MEETING AGENDA



MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, February 5, 2020 6:30 P.M. **MEMORIAL HALL - MEMORIAL BUILDING** 19 E. CHICAGO AVENUE, HINSDALE, IL

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. MINUTES Review and approval of the minutes from the January 13, 2020 HPC meeting.
- 4. SIGN PERMIT REVIEW
 - a) Case A-38-2019 10 E. First Street Turkoise 1 New Wall Sign
 - b) Case A-03-2020 8 E. Hinsdale Ave. Coldwell Banker 1 Awning Sign Update

5. PUBLIC MEETING

- a) Case A-46-2019 24 W. Hinsdale Ave. Michael Abraham Architects Major Adjustment to approved Exterior Appearance for new storefront façade (Initial Application Case A-18-2019).
- b) Historic Preservation Commission Title 14 Regulations Action Summary Review
- 6. PUBLIC COMMENT
- 7. OTHER BUSINESS
- 8. ADJOURNMENT

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

Approved

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

January 13, 2020

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 6:45 p.m. on January 13, 2020, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Williams (via phone), Commissioner

Prisby, Commissioner Gonzalez and Commissioner Haarlow

Absent: Commissioner Weinberger and Commissioner Braden,

Also Present: Chan Yu, Village Planner and Mike D'Onofrio, Planning Consultant

Minutes – December 4, 2019

Chairman Bohnen introduced the minutes from the December 4, 2019, meeting and asked for any comments.

With no comments, the HPC unanimously approved the minutes for the December 4, 2019, HPC special meeting, 5-0, (2 absent).

Public Hearing - Certificate of Appropriateness

Case HPC-11-2019 - 244 E. 1st Street - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

At the January 13, HPC public hearing, the homeowner and architect reviewed the application and introduced the project to answer questions.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-11-2019

A motion to approve the Certificate of Appropriateness was **unanimously approved**, 4-0 (1 abstained and 2 absent).

Public Hearing - Certificate of Appropriateness

Case HPC-09-2019 – 417 S. Elm St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

At the January 13, HPC public hearing, the attorney representing the applicant reviewed the application and introduced the project to answer questions.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-09-2019

A motion to approve the Certificate of Appropriateness was **approved**, 4-1 (2 absent).

Public Hearing - Certificate of Appropriateness

Case HPC-12-2019 - 304 S. Lincoln St. - Request for Certificate of Appropriateness for a retroactive permit for work to a garage attached to a landmarked house.

At the January 13, HPC public hearing, the attorney representing the applicant reviewed the application and introduced the project to answer questions.

Please refer to Attachment 3, for the transcript for Public Hearing Case HPC-12-2019

A motion to approve the Certificate of Appropriateness was unanimously approved, with the condition that the enforcement section of the ordinance is enforced, 5-0 (2 absent).

<u>Discussion - Historic Preservation Commission Title 14 Regulations Action</u> Summary Review

Mr. Mike D'Onofrio introduced and reviewed the Title 14 regulations agenda item, and summarized 3 HPC meetings of discussion.

Please refer to Attachment 4, for the transcript for Title 14 Regulations Action Summary Review.

Adjournment

The HPC unanimously agreed to adjourn at 8:29 PM on January 13, 2020.

Respectfully Submitted,

Chan Yu, Village Planner

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STATE OF ILLINOIS )

(COUNTY OF DU PAGE )
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BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

()

HPC-11-2019 - 244 East First Street)

Request for Certificate of)

Appropriateness to demolish and)

construct a new home in the Robbins)

Park Historic District)

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 13th day of January, 2020, at 6:41 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

1	ALSO PRESENT:		4
		1	registered historic district and Hinsdale
2	MR. CHAN YU, Village Planner;	2	itself. So there is in my opinion nothing else
3	MR. MICHAEL D'ONOFRIO, Planning	3	that I can do but vote no on the demo.
4	Consultant;	4	CHAIRMAN BOHNEN: Okay. Anybody else?
5	MR. MICHAEL J. ABRAHAM, Principal, Michael J. Abraham Architecture;	5	MR. PRISBY: When it comes to the demo,
		6	I agree, it's a historic home, we should try to
6	MR. KEVIN GEIST, Michael J. Abraham Architecture;	7	keep it; but I'm going to vote no.
7		8	CHAIRMAN BOHNEN: The saga of this
8	MR. BRUCE RITTER, General Contractor;	9	house is long and emotional for a lot of folks
9	MR. MIKE CALLAGHAN and	06:45:01PM 10	in town. Having said that, we are, obviously,
	MS. MONICA CALLAGHAN, Owners.	11	way beyond the possibility of saving it and
10		12	reworking it; so it would be beating a horse to
11	(Mr. Abraham, Mr. Geist,	13	be going on about that.
12	Mrs. Callaghan, Mr. Callaghan	14	And I guess the only remark that I
13	and Mr. Ritter were sworn.)	15	would make is that I would hope that in the
	,	16	future people that take on ownership of historic
14 15	CHAIRMAN BOHNEN: All right. We will begin with Case HPC-11-2019, 244 East First	17	homes do so with the knowledge that these homes
16	Street. This is a request for a Certificate of	18	require a lot of upkeep and a lot of very
17 18	Appropriateness to demolish and construct a new home in the Robbins Park Historic District.	19	sensitive care and very expensive care. And if
19 06:42:48PM 20	MR. GEIST: My name is Kevin Geist.	06:45:49PM 20	it's something that people question whether or
06:42:48PM 20 21	I'm the applicant for 244 East First. I'm here with Mike and Monica Callaghan, who are the	21	not they have the ability to perform the upkeep
22	owners. Mike and Monica, and also joined by	22	on these properties, we would request that they
	3		5
4	Durren Dikken, the general continuetor in the		
1	Bruce Ritter, the general contractor, in the	1	not purchase them so that we don't have to go
2	audience.	2	not purchase them so that we don't have to go through all the twisting and turning that we did
	audience. Since our last meeting on	3	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally
2 3 4	audience. Since our last meeting on December 4, the changes that have taken place	2 3 4	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked,
2 3 4 5	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the	2 3 4 5	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission.
2 3 4 5	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in	2 3 4 5 6	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent
2 3 4 5 6 7	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls,	2 3 4 5 6 7	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least,
2 3 4 5 6 7 8	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale	2 3 4 5 6	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this,
2 3 4 5 6 7	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also	2 3 4 5 6 7 8	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So
2 3 4 5 6 7 8 9	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a	2 3 4 5 6 7 8 9	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this,
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2 3 4 5 6 7 8 9 084325PM 10 11	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a building permit.	2 3 4 5 6 7 8 9 08:48:38PM 10	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So it's not your job to be worried about this at this time because you had plans, you are going
2 3 4 5 6 7 8 9 0843.25PM 10 11	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a building permit. CHAIRMAN BOHNEN: Good, Kevin.	2 3 4 5 6 7 8 9 08-48-36PM 10 11	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So it's not your job to be worried about this at this time because you had plans, you are going forward, we understand it; but I want to be on
2 3 4 5 6 7 8 9 0643-25PM 10 11 12 13	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a building permit. CHAIRMAN BOHNEN: Good, Kevin. MR. GEIST: I would be happy to answer	2 3 4 5 6 7 8 9 06:46:36PM 10 11 12 13	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So it's not your job to be worried about this at this time because you had plans, you are going forward, we understand it; but I want to be on the record with that.
2 3 4 5 6 7 8 9 06.43.25PM 10 11 12 13 14	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a building permit. CHAIRMAN BOHNEN: Good, Kevin. MR. GEIST: I would be happy to answer any questions.	2 3 4 5 6 7 8 9 08-48-38PM 10 11 12 13	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So it's not your job to be worried about this at this time because you had plans, you are going forward, we understand it; but I want to be on the record with that. So having said my piece, does
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2 3 4 5 6 7 8 9 06.43.25FM 10 11 12 13 14 15 16 17 18	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a building permit. CHAIRMAN BOHNEN: Good, Kevin. MR. GEIST: I would be happy to answer any questions. CHAIRMAN BOHNEN: Well, I'll take this in the proper order with the demo. We'll start with that. Do we have any comments? Sandra?	2 3 4 5 6 7 8 9 06-46-36PM 10 11 12 13 14 15 16 17 18	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So it's not your job to be worried about this at this time because you had plans, you are going forward, we understand it; but I want to be on the record with that. So having said my piece, does anybody want to make a motion that we grant or not grant the demo? I guess you make a positive motion to grant it and then we will vote.
2 3 4 5 6 7 8 9 0643.25PM 10 11 12 13 14 15 16 17 18 19	Since our last meeting on December 4, the changes that have taken place are outlined in this memorandum, which are the north elevation we have revised to be stone in lieu of stucco and removed some wing walls, which were comments from the Village of Hinsdale from our building review. We have since also applied for a demolition permit and also a building permit. CHAIRMAN BOHNEN: Good, Kevin. MR. GEIST: I would be happy to answer any questions. CHAIRMAN BOHNEN: Well, I'll take this in the proper order with the demo. We'll start with that. Do we have any comments? Sandra? MS. WILLIAMS: Yes. I can tell you in	2 3 4 5 6 7 8 9 06-46-36PM 10 11 12 13 14 15 16 17 18 19	not purchase them so that we don't have to go through all the twisting and turning that we did on this particular house, having been a locally landmarked house, had to be locally unlandmarked, not by this Commission. But for those of us who have spent our lives here in town, or many years at least, each time we lose a historic house like this, it's got a certain bit of remorse for us. So it's not your job to be worried about this at this time because you had plans, you are going forward, we understand it; but I want to be on the record with that. So having said my piece, does anybody want to make a motion that we grant or not grant the demo? I guess you make a positive motion to grant it and then we will vote. MR. PRISBY: I will motion to approve

