759-0858

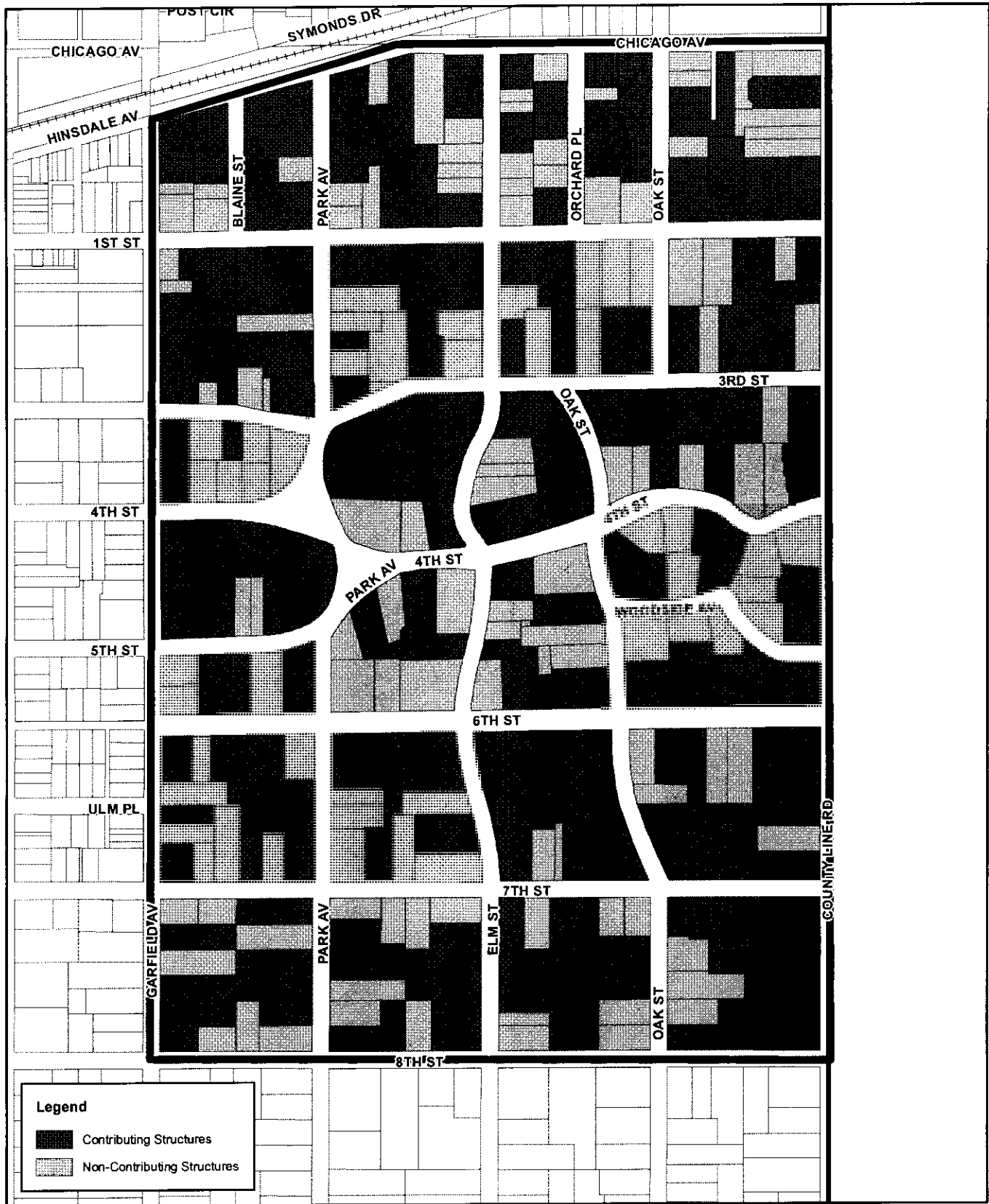


ORDERED BY: MORRISSEY & ROBINSON
ORDER NO: 010754-SOUTH

Attachment 2: Village of Hinsdale Zoning Map and Project Location



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:

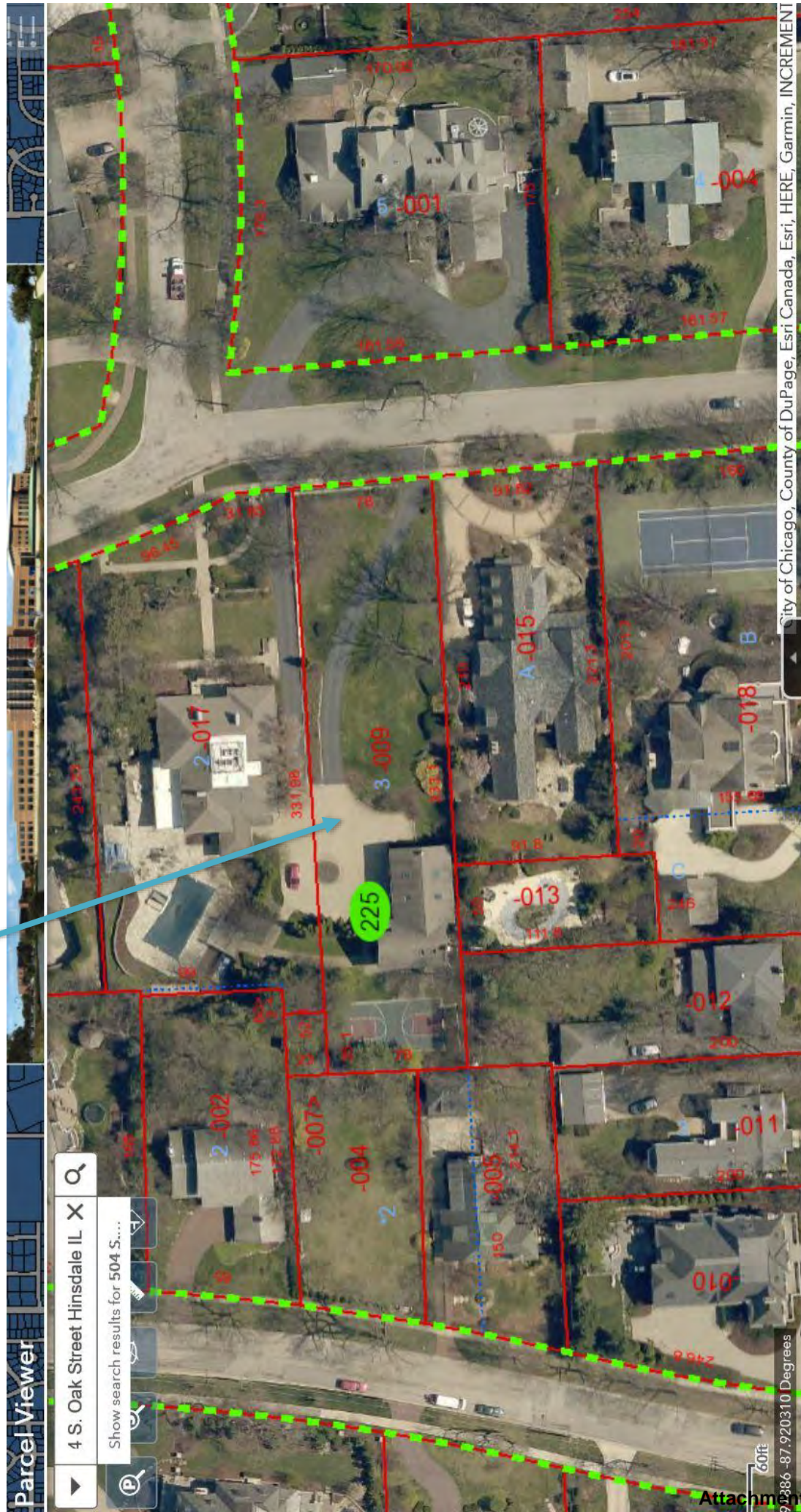
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not 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.