	6		8
1	CHAIRMAN BOHNEN: All in favor?	1	CHAIRMAN BOHNEN: So there is a little
2	MR. GONZALEZ: Aye.	2	paid advertise or unpaid advertisement for you
3	CHAIRMAN BOHNEN: Sandra?	3	over the airwaves if anybody is watching
4	MS. WILLIAMS: No.	4	tonight.
5	CHAIRMAN BOHNEN: I'm recusing myself	5	In any event, it certainly makes
6	from this.	6	our job easier and gives us a better feel for
7	MR. HAARLOW: No.	7	things so we do appreciate that.
8	MR. PRISBY: No.	8	So we note the changes that were
9	MR. GONZALEZ: No.	9	made. Any comments? We knew about the material
06:47:31PM 10	CHAIRMAN BOHNEN: So that motion	06:49:42PM 10	change, the wing walls, that was the Village
11	doesn't pass. But as you know, we are advisory.	11	evidently that was suggesting that.
12	So now we will get on to the next	12	MR. GEIST: And that was a setback
13	item at hand, which is the Certificate of	13	requirement.
14	Appropriateness to build a new house.	14	MR. PRISBY: We did have quite a bit of
15	First off, I would like to thank	15	discussion on this last month.
16	Kevin and the crew over at Abraham for providing	16	MR. HAARLOW: We did.
17	the streetscapes. This is really nice to have	17	MR. PRISBY: Frank I don't think was
18	this type of thing. Streetscape is one of the	18	here.
19	criterias that we are most concerned about, and	19	MR. GONZALEZ: No, I wasn't.
06:48:08PM 20	this gives us a good opportunity or a really	06:50:00PM 20	MR. PRISBY: Do you want to add
21	good feel. Not that your graphics weren't good	21	anything to that?
22	before, they were; but seeing it laid out this	22	MR. GONZALEZ: My whole thing would be
	7		9
1	way, I appreciate that.	1	the relationship with neighboring homes is,
2	MR. GEIST: Sure. Yes.	2	that's a very, I don't want to use
3	MR. ABRAHAM: Yes.	3	Okay. I was just looking at the
4	CHAIRMAN BOHNEN: Can we have a	4	design and comparing it to the other homes near
5	conversation?	5	it. And so I don't see a strong relationship
6	MR. HAARLOW: I would just echo that.	6	with this streetscape, so with the other homes,
7	I think and Chan, maybe this can be a	7	so I don't know. What do you feel, Jim?
8	model I think that the materials that have	8	MR. PRISBY: I commented last month
9	been submitted by the firm are the best we have	9	that I personally like the house. I think it
06:48:37PM 10	ever had, quite honestly. So thank you very	06:50:47PM 10	has a lot in the district that complements other
11	much for that, very thorough. Many applicants	11	elements in the district. It has some details
12	submit the bare minimum. We had one of those	12	that we don't normally see come through here on
13	this evening, so thank you.	13	some other houses. I'm not bothered by the
14	MR. PRISBY: And I would echo that.	14	height.
15	MS. WILLIAMS: I would agree that that	15	MR. GONZALEZ: Oh, I'm not. Actually,
16	streetscape proposal is extraordinary and very	16	I actually like the stone color. Is it stone?
17	helpful, and I would like to see that happen for	17	Is it going to be stone? What type of stone, do
18	the future in the historic district.	18	you know?
19	CHAIRMAN BOHNEN: Well, now we know it	19	MR. GEIST: It's going to be We
06:49:09PM 20	can be done, maybe not by all but certainly by	06:51:16PM 20	have the sample. It's from Halquist. It's
21	Mike Abraham and his crowd.	21	called the Basswood blend.
22	MR. GEIST: It's the template.	22	MR. GONZALEZ: Okay. Is it manmade or
3 of 9 shee	ts KATHLEEN W. BONO), CSR 630-8	334-70791.13.20 HPC Minutes - Attachment 1

10 12 you using any of the existing home's -- like 1 is it quarried? 1 2 MR. ABRAHAM: Quarried. There are 2 reclaimed wood or anything like that? three different stones in that blend. Okay. MR. ABRAHAM: We could probably look at 3 3 4 MR. GONZALEZ: It's natural. 4 some of that, but we haven't really. 5 MR. PRISBY: You know, Frank, so many 5 MS. GALLAGHER: We are keeping the times we have been here and we have looked at 6 6 posts. some of these houses and it's just massive. 7 MR. GONZALEZ: Even certain beams or 7 8 MR. GONZALEZ: No. It's much better timber, as they are demolishing, they can decide than before. 9 9 whether they can use something and whether it's 06:51:47PM 10 MR. PRISBY: They dwarf the neighbors' 06:53:40PM 10 decorative or structural. 11 houses, right? 11 MR. GALLAGHER: We definitely thought 12 MR. GONZALEZ: I look at the existing about the two doors, the front door and the side home that was there, it did have some door for sure. We also thought about the 13 13 14 considerable volume to it also. 14 possibility of incorporating some of the old 15 MR. PRISBY: I'm not necessarily sure I stone leftover from the driveway, maybe down in 15 think that the house must replicate the massing the basement or somewhere in the cellar. It's 16 16 that was there either. 17 17 been there a long, long time. And that's 18 MR. GONZALEZ: No. I'm not saying it probably retained from the original. 18 MR. GONZALEZ: A home like this will 19 is. I'm just noting looking at it. This helps 19 06:52:07PM **20** the streetscape so we are trying to fly blindly 06:54:01PM **20** have a lot of old timber that somebody -- I 21 half the time to try and imagine. But no, it's 21 mean there is some value to that, that's all. I good. It's reasonable. It's good. think that's all. 22 22 11 13 MR. PRISBY: There are some details in 1 1 MS. WILLIAMS: Personally I'm very there that kind of reflect some of the Zook pleased with the material, as are many other details and some of the other elements that are Commission members. My biggest hesitation is in the area, not necessarily at this corner or the rounded window on First Street. No problem 4 even on this block. with the other window. The arch is much 5 6 MR. GONZALEZ: You mean the round flatter, looks better with the house across the 6 windows, that's Zook? 7 street; across Elm Street on First Street, it 7 MR. PRISBY: No, but some of the stone kind of matches up with their porte-cochere. 8 8 details, some of the -- I will dig that out. That's the thing that concerns me. And I have 9 06:52:38PM 10 There are some, I believe, some wood details, if 06:54:43PM 10 heard that it is not necessarily modern, but it 11 I remember correctly, that kind of tipped their certainly looks contemporary and sort of throws hat to some of that old Zook farmhouse look that the whole thing off for me. I think we talked 12 13 I appreciate. I mean it's more than most of the 13 about it a little bit at last month's meeting. projects we've seen. That's the stuff that we 14 MR. PRISBY: We did, Sandy. We talked 14 15 see is missing most of the time. So to actually about our preference for the one in the back. 15 see something that comes in here that looks MS. WILLIAMS: Yes. 16 16 17 good -- Granted, you know my position on the 17 MR. ABRAHAM: We have some precedence 18 house; right? We wanted to keep the house. But 18 that we can show you that we were using from

with that behind us and just looking at this

and I think it's fine.

moving forward, I like the design of the house;

06:53:12PM **20**

21

22

19

21

06:55:18PM **20**

homes, vintage homes, probably from the early

MR. GEIST: Can we pass them around?

'20s and '30s, that maybe you want to --

14 16 in Hinsdale? I don't remember seeing a window Any further questions or considerations that you 1 like this but that doesn't mean it doesn't 2 would like to talk to these folks about? 2 exist. 3 MR. GONZALEZ: No, I don't have. Is 3 4 CHAIRMAN BOHNEN: Can you see through this just an example of the window? that telephone, too, Sandy? 5 MR. ABRAHAM: That's more of an example MS. WILLIAMS: Excuse me? of the window itself. The actual material --6 CHAIRMAN BOHNEN: Can you see through 7 MR. GONZALEZ: All right. 7 this telephone? 8 CHAIRMAN BOHNEN: Okay. 8 9 MS. WILLIAMS: No, I cannot. Hopefully 9 MR. HAARLOW: I don't have a question. you can't see me either. I would just make, because we discussed this 06:55:45PM 10 10 11 MR. ABRAHAM: But the arch and the extensively last time, I think that from a materials used for the arch are definitely taken historical perspective, we definitely appreciate 12 from historical references. Go back as far as 13 the materials. 13 14 you want to go, really, with an arch. But 14 One of the things we talked about primarily we were looking at buildings from the last time was if you are going to take down a 15 15 '20s and '30s. house with the significance that the current one 16 16 has, are you replacing it with something that is 17 MR. GONZALEZ: That's a good 17 description. worthy of that; and maybe someone will try to 18 18 MR. ABRAHAM: So it's cut limestone keep 100 years from now rather than tearing this 19 19 20 surround with random, it's kind of a random 06:58:27PM **20** one down. 21 pattern, random cuts. It's not too regimented. 21 Whether it's Zook or last time you Each stone is a different size. 22 22 mentioned both Lutyens and Adler, I think having 15 17 1 MR. GONZALEZ: Yes, I see that. So is some of those influences in the historic district suggests to Jim's point there is this right, you have soldier bricks? 3 MR. ABRAHAM: That's just showing the definitely value there in having some of those brick. But the way we have detailed it's more historical references; and I think that that's 4 cut stone. That's more for the arch itself. worthy of note. 5 5 6 MR. GONZALEZ: Okay. 6 Adler liked thin homes. There are 7 MR. ABRAHAM: So you will see some with aspects of this that are thin. The sun room, brick and some with stone there. Our detail is the great room to a degree, the one-car attached 8 with the full cut stone, cut limestone, arch. garage. Some of the massing I think displays 9 9 06:57:05PM 10 MR. GONZALEZ: Okay. All right. 06:58:59PM 10 some of that. So I think there is a lot to be CHAIRMAN BOHNEN: You should mention 11 11 said for what's going to replace the existing for Frank's edification about when we commented 12 home. 12 about floor-to-ceiling fenestration, we have 13 13 MR. ABRAHAM: Thank you. been concerned about some of the new homes. 14 CHAIRMAN BOHNEN: So, perhaps, this 14 This is the foyer? 15 becomes an heirloom for tomorrow. 15 MR. ABRAHAM: It is. 16 MR. ABRAHAM: We understand the 16 17 CHAIRMAN BOHNEN: And to bring light responsibility we are taking on by putting this 17 18 into the foyer. 18 house up where it is and what was there. CHAIRMAN BOHNEN: Well, we appreciate 19 MR. ABRAHAM: It is, yes. 19 06:57:26PM **20** MR. GONZALEZ: Okay. 20 your sensitivity to that. 21 MR. GEIST: 10-foot tall. 21 May I have a motion, please. 22 CHAIRMAN BOHNEN: Okay. All right. 22 MR. GONZALEZ: Aye.

	18
1	CHAIRMAN BOHNEN: I need a motion on
2	the Certificate of Appropriateness.
3	MR. HAARLOW: I will move to approve
4	the Certificate of Appropriateness for 244 East
5	First Street, which is case HPC-11-2019.
6	MS. WILLIAMS: Second.
7	CHAIRMAN BOHNEN: All in favor?
8	MR. PRISBY: Aye.
9	MR. HAARLOW: Aye.
06:59:51PM 10	MR. GONZALEZ: Aye.
11	CHAIRMAN BOHNEN: Motion carries.
12	Thank you very much.
13	* * *
14	(Which were all the proceedings had
15	in the above-entitled cause.)
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17	
18	
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20	
21	
22	

19

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

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BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
Case HPC-09-2019 - 417 S. Elm Street)
Request for Certificate of Appropriate-)
ness to construct a new home)
in the Robbins Park Historic District)

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 13th day of January, 2020, at 7:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member.

MR. JIM PRISBY, Member.

_	2		4
1	ALSO PRESENT:	1	applicant's request for the Certificate of
2	MR. CHAN YU, Village Planner;	2	Appropriateness for approval of the plans for
		3	construction of a new home.
3	MR. MICHAEL D'ANTONI, Planning	4	CHAIRMAN BOHNEN: The home to the south
4	Consultant;	5	is not historically significant?
	MR. PATRICK MC GINNIS, Donatelli &	6	MR. MC GINNIS: I don't believe so.
5	Coules;	7	CHAIRMAN BOHNEN: I question that. I
6	MR. JIM GARBER, Garber Construction.	8	have to look at my map.
	MK. JIM GARDER, Garber Construction.	9	MR. PRISBY: This house? I think that
7		07:02:09PM 10	would be a contributing structure.
	(W. M. C	11	MR. HAARLOW: I think so, too.
8 9	(Mr. McGinnis previously sworn.) CHAIRMAN BOHNEN: Next case on the	12	MR. PRISBY: Chan, do you know for
07:00:08PM 10	docket is 417 South Elm Street. This is an	13	sure?
11	application to build a new home on a vacant lot	14	CHAIRMAN BOHNEN: Well, we can look on
12 13	in the Historic Robbins Park District.	15	the chart here. Contributing structures in the
14	MR. MC GINNIS: Good evening. My name is Patrick McGinnis. I'm an attorney with	16	black-and-white chart. I'm on Fourth Street.
15	Donatelli & Coules, which represents the owner	17	No. I'm on Elm Street, between Fourth and
16	of the property, Rebrag, Inc. The applicant is	18	Sixth. So we have on Fourth Street would be the
17 18	seeking a Certificate of Appropriateness in order to obtain approval of the plans for the	19	red brick home, the Clark's home. And then we
19	construction of a new home at 417 South Elm	07:02:57PM 20	have the ranch that is the vacant lot, and then
07:00:34PM 20	Street. The architect for the plans is Moment	21	we have this vacant lot. And then we have the
21 22	Design and the builder is Garber Construction, both of which are based in Hinsdale.	22	English cottage, which is significant; and then
			English coccage, which is significant, and then
	3		5
1	The property is located in the	1	we have the new house on the corner: so it is a
1 2	The property is located in the	1 2	we have the new house on the corner; so it is a
1 2 3	The property is located in the Robbins Park Historic District, but it's a	1 2 3	we have the new house on the corner; so it is a contributing structure to the south.
2	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any	2	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I
3	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being	3	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the
3 4	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with	3 4	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I
2 3 4 5	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being	2 3 4 5	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way.
2 3 4 5 6 7	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in	2 3 4 5 6	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been
2 3 4 5 6	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in the back yard and retaining ample green space on	2 3 4 5 6 7 8	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been started yet?
2 3 4 5 6 7 8	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in the back yard and retaining ample green space on the property.	2 3 4 5 6 7	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been started yet? MR. MC GINNIS: They have. They were
2 3 4 5 6 7 8 9 07-01-03PM 10	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in the back yard and retaining ample green space on the property. The owner is building a spec home	2 3 4 5 6 7 8 9	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been started yet? MR. MC GINNIS: They have. They were submitted with the application.
2 3 4 5 6 7 8 9 07.01.03PM 10	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in the back yard and retaining ample green space on the property. The owner is building a spec home with Chicago common brick that is lime-washed	2 3 4 5 6 7 8 9	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been started yet? MR. MC GINNIS: They have. They were submitted with the application. MR. HAARLOW: Mr. McGinnis?
2 3 4 5 6 7 8 9 07:01:03PM 10 11	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in the back yard and retaining ample green space on the property. The owner is building a spec home with Chicago common brick that is lime-washed white. The front board-and-batten area will be	2 3 4 5 6 7 8 9 07.03.33PM 10	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been started yet? MR. MC GINNIS: They have. They were submitted with the application. MR. HAARLOW: Mr. McGinnis? MR. MC GINNIS: Correct.
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2 3 4 5 6 7 8 9 07-01-03PM 10 11 12 13 14 15 16 17 18 19	The property is located in the Robbins Park Historic District, but it's a vacant property so there is no home with any historical significance. The home is being built in compliance with the Village Code with no variance requests. Plans comply with the front and side yard setbacks with the garage in the back yard and retaining ample green space on the property. The owner is building a spec home with Chicago common brick that is lime-washed white. The front board-and-batten area will be brown, and the roof is going to be cedar shake. Neither of the homes on either side are historically significant, and the plans won't interfere with the use or enjoyment of those homes. The new home will also conform with the size and style of the surrounding homes and we think will complement the neighborhood	2 3 4 5 6 7 8 9 07-03-33PM 10 11 12 13 14 15 16 17 18 19	we have the new house on the corner; so it is a contributing structure to the south. MR. MC GINNIS: All right. Well, I apologize for misspeaking. But either way, the plans for the new home wouldn't interfere with that home in any way. MR. GONZALEZ: Have the plans been started yet? MR. MC GINNIS: They have. They were submitted with the application. MR. HAARLOW: Mr. McGinnis? MR. MC GINNIS: Correct. MR. HAARLOW: Can you say again, please, what the common brick is going to be? You said lime-washed white? MR. MC GINNIS: The Chicago common brick will be lime-washed. The front board-and-batten area will be brown, and the roof is going to be cedar shake.