Attachment 5: Aerial View 504 S. Oak Street (to reference surrounding setbacks only, image may be out of date)






MEMORANDUM

DATE: October 2, 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: 46 S. Washington St. – Browning & Sons Fine Jewelry – 1 New Blade Sign and 1 New Illuminated Wall Sign Update - Case A-21-2019

Summary

The Village of Hinsdale has received a sign application from Olympik Signs, on behalf of Browning & Sons Fine Jewelry, requesting approval to install a new 3 SF blade sign and replacing an existing 10.8 SF wall sign with an illuminated 10.8 SF wall sign at 46 S. Washington Street, in the B-2 Central Business District within the Historic Downtown District.

Request and Analysis

The requested wall sign update features the same sign backing dimensions as the existing sign above the front entrance. The existing and proposed sign is 10" tall and 13' wide for an area of 10.8 SF. The requested updates pertain to illuminating (LED) and bolding the fonts for the sign text. The proposed location, sign colors and sign area would be the same as the existing wall sign.

The proposed new blade sign is 1'-6" tall and 2' wide for an area of 3 SF. The proposed non-illuminated blade sign material is aluminum and painted duranodic bronze, and the logo and text to be grey vinyl to match the wall sign. The proposed location is next to the Browning & Sons Fine Jewelry front entrance door and 8'-6" from grade and the bottom of the blade sign. There are no existing blade signs on the building.

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

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.



MEMORANDUM

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 46 S. Washington St.

Attachment 4 - Birds Eye View of 46 S. Washington St.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Olympik Signs
Address: 1130 N Garfield St
City/Zip: Lombard/60148
Phone/Fax: (630) 424-6100 / 424-6120
E-Mail: apalma@olysigns.com
Contact Name: Alberto

Contractor

Name: Olympik Signs
Address: 1130 N Garfield St
City/Zip: Lombard/60148
Phone/Fax: (630) 424-6100 / 424-6120
E-Mail: apalma@olysigns.com
Contact Name: Alberto

ADDRESS OF SIGN LOCATION: 46 S Washington St.

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 10.8 sqft (10" x 13')

Overall Height from Grade: 9'-3" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Duranodic Bronze
- ② Grey Opaque Vinyl
- ③

Site Information:

Lot/Street Frontage: 25ft

Building/Tenant Frontage: 25ft

Existing Sign Information:

Business Name: Browning & Sons Fine Jewelry

Size of Sign: 10.8 sqft 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.

Alberto Palma (Agent) Digitally signed by Alberto Palma (Agent)
Date: 2019.09.17 08:36:40 -05'00'

09/17/2019

Signature of Applicant

Date

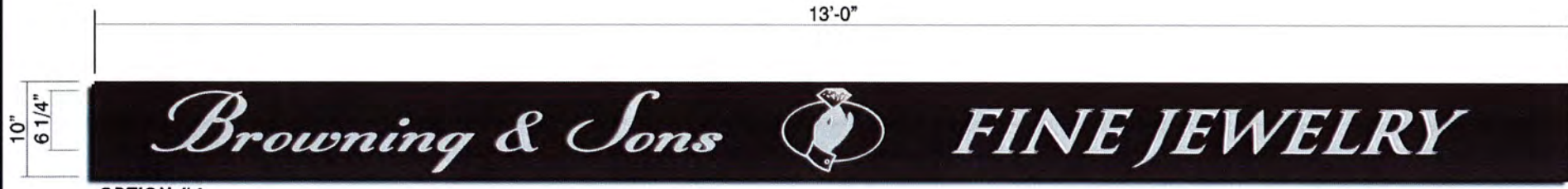
Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

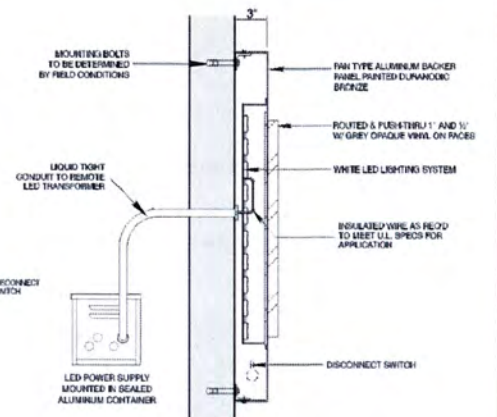
Plan Commission Approval Date: Administrative Approval Date:



OPTION #4

ONE (1) S.F. LED LIT ROUTED & PUSH-THRU LETTER & LOGO DISPLAY

3/4" = 1'-0"



SECTION THRU DETAIL



PROPOSED DAY



PROPOSED NIGHT



EXISTING

account representative / client

AP / *Browning & Sons*

46 S. WASHINGTON ST. HINSDALE, IL.

drawn by

Dan S.