	6		8
1	MR. MC GINNIS: I believe so.	1	MR. GONZALEZ: Yes. That's my point.
2	MR. HAARLOW: Not gray, not black.	2	When I saw this stamp, I thought, well, listen,
3	MR. GARBER: Definitely not black.	3	there is not much we can say about this.
			•
4	MR. HAARLOW: But not gray. I'm only	4	MR. PRISBY: We have been screaming at
5	asking because of the color rendering that we	5	the moon for the last two years to get out in
6	were given.	6	front of these things. And although the
7	In terms of the color from the	7	client That's the other thing. It was
8	street, assuming that the board and batten and	8	always, well, you know, the client, they are the
9	the other siding is going to be brown, that	9	ones that drive the bus. They are the ones that
07:06:22PM 10	makes some reference to the house immediately to	07:08:47PM 10	tell us what they want to do, and we are here to
11	the south, which is a contributing structure.	11	serve them. Well, in this case, we have a spec
12	And the lime-washed brick, the house across the	12	house; right?
13	street, is also a whiter brick. So just in and	13	CHAIRMAN BOHNEN: Well, I would just
14	of themselves, the colors are appropriate from a	14	simply weigh in to this extent; that I would
15	streetscape perspective.	15	hope this is a spec house. I'm also not pleased
16	MR. GONZALEZ: As far as the committee,	16	that we haven't gotten involved earlier on. But
17	I have a question. How much wiggle room do we	17	I would be very upset if all of a sudden day two
18	have if we wanted to make some modifications to	18	this was a sold house, and we have just been
19	the elevation, is there any?	19	dodged by the builder and his attorney so that
07:07:16PM 20	MR. GARBER: We are already submitted	07:09:14PM 20	we don't have an opportunity to talk to the end
21	for permits. Are you talking color schemes?	21	user of the house. So we will take you at your
22	MR. GONZALEZ: Or anything. I mean	22	word.
	7		9
1	generally we like them in the preliminary phase.	1	MR. MC GINNIS: I can tell you that's
2	But right now they look like they are completed	2	not the case.
3	because I see the seal of the architect. So all	3	MR. PRISBY: I have no problem with the
4	we can do is just, if we are lucky, we can	4	colors. The colors, I don't have a problem with
5	attempt to change the paint; but that's not	5	the neighborhood. I don't really have a problem
6	In other words, we like to see	6	with them.
7	drawings in the preliminary stages so we have	7	My biggest problem with the
8	some input. Right now we are back to what we	8	architecture is the piece on the right. It's
9	have been dealing with all along.	9	really hard to kind of tell from this
07:07:50PM 10	MR. PRISBY: I think the disappointing	07:09:45PM 10	two-dimensional drawing, right? But that piece
07:07:50PM 10	aspect of that is that Patrick knows better,	07:09:45PM 10	comes forward from the rest of the house. I
12	right? Patrick has been coming in front of us	12	don't know if you guys can see this from the
13	for a couple years now with new houses knowing	13	rendering. But you have the 2nd floor window,
14	that we want to have some general sense of input	14	and then the roof comes down to a gray, like a
15	at the beginning. And then here we are again at	15	charcoal gray wall; right? There are, it looks
16	another plan that's completed. It's in for	16	like, two or three brackets that are coming out
17	permit. They have this already spent money on	17	that if you actually open the construction
18	architecture and the permit process. And who	18	documents and look at the side elevation, that
19	knows what we would suggest changing at this	19	roof projects probably to about a 3-foot
07:08:18PM 20	point might affect the actual permit, zoning,	07:10:13PM 20	overhang with these brackets next to it.
21	building code issues. And that's where I get	21	And then this tall window punching
22	the most disappointed is	22	through to create that dormer. So you couple
3 of 8 shee			³³⁴⁻⁷ 01.13.20 HPC Minutes - Attachment 2

10 12 that with the change of material and the tall and those brackets that come down on either side 1 window below it. We have had some issues with 2 of the dormer with the flat roof on the dormer. 2 these tall windows below. And now you actually 3 MR. GARBER: On the west elevation? have something that actually goes to the 4 MR. PRISBY: This would be on, yes, the 5 basement. west elevation. 6 MR. GARBER: That's a staircase in 6 So this is probably I'm going to 7 guess about 14-foot high window when it's all 7 there. 8 said and done. So landscaping in front of it, 8 MR. PRISBY: Right. That's why I some of it will be below ground. But I would figured the windows were stacked that way. I'd 9 9 like to see some separation there. Again, one almost like to see some kind of gap between them 07:10:40PM 10 07:12:53PM 10 11 of our complaints in recent years -- or at least 11 so it doesn't look like a 14-foot high window. 12 MR. GARBER: I'm not married to that. 12 one of my complaints, I won't speak for everybody -- is the massive amounts of glazing We can look at it certainly. 13 MR. PRISBY: The last time that I 14 that go on some of these houses. Here we are 14 taking two giant windows, and now we are lumping personally did something with like the roof 15 15 them together. And so now I'm looking at that overhang on those brackets was on a fairly 16 16 modern-looking house. And this kind of plays 17 piece. And that's a very, just that piece, it's 17 a very modern looking piece with older off of what I have seen before at that level 18 18 materials. And that's the part that I don't that -- I agree with Sandy, that part just 19 19 07:11:11PM **20** think it's appropriate. looks too modern to me. I'm just wondering if 07:13:24PM **20** 21 The rest of it is simple. It's got 21 there is something else that can be done with some charm to it. I'm not thrilled with the 22 22 the roof facing forward. 11 13 piece on the left but it's back, right? It's 1 On the north end, even though it's kind of deceiving, right? The middle part I pulled back from the street, you have a gable. think is fine. It's just really the piece on You have a hip roof next to that. I'm wondering the right bothers me, but I'm good with color if there is some element of an angled roof that 4 could go there to really kind of change that, 5 and everything else. 6 Also, looked at the setback to the that perspective of top, without affecting the 7 house. It's in line with the neighbors', that's 7 other things you have underneath it, the something else that we typically look at. This staircase. 8 is not pushed too far back or pulled too far 9 MR. GARBER: I can look at it. I just 9 07:11:51PM 10 forward. 07:13:58PM 10 don't want to restart the permit process, and I 11 MS. WILLIAMS: My only slight issue is 11 know it goes back to the same thing. that it does have a more modern appearance. I 12 MR. GONZALEZ: I think someone also like the materials. I have no issue with 13 13 mentioned this, the color, the dark color, the the darker color. I think that blends with the charcoal color. Is it charcoal? 14 14 neighborhood. But it does appear to be for my 15 MR. HAARLOW: Brown. 15 taste a little too modern for the historic MR. GONZALEZ: Brown? Oh. 16 16 17 district. 17 MR. PRISBY: I think I said charcoal. MR. GONZALEZ: Charcoal. 18 MR. PRISBY: Jim, is there anything 18 MR. PRISBY: Stop. Shoot me. 19 that can be done with that piece on the right to 19 07:12:28PM **20** make it not look so modern? 07:14:42PM 20 MR. GONZALEZ: "Shoot me," see what MR. GARBER: The windows stacked? 21 21 happens? 22 MR. PRISBY: Yes. You have the windows 22 MR. PRISBY: Maybe I threw that in

	14		16
1	there just to rub you the wrong way.	1	CHAIRMAN BOHNEN: Second?
2	MR. GONZALEZ: Yes, you did. That's	2	MR. GONZALEZ: Second.
3	fine.	3	CHAIRMAN BOHNEN: All in favor?
4	MR. HAARLOW: Well, in terms of the	4	MR. PRISBY: Aye.
5	modern look of the staircase on the right, this	5	MR. HAARLOW: Aye.
6	window, the bottom quarter of which is below	6	CHAIRMAN BOHNEN: Aye.
7	grade, I'm assuming because that's where the	7	MR. GONZALEZ: Aye.
8	staircase goes down to the lower level, the	8	CHAIRMAN BOHNEN: Thank you.
9	basement level. Does that entire window, both	9	MR. YU: Did Sandy vote on that one?
07:15:17PM 10	the first and the grade level one, do they need	10	Sorry, I couldn't hear.
11	to be treated in that way where they are	11	MS. WILLIAMS: I voted no. I would
12	basically one? Or could they be separated by a	12	have voted no.
13	lintel or something like that?	13	CHAIRMAN BOHNEN: Thank you. I'm
14	MR. GARBER: They can be certainly	14	sorry.
15	separated depending on how this staircase lines	15	MS. WILLIAMS: No problem.
16	up, that maybe the stair can come here, maybe a	16	* * *
17	break before the other one comes in.	17	(Which were all the proceedings had
18	MR. PRISBY: The one I saw, there	18	in the above-entitled cause.)
19	shouldn't be an issue with that. But again	19	
07:15:49PM 20	MR. HAARLOW: I'm not drawing plans.	20	
21	But even if there were a soldier course of the	21	
22	Chicago common brick there just to try to take	22	
	15		17
1	down the modern look of that. Many of the		STATE OF ILLINOIS)
2	Moment Design homes have this feature. I know)ss. COUNTY OF DU PAGE)
3	the one on Fifth Street is exactly the same way,		COUNTY OF DO FAGE)
4	where they brought in a very large window.		I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5	MR. GARBER: Stack them on top of each		do hereby certify that I am a court reporter
6	other.		doing business in the State of Illinois, that I
7	MR. HAARLOW: Yes.		reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is
8	MR. PRISBY: It's kind of been a common		a true and correct transcript of my shorthand
9	objection.		notes so taken as aforesaid.
07:16:30PM 10	MR. GARBER: Sounds like it. I can		
11	certainly look at it. And I know Jim, so he can		Comment of the same
12	talk to him. And when we order windows, I can		Janice H. Heinemann CSR, RDR, CRR
13	look at that.		License No. 084-001391
14	MR. PRISBY: You know you can always		
15			
	call me.		
16	CHAIRMAN BOHNEN: So do you want to		
17	CHAIRMAN BOHNEN: So do you want to move this along?		
17 18	CHAIRMAN BOHNEN: So do you want to move this along? MR. GONZALEZ: Yes.		
17 18 19	CHAIRMAN BOHNEN: So do you want to move this along? MR. GONZALEZ: Yes. CHAIRMAN BOHNEN: Motion?		
17 18 19 07:17:17PM 20	CHAIRMAN BOHNEN: So do you want to move this along? MR. GONZALEZ: Yes. CHAIRMAN BOHNEN: Motion? MR. HAARLOW: I will move to approve		
17 18 19	CHAIRMAN BOHNEN: So do you want to move this along? MR. GONZALEZ: Yes. CHAIRMAN BOHNEN: Motion?		

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STATE OF ILLINOIS )
) ss:
COUNTY OF DU PAGE )
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BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

Case HPC-12-2019 - 304 S. Lincoln St.

Request for Certificate of Appropriateness for a retroactive permit for work
to a garage attached to a landmarked
house.

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 13th day of January, 2020, at 7:18 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