• job#: 19-7721

• 5-6-19

• rev.#9-16-19

1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Customer's Signature: _____ Date: _____

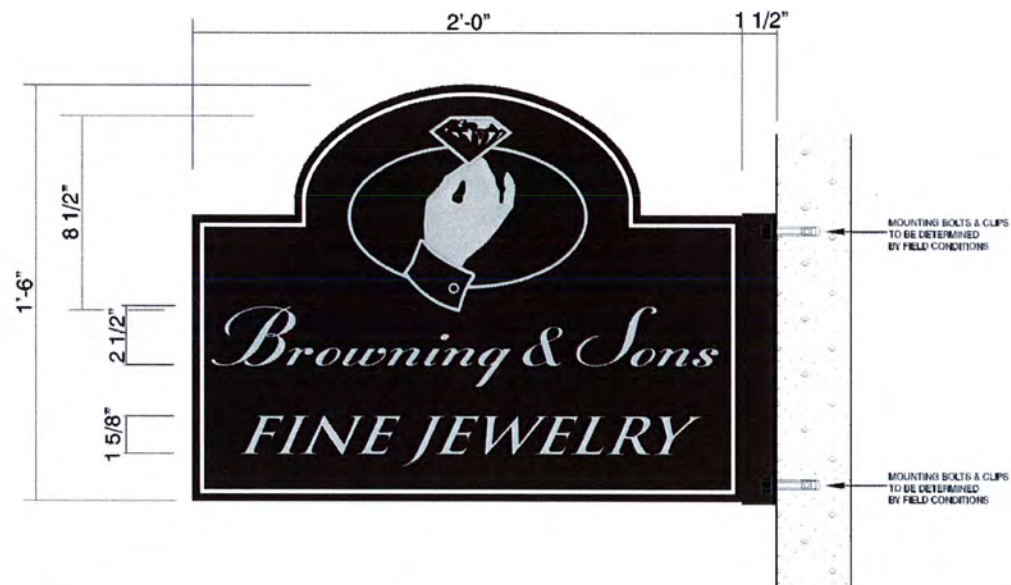
Comments: _____



Name: Olympik Signs
Address: 1130 N Garfield St
City/Zip: Lombard/60148
Phone/Fax: (630) 652-4115 / 424-6120
E-Mail: apalma@olysigns.com
Contact Name: Alberto

Name: Olympik Signs
Address: 1130 N Garfield St
City/Zip: Lombard/60148
Phone/Fax: (630) 652-4115 / 424-6120
E-Mail: apalma@olysigns.com
Contact Name: Alberto

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)



ONE (1) D.F. NON ILLUMINATED BLADE SIGN DISPLAY
 FLAT ALUM. BLADE AND BRACKET PAINTED DURANODIC BRONZE. GRAPHICS TO BE GREY VINYL.

1 1/2" = 1'-0"



PROPOSED



account representative
AP

client

Browning & Sons
 46 S. WASHINGTON ST. HINSDALE, IL.

drawn by
Dan S.