	2		4
1	ALSO PRESENT:	1	brick or materials were used on the house
2	MR. CHAN YU, Village Planner;	2	itself.
	· · · · · · · · · · · · · · · · · · ·	3	The design change also made no
3	MR. MICHAEL D'ONOFRIO, Planning	4	changes to the height or pitch of the roof line
	Consultant;	5	and continues to match the garage doors on both
4	MR. PATRICK MC GINNIS, Attorney,	6	sides. It was designed seamlessly so that there
5	Donatelli & Coules.	7	is barely a noticeable change in the doors.
		8	So for these reasons, the applicant
6		9	requests approval from the Commission for the
7	CHAIRMAN BOHNEN: And the last is	07:20:00PM 10	design change as it doesn't affect the
8	Case 12-2019 for 304 South Lincoln. Will	11	historical nature of the home.
9	somebody be speaking to that.	12	CHAIRMAN BOHNEN: Just for my
07:18:22PM 10	MR. MC GINNIS: I will again. Again,	13	edification, are you stating that the applicant
11 12	for the record, my name is Patrick McGinnis.	14	had no knowledge of needing to come before this
13	I'm with Donatelli & Coules, which represents the owner of the property, Joe Peterchak. The	15	Commission prior to starting the work?
14	applicant is seeking a Certificate of	16	MR. MC GINNIS: That was his
15	Appropriateness in order to obtain approval for	17	indication, yes.
16	a design change to raise the height on the	18	CHAIRMAN BOHNEN: Okay.
17 18	header on the center of the garage door an additional 24 inches and to add an additional	19	·
19	glass panel to the garage door. The architect		MR. PRISBY: So, John, for the record,
07:18:44PM 20	for the plans was Vince Caprio of Caprio	07:20:35PM 20	this work was, the architectural sketches for
21	Architectural Design here in Hinsdale, who also	21	this, were performed by our office so I need to
22	did the work on the addition on the home.	22	recuse myself because of the conflict. I'm
	3		5
1	As you may be aware, the applicant	1	going to refrain from discussing it and recuse
2	As you may be aware, the applicant is seeking a Certificate of Appropriateness for	2	going to refrain from discussing it and recuse myself from voting.
_	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the	_	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the
2	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work	2	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the
3	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the	3	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the
3 4	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work	3 4	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the
2 3 4 5	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There	2 3 4 5	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my
2 3 4 5 6	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being	2 3 4 5 6	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work
2 3 4 5 6 7	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being approved. He was advised that the Village	2 3 4 5 6 7	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work and, frankly, didn't find a problem with it,
2 3 4 5 6 7 8	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being approved. He was advised that the Village didn't have issues with the plans but didn't	2 3 4 5 6 7 8	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work and, frankly, didn't find a problem with it, even though it's a landmark, locally landmarked,
2 3 4 5 6 7 8 9	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being approved. He was advised that the Village didn't have issues with the plans but didn't realize he needed to come before the Commission	2 3 4 5 6 7 8 9	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work and, frankly, didn't find a problem with it, even though it's a landmark, locally landmarked, structure; suggested that perhaps we could poll
2 3 4 5 6 7 8 9	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being approved. He was advised that the Village didn't have issues with the plans but didn't realize he needed to come before the Commission before obtaining final approval for the permit.	2 3 4 5 6 7 8 9 072128PM 10	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work and, frankly, didn't find a problem with it, even though it's a landmark, locally landmarked, structure; suggested that perhaps we could poll the Commission to get a feeling of approval or
2 3 4 5 6 7 8 9 07-19-10PM 10	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being approved. He was advised that the Village didn't have issues with the plans but didn't realize he needed to come before the Commission before obtaining final approval for the permit. So again, he apologizes.	2 3 4 5 6 7 8 9 07:21:28PM 10	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work and, frankly, didn't find a problem with it, even though it's a landmark, locally landmarked, structure; suggested that perhaps we could poll the Commission to get a feeling of approval or disapproval rather than going through the
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2 3 4 5 6 7 8 9 07:18:10PM 10 11 12 13	As you may be aware, the applicant is seeking a Certificate of Appropriateness for work that's already been completed on the property. He apologizes for completing the work prior to coming before the Commission. There was a misunderstanding about the work being approved. He was advised that the Village didn't have issues with the plans but didn't realize he needed to come before the Commission before obtaining final approval for the permit. So again, he apologizes. While the property is located in the historical district and it is a local designated landmark, the designs are due to	2 3 4 5 6 7 8 9 07:21:28PM 10 11 12 13	going to refrain from discussing it and recuse myself from voting. CHAIRMAN BOHNEN: Sure. Well, for the record, I have a different understanding of the situation. When this first came to my attention, I looked at the scope of the work and, frankly, didn't find a problem with it, even though it's a landmark, locally landmarked, structure; suggested that perhaps we could poll the Commission to get a feeling of approval or disapproval rather than going through the formality of a meeting, announcements, and what all; only to be told by the Village that we were not able to do that, it would violate the Open
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	6		8
1	expedite a polling if we could. But when told	1	MR. YU: So you do have authority.
2	we could not do that, it was my understanding	2	It's not advisory.
3	that the applicant understood he had to go	3	CHAIRMAN BOHNEN: Right, but all I'm
4	through the procedures. So unless I have this	4	saying to you is if we vote on this and say it's
5	wrong, it would appear that knowing he had to go	5	approved, because I don't think we have a
6	through the procedures, the applicant decided	6	problem with the work, we are acquiescing to the
7	not to worry about it, just go do the work, ask	7	fact that perhaps this was done in violation of
8	for forgiveness, pay the fine, whatever is going	8	the Village Code. So are we circumventing the
9	to happen to him for circumventing the	9	Village and their procedures?
07:22:35PM 10	procedures.	07:24:58PM 10	MR. YU: No. You would not be
11	And I'm not saying I don't	11	releasing them from any fines or violations that
12	understand his position on that, but we do have	12	would otherwise be without
13	laws and procedures for reasons. And when	13	CHAIRMAN BOHNEN: We can do what we do,
14	someone flaunts those knowingly, I think they	14	and the Village can do what they do.
15	put themselves in a position of jeopardy. So	15	MR. YU: Yes. Right.
16	for the record, if my version is correct of	16	CHAIRMAN BOHNEN: Okay. So having
17	this, the work is done, for anybody that would	17	heard all that, Sandra, do you have any comment?
18	care to go look at it. I don't think you can	18	MS. WILLIAMS: I don't. I don't. I
19	find any problem with it. I'm not sure we can	19	think it looks great, very much in keeping. I
07:23:13PM 20	vote for a Certificate of Appropriateness	07:25:25PM 20	like the pattern of the brick and the window
21	because it may have to be referred over to the	21	and, obviously, it looks great.
22	building commission to be handled as a	22	CHAIRMAN BOHNEN: Okay. Frank?
	7		9
1	violation.	1	MR. GONZALEZ: No. I think it seems to
2	MR. MC GINNIS: Just in terms of your	2	blend with the surrounding design. So I don't,
3	understanding of the situation, that's at least	3	I understand what you are saying, John. As far
4	not what I was told that the applicant's mindset	4	as the aesthetics, I have no To me it looks
5	or understanding of the situation was. It was	5	acceptable.
6	not done intentionally.	6	CHAIRMAN BOHNEN: Bill?
7	CHAIRMAN BOHNEN: That's why it's nice	7	MR. HAARLOW: I think the aesthetics
8	to have the applicant here sworn rather than a	8	are just fine. I'm concerned about the idea of
9	representative. So, Chan?	9	a retroactive permit from us. In my time on
07:23:50PM 10	MR. YU: I'm not sure what the	07:26:04PM 10	this Commission, I don't believe that we have
11	repercussions are. But the building department,	11	had such a situation.
12	the code enforcement officer were all aware of	12	MR. YU: I don't think you were part of
13	it. I don't know what time frame he has to	13	the Commission. But we actually had the, I
14	correct this. But it was through the building	14	believe it was the same house for the stair
15	department vetting process where we found out	15	rails, the front porch rails. They installed
16	that this has to be. We tried the email poll	16	rails that did not match the approved plans. It
17	but it violates the Open Meetings Act.	17	was staggered. I think the stone looked like it
18	So here we are, this is the	18	was stacked on top of each other. So that was a
19	retroactive request. This is the procedure	19	retroactive request, and there is retroactive
07:24:24PM 20	process moving forward is. This is a locally	07:26:45PM 20	requests.
21	landmarked home.	21	CHAIRMAN BOHNEN: That wasn't a
22	CHAIRMAN BOHNEN: Yes.	22	retroactive request. What happened was the same
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	10		12
1	applicant violated his permit and installed	1	conditions.
2	something that was not approved by us on a	2	MR. YU: Yes. That's the way I see it.
3	locally landmarked house. So we enforced our	3	CHAIRMAN BOHNEN: Simply asking the
4	original approval that he had to take those down	4	building department to do what they feel they
5	and replace them. That's how that went down.	5	need to do. I have no problem with that.
6	MR. YU: I thought they actually	6	MS. WILLIAMS: But recommend a penalty
7	signed, filled out an application and requested	7	of whatever sort.
8	for that, tried to get those approved, and then	8	CHAIRMAN BOHNEN: We are not in the
9	I thought he was denied; so then he had to	9	enforcement of these things.
07:27:22PM 10	remove it.	07:29:16PM 10	MS. WILLIAMS: Well, we are not
11	CHAIRMAN BOHNEN: That's not my	11	enforcing.
12	recollection.	12	CHAIRMAN BOHNEN: I don't think we want
13	MR. YU: Okay.	13	to get into that area.
14	CHAIRMAN BOHNEN: That's not my	14	MS. WILLIAMS: But the code indicates
15	recollection. I don't think we have ever had a	15	that there are penalties involved, and we don't
16	retroactive permit. I think the applicant was	16	seem to ask for that.
17	caught trying to do a less expensive version of	17	CHAIRMAN BOHNEN: I'm not sure there
18	the front stairway balustrades. And when we	18	are penalties involved. If I knew there was a
19	brought that to the attention of the applicant	19	penalty, I would probably feel more comfortable
07:27:38РМ 20	and the building department, the building	07:29:33PM 20	with that. I think I feel more comfortable
21	department told him that he had to correct it,	21	saying that the building department should look
22	which he did.	22	into the situation and do what they would do
	11		13
1	We didn't pass any more certificate	1	under normal circumstances.
2	of appropriatenesses. He simply had to correct	2	MR. YU: Typically if there is inaction
3	and acquiesce to the approval that he got	3	by the applicant, then the process for final and
4	originally. So in the sense, we have a second offender on our hands. So he's a good guy, I	5	ticketing starts. But the applicant has been They have basically replied to everything that
5 6	happen to know him. I have no problem with him	6	we have emailed, calls. So they have been very
7	personally. It's just there is an attitude in	7	responsive; so I'm not sure where the, where we
8	this town about I will do whatever I want and	8	are in terms of enforcement.
9	beg for forgiveness, and know that I will find	9	CHAIRMAN BOHNEN: Of course they are
07:28:10PM 10	somebody that will give it to me.	07:30:12PM 10	responsive because they have been caught with
11	MR. YU: Right. So outside of the HPC,	11	their hand in the cookie jar. They got out in
12	I'm not sure how we do correct that, I don't	12	front. The carts out in front of the horse.
13	remember a retroactive request in this	13	Now they are asking for forgiveness.
14	Commission. There are a couple instances where	14	I have another instance going on
15	the Plan Commission, the Village Board would	15	right now in this Village that I'm not going to
16	have to consider retroactive requests based on	16	enumerate at this point in time. Word gets out.
17	what was built versus what was approved.	17	Do what you want, ask for forgiveness, you will
18	MS. WILLIAMS: Could we approve the	18	find someone who will give it to you. At that
19	certificate with a recommendation that the	19	point if you are going to emasculate all your
07:28:39РМ 20	building department look into a fine for this	07:30:37PM 20	Commissions and emasculate your building
21	situation?	21	department and all your enforcement, you might
22	CHAIRMAN BOHNEN: It's approval with	22	as well not have codes, you might as well not
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	14		16
1	have ordinances, you might as well not have	1	MR. GONZALEZ: Aye.
2	Commissions.	2	CHAIRMAN BOHNEN: A second, please.
3	So I can't take this lightly. I	3	MR. GONZALEZ: Second.
4	don't mean to be intransient on this. But I	4	CHAIRMAN BOHNEN: All in favor say aye.
5	think that, I think that if you are going to	5	MR. GONZALEZ: Aye.
6	have a motion to approve this it should be with	6	CHAIRMAN BOHNEN: Aye.
7	the caveat that the building department address	7	MR. HAARLOW: How many do we need? I
8	this in an appropriate manner, and whatever that	8	know we need four votes.
9	may be that may be. All right.	9	I'll vote aye just to move it
07:31:07PM 10	MS. WILLIAMS: Chapter 5 of the Zoning	07:33:03PM 10	along, but I don't like the position of awarding
11	Code, 15-5-8 is about penalties. And it says,	11	retroactive permits. And that's not on this
12	Any person who undertakes or causes an	12	Commission.
13	alteration, construction, demolition, or removal	13	CHAIRMAN BOHNEN: As far as the
14	of any nominated or designated landmark without	14	governance path, what other choices would there
15	a Certificate of Appropriateness shall be guilty	15	be? You are going to, if you approve the work
16	of a misdemeanor, and upon conviction,	16	but you are stating it was done not in
17	therefore, should be punished by a fine of yada,	17	accordance with the ordinance, and you approve
18	yada, yada. This is an alteration of a	18	it predicated on the ordinance being enforced,
19	landmarked structure. I don't know why there	19	you consider that to be a retroactive permit?
07:31:37PM 20	wouldn't be a penalty.	07:33:54PM 20	MR. YU: If you denied this application
21	MR. YU: I'm not saying there is not	21	because it's locally landmark
22	going to be a penalty.	22	CHAIRMAN BOHNEN: Yes.
	15		17
1	CHAIRMAN BOHNEN: But it would not be	1	MR. YU: you have authority, that
2	our purview to assess that penalty is my point.	2	homeowner would have to fix the garage back to
3	MS. WILLIAMS: No, but somebody should	3	what it looked like, as has happened in other
4	enforce the zoning code, that's all I'm saying.	4	communities where I worked in.
5	No. It's not up to us.	5	MR. HAARLOW: That's not the goal.
6	CHAIRMAN BOHNEN: I agree with you. I	6	MR. GONZALEZ: No. I don't think,
7	agree with you.	7	that's not the idea. That's not the idea.
8	MS. WILLIAMS: And the code states	8	Because then he's going to have to do
9	there is a penalty, so somebody should be	9	CHAIRMAN BOHNEN: The work was fine.
07:31:59РМ 10	enforcing it.	07:34:24PM 10	MR. HAARLOW: Right, the work is fine.
11	CHAIRMAN BOHNEN: Then we can have a	11	CHAIRMAN BOHNEN: If we would have been
12	motion for approving the work with the caveat	12	able to poll ourselves, we would have approved.
13	that that section of the ordinance be enforced.	13	There was a timing issue. He felt, and maybe
14	MS. WILLIAMS: Yes.	14	correctly, whether his contractor talked to him
15	MR. YU: I'm assuming that's being	15	or whatever about doing masonry work in the
16	enforced anyways; but yes, you can put that in	16	winter, that he needed to go forward. Whether
17	the motion.	17	or not he was cognizant of the need to come
18	MS. WILLIAMS: Yes, it would.	18	before us or not, I, again, he would have to
19	CHAIRMAN BOHNEN: Would you like to	19	testify one way or the other on that. I don't
07:32:20PM 20	make that motion?	07:34:58PM 20	know, but I don't see any other path.
21	MS. WILLIAMS: So move.	21	MR. HAARLOW: Okay.
22	CHAIRMAN BOHNEN: Do we have a second?	22	CHAIRMAN BOHNEN: I don't want them to

19

the work, just not the procedure. 2 CHAIRMAN BOHNEN: Yes. I guess I would say just knowing the individual, the applicant, 4 having been a month earlier he would have come 5 before us, we would have said, yes, he would 6 have done the work, and it would have been fine. 7 It was just trying to expedite the situation in a way. So I don't want to create a villainous persona for the applicant because it's not true. 07:36:37PM 10 MR. YU: Right. 11 CHAIRMAN BOHNEN: Okay. So that would be the end of our public hearings. Thank you. * * * 13 (Which were all the proceedings had 14 in the above-entitled cause.) 15 16 17 18 19 20 21

22

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STATE OF I	,	ss:	
COUNTY OF I	OU PAGE)		
Ι	BEFORE THE	VILLAGE OF	HINSDALE
H	ISTORIC PRE	SERVATION	COMMISSION

IN THE MATTER OF:)

Title 14 Regulations)

Action Summary Review)

REPORT OF PROCEEDINGS had and testimony taken at the continued hearing of the discussion of the Regulations Action Summary Review in the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 13th day of January, 2020, at 7:38 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

2	4
1 ALSO PRESENT: 1 down the road of kindness and	light and you find
2 MR. CHAN YU, Village Planner;	tage of you, and
2 MR. CHAN YU, Village Planner; 3 you want to go back and make	this mandatory,
3 MR. MICHAEL D'ONOFRIO, Planning 4 it's going to be a whole lot diffe	erent process.
Consultant. 5 So as we are goin	ng through this,
4 6 let's keep that in mind when yo	ou decide finally
7 how you want this to read and	how you want this
5 8 to be voted upon.	
6 CHAIRMAN BOHNEN: Now we will move to 7 the post item on our property a discussion of our 9 Okay. Mike?	
7 the next item on our agenda, a discussion of our 8 Title 14 Regulation Summary Review. OKAY: PHRE: OKAY:	v. Thank vou.
9 Have each of you taken the 11 MR. HAARLOW: Actua	
or.ar.zapm 10 opportunity to familiarize yourself with the 12 you get started So, Chan, Ca	
11 work of Mr. D'Onofrio? 13 me what the Village Board appr	
12 At the outset, Mike, if I may 14 MR. YU: On Tuesday,	
13 just so I don't forget it in my haste to go home	
and watch the football game this document is	
 15 the culmination of the discussions we have been 16 application for Certificate of Ap 16 having for months and months. 17 to demolish a structure in the F 	
47 MR DIONOEDIO, Correct Bight	
18 CHAIRMAN BOHNEN: Months and months.	ith a plan for
19 many times. It is in a form to be discussed,	
or.ase2am 20 amended, approved, whatever, and then put forth	d demo-only's, and
21 to the Board for vote and potential 21 this would Well, now that ha	as to include a
22 codification. 22 plan for new construction.	
3	5
1 The one item that we had a little 1 CHAIRMAN BOHNEN:	And to that point,
2 bit of tussle with along the way was whether or 2 Bill, there are two elements that	at were not yet
3 not to make certain recommendations of this 3 developed in that ordinance that	at are still being
4 board mandatory rather than advisory; and that 4 considered by us and by the Bo	pard that would
5 discussion, though we approached it many 5 have to end up being an amend	dment.
6 different times and many different directions, 6 But the one is is t	hat if someone
7 the consensus, if I'm understanding it 7 were to come in to us and show	v us something that
8 correctly, is that we wanted to try and do this 8 they were going to build, and w	ve approve the
9 with sugar rather than salt in the hopes that 9 demo based on what is being p	resented to us, and
orasiapm 10 having a revised, meaningful Title 14 would orasispm 10 then they bait and switch it, on	ce they get the
11 encourage people to adhere to it and participate 11 demo, then they decide, oh, I demo, the left of the l	
12 with us in a meaningful manner and not have to 12 going to build this, I may and t	don't think I'm
13 be baring our teeth. Would that be fair? 13 this lot and build two other thir	ry to subdivide
 13 be baring our teeth. Would that be fair? 14 MR. PRISBY: That would be accurate, 13 this lot and build two other things the second of the sec	ry to subdivide ngs.
	ry to subdivide ngs. o, there is no
14 MR. PRISBY: That would be accurate, 14 Okay. There is no	ry to subdivide ngs. o, there is no of behavior. It
14 MR. PRISBY: That would be accurate, 15 yes. 16 MR. PRISBY: That would be accurate, 17 MR. PRISBY: That would be accurate, 18 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 10 MR. PRISBY: That would be accurate, 11 MR. PRISBY: That would be accurate, 12 MR. PRISBY: That would be accurate, 13 MR. PRISBY: That would be accurate, 14 Okay. There is not accurate, 15 MR. PRISBY: That would be accurate, 16 MR. PRISBY: That would be accurate, 17 MR. PRISBY: That would be accurate, 18 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 10 MR. PRISBY: That would be accurate, 11 MR. PRISBY: That would be accurate, 12 MR. PRISBY: That would be accurate, 13 MR. PRISBY: That would be accurate, 14 MR. PRISBY: That would be accurate, 15 MR. PRISBY: That would be accurate, 16 MR. PRISBY: That would be accurate, 17 MR. PRISBY: That would be accurate, 18 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 10 MR. PRISBY: That would be accurate, 11 MR. PRISBY: That would be accurate, 12 MR. PRISBY: That would be accurate, 13 MR. PRISBY: That would be accurate, 14 MR. PRISBY: That would be accurate, 15 MR. PRISBY: That would be accurate, 16 MR. PRISBY: That would be accurate, 17 MR. PRISBY: That would be accurate, 18 MR. PRISBY: Th	ry to subdivide ngs. o, there is no of behavior. It vals, but at that
14 MR. PRISBY: That would be accurate, 15 yes. 16 CHAIRMAN BOHNEN: Sandra? 17 MR. PRISBY: That would be accurate, 18 MR. PRISBY: That would be accurate, 19 MR. PRISBY: That would be accurate, 10 MR. PRISBY: That would be accurate, 11 MR. PRISBY: That would be accurate, 12 MR. PRISBY: That would be accurate, 13 MR. PRISBY: That would be accurate, 14 Okay. There is no measure for fines for that type 16 would be a revocation of approximately accurate.	ry to subdivide ngs. o, there is no of behavior. It vals, but at that And in a sense,
14 MR. PRISBY: That would be accurate, 15 yes. 16 CHAIRMAN BOHNEN: Sandra? 17 MS. WILLIAMS: Yes. I think that would 18 Okay. There is not measure for fines for that type would be a revocation of appro	ry to subdivide ngs. o, there is no of behavior. It vals, but at that And in a sense,
14 MR. PRISBY: That would be accurate, 15 yes. 16 CHAIRMAN BOHNEN: Sandra? 17 MS. WILLIAMS: Yes. I think that would 18 be fair. 19 CHAIRMAN BOHNEN: So the way this is 11 Okay. There is not measure for fines for that type would be a revocation of appround 17 point the demo would be done. 18 it gives an unworthy applicant to game the situation.	ry to subdivide ngs. o, there is no of behavior. It vals, but at that And in a sense,
14 MR. PRISBY: That would be accurate, 15 yes. 16 CHAIRMAN BOHNEN: Sandra? 17 MS. WILLIAMS: Yes. I think that would 18 be fair. 19 CHAIRMAN BOHNEN: So the way this is 11 Okay. There is not measure for fines for that type would be a revocation of appropriate that the same would be done. 18 it gives an unworthy applicant to game the situation.	ry to subdivide ngs. p, there is no of behavior. It vals, but at that And in a sense, the ability to has been that we