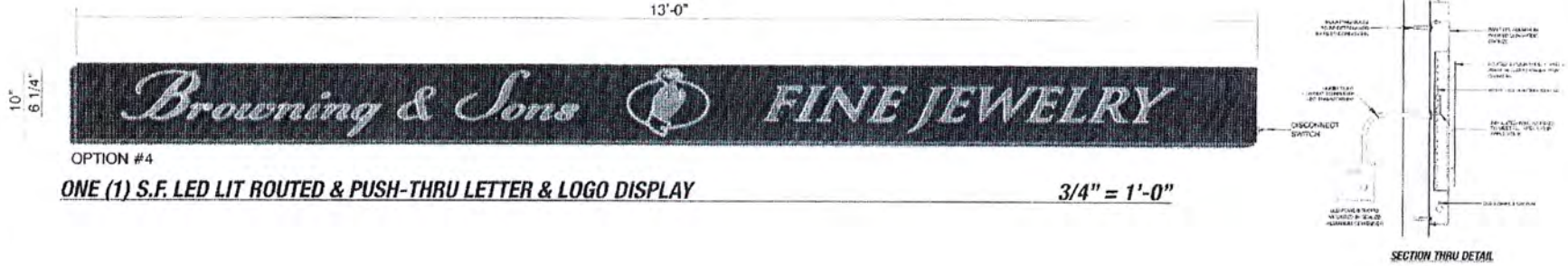
• job#: 19-7721
 • 5-6-19
 • rev.#9-16-19

1130 N. Garfield
 Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

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Customer's Signature: _____ Date: _____

Comments: _____

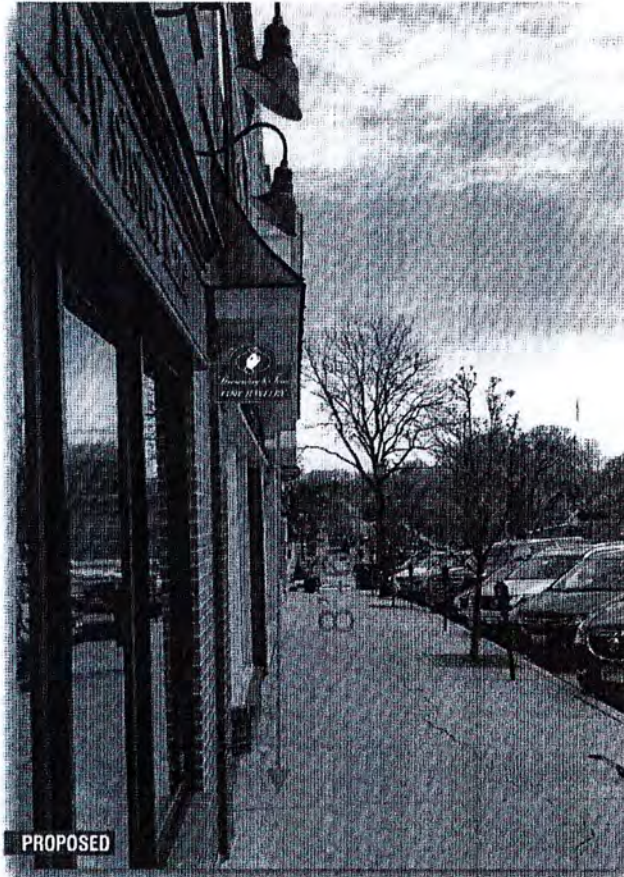


OLYMPIK SIGNS	account representative AP	client <i>Browning & Sons</i> 48 S. WASHINGTON ST. HINSDALE, IL	drawn by Dan S.	job #: 19-7721 5-6-19 rev. # 6-28-19	Customer's Signature: _____ Date: _____
1130 N. Garfield Lombard, IL 60148 Ph: 630.424.6100 Fx: 630.424.6120 WWW.OLYSIGNS.COM					Comments: _____
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[Handwritten signature]



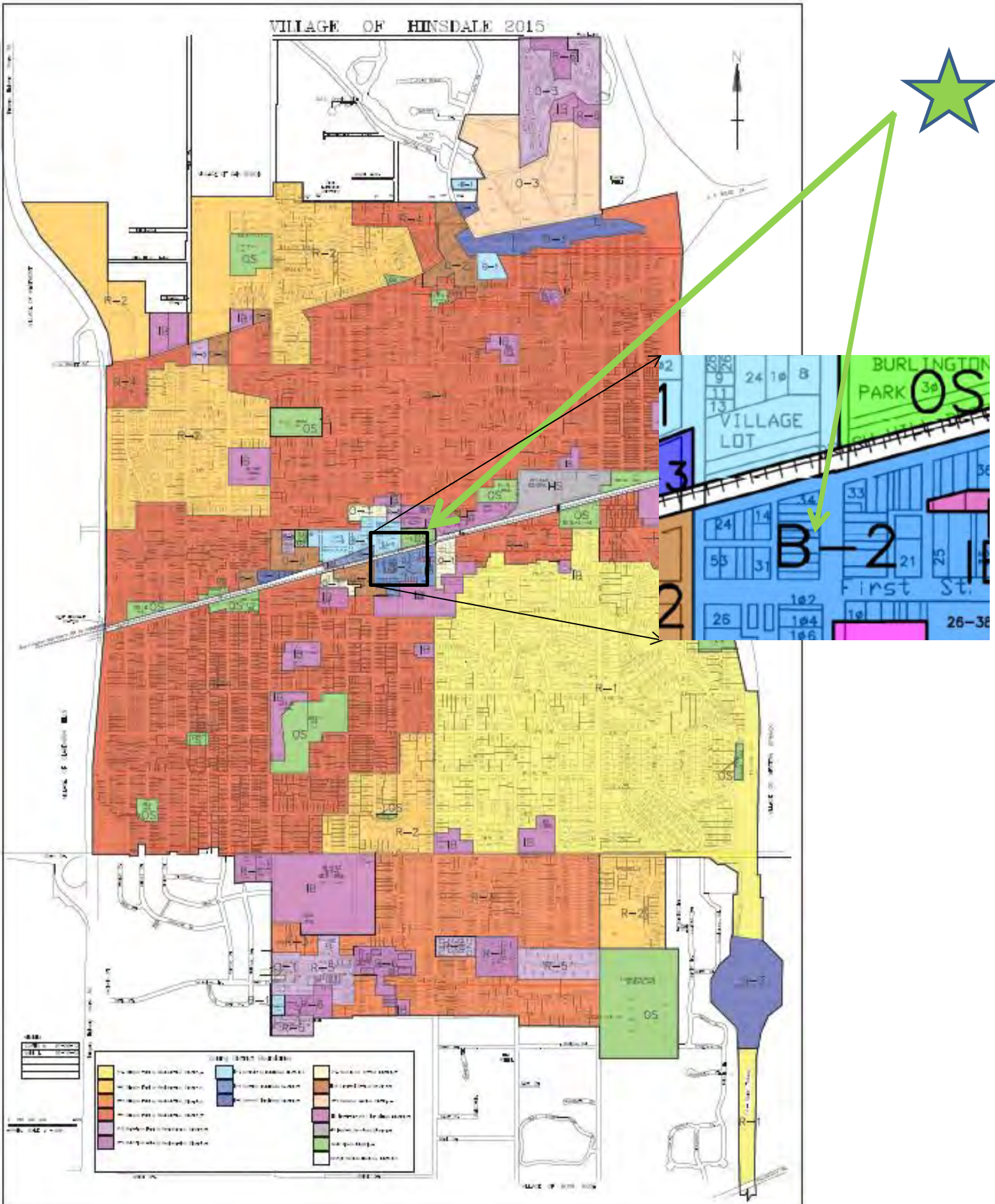
ONE (1) D.F. NON ILLUMINATED BLADE SIGN DISPLAY 1 1/2" = 1'-0"
FLAT ALUM. BLADE AND BRACKET PAINTED DURANDIC BRONZE. GRAPHICS TO BE WHITE VINYL.



OLYMPIK SIGNS		account representative	client	<i>Browning & Sons</i>	drawn by	job #: 19-7721	Customer's Signature: _____	Date: _____
		AP		46 S. WASHINGTON ST. HINSDALE, IL.	Den S.	5-6-19	Comments: _____	
		1130 N. Garfield	Ph. # 630.424.6100	Fx. # 630.424.6120	www.OLYSIGNS.COM			
		Lombard, IL 60148						
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[Handwritten signature]

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View 46 S. Washington St. (facing west)
Proposed Sign Locations

Replacing



Attachment 4: Birds Eye View of 46 S. Washington St. (facing west)