6 8 1 fines involved if people try and use that District, Certificates of Appropriateness and 1 2 tactic. 2 authority over those Certificates of 3 The other thing that we felt needed Appropriateness for Properties in the Robbins to be addressed is that we felt that if a demo Park Historic District. Those were the second 5 is granted based on something that's being and third items. The fourth item was withdrawal built, then that something has got to be started of the landmark designation. And the last item, 6 7 to be built within a period of time; so that we 7 the fifth item, was establishment of a new don't have a village full of vacant lots because 8 landmark designation. 8 that doesn't serve anybody's ends. We are not 9 So I will briefly highlight those 9 07:42:51PM 10 in the land-speculating business. 07:45:17PM 10 things, but more specifically focusing on the 11 And every time there is a vacant second and third, and that would be the 12 lot, and we have many of them that sit vacant Certificate of Appropriateness process for for years and years around here, the Village is Robbins as well as the authority over the 13 deprived of tax dollars. And the schools are 14 14 Certificate of Appropriateness. deprived, more importantly, the schools are 15 15 So before diving into that, there really deprived of tax dollars because the land were a couple items where I said there were 16 16 is taxed as vacant land. 17 17 minor modifications proposed. One would be the 18 So those two elements, we have establishment of a new landmark district, which 18 19 discussed it. We didn't want to hold up this 19 is on -- bear with me while I get the shakes --07:43:19PM **20** text amendment. We wanted to discuss these 07:45:57PM **20** the last item in the memo, No. 6, should be 5 I 21 things with you guys, too. But it is open for 21 just noticed. I think it was agreed at the last 22 discussion at another time, and we can make a 22 meeting or the prior meeting that the historic 9 proposition that that text amendment be amended. district has kind of reinvigorated their 2 Okay? Thank you. Now, Mike. honorific designation of certain historic 3 MR. D'ONOFRIO: Thank you. Just a bit properties and that HPC did not see a need to of quick background. Since we last met on create a new district or a new establishment of 4 November 18, we finished our review at the three 5 that new landmark designation. 5 previous meetings of a number of, three or four, 6 Also with respect to the withdrawal items that the Village Board asked us to look 7 of the landmark designation, No. 4, the 7 recommendation was mainly to keep it the same 8 at. 8 9 with one modification; that being at Section 4, So following the meeting on 07:43:59PM 10 November 18, I drafted a memorandum to the chair 07.46.39PM 10 14-4-1, of the code be amended to include a 6th 11 kind of outlining and identifying what was done condition, I. And that the condition would with respect to these Historic Preservation prohibit the withdrawal of a landmark if it has 13 regulations that you folks were looking to 13 taken advantage of the Property Tax Assessment 14 review. Freeze Program. So that was the one minor 14 15 modification there. I will point to the memo that you 15 received, particularly pages 2 and 3. I just With respect to the downtown 16 16 17 want to make sure that I have correctly captured district, a couple of recommendations were made. 17 18 the desire of the HPC with respect to a couple 18 One, the HPC should review all applications for 19 of the items that were looked at. 19 exterior improvements requiring a permit. 07:44:39PM **20** So what the Village Board asked the 07:47:21PM **20** Second, that the HPC review remain advisory; and HPC to look at were Certificates of that the HPC review should be based on the 21 21 Appropriateness for the Downtown Historic 22 exterior appearance review application, which is 22

	10		12
1	used by the Plan Commission. That's included in	1	MR. D'ONOFRIO: They still, they would
2	your packet tonight as attachment 3.	2	have to make an application; right?
3	And finally, any HPC	3	MS. WILLIAMS: Okay.
4	recommendations should be forwarded to the	4	MR. HAARLOW: A Certificate of
5	Village Board as part of any agenda packet sent	5	Appropriateness application.
6	to the Board following Plan Commission's	6	MR. D'ONOFRIO: Okay. Nothing else on
7	consideration.	7	that. I will start to highlight the proposed
8	MR. PRISBY: John? 1A talks about	8	changes that the HPC has recommended for Robbins
9	again HPC should review all applications for	9	Park.
07:48:06РМ 10	exterior improvements requiring a permit. Now,	07:49:57PM 10	MR. GONZALEZ: I have got a question.
11	this came up in the discussion regarding	11	MR. D'ONOFRIO: Sure.
12	painting of buildings and that we talked	12	MR. GONZALEZ: Just for clarity,
13	about And I'm not sure if this is the	13	because we have gone back and forth. Maybe,
14	perfect place to put this. But any exterior	14	John, you can help because HPC where you should
15	change, whether it requires a permit or not,	15	be advisory only, is that still going to be or
16	should be reviewed by the HPC.	16	is that the idea?
17	CHAIRMAN BOHNEN: Right. We need to	17	CHAIRMAN BOHNEN: That's what I spoke
18	drop the permit part of that.	18	to before we started that discussion.
19	MR. D'ONOFRIO: Okay. I know there has	19	MR. GONZALEZ: I heard that. That's
07:48:37PM 20	been something in the interim on that, so	07:50:16PM 20	right. I heard that.
21	And that's fine.	21	CHAIRMAN BOHNEN: Okay. All right.
22	MR. PRISBY: My conversations with Robb	22	MR. D'ONOFRIO: The first thing with
	11		13
1	McGinnis was that the problem with the code the	1	respect to Robbins Park Historic District that
2	way it's written now talks about exterior	2	was recommended is the creation of a Historic
3	appearance change and requiring a permit.	3	Preservation design advisory meeting. I think
4	MR. D'ONOFRIO: Right.	4	you kind of spoke to that indirectly this
5	MR. PRISBY: So somebody could actually	5	
6			evening on another one or two cases you were
_	do whatever work they want on the outside for	6	evening on another one or two cases you were having, you were discussing.
7	do whatever work they want on the outside for exterior appearance approvals, and then at any	6 7	•
8		_	having, you were discussing.
_	exterior appearance approvals, and then at any	7	having, you were discussing. But here again, this would be an
8	exterior appearance approvals, and then at any point in time do any kind of minor change like	7 8	having, you were discussing. But here again, this would be an initial meeting occurring at the front end of
8 9	exterior appearance approvals, and then at any point in time do any kind of minor change like painting a building, without having to go for	7 8 9	having, you were discussing. But here again, this would be an initial meeting occurring at the front end of the process and include an initial meeting with
8 9 07:49:07PM 10	exterior appearance approvals, and then at any point in time do any kind of minor change like painting a building, without having to go for permit, they don't have to come in front of our	7 8 9 07:50:56PM 10	having, you were discussing. But here again, this would be an initial meeting occurring at the front end of the process and include an initial meeting with the property owner and the design professional.
8 9 07-49-07PM 10 11	exterior appearance approvals, and then at any point in time do any kind of minor change like painting a building, without having to go for permit, they don't have to come in front of our group.	7 8 9 07:50:56PM 10	having, you were discussing. But here again, this would be an initial meeting occurring at the front end of the process and include an initial meeting with the property owner and the design professional. I think you were very clear that both parties be
8 9 07/49/07PM 10 11 12	exterior appearance approvals, and then at any point in time do any kind of minor change like painting a building, without having to go for permit, they don't have to come in front of our group. And so in our discussion with him,	7 8 9 07:50:56PM 10 11 12	having, you were discussing. But here again, this would be an initial meeting occurring at the front end of the process and include an initial meeting with the property owner and the design professional. I think you were very clear that both parties be at the meeting and that the intent of the
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14 16 made that specific. Submittal of color photos existence of a Certificate of Appropriateness 1 1 2 of the building to be demolished. And third, a 2 application be revised and add a new section, which would be standards for Certificate of topographic survey including not only grade 3 elevations but also a tree survey on that showing 4 Appropriateness. This would basically then 4 5 the location, type, and size of trees on the incorporate the design standards that are 6 established in Section 14-5-2 of the Village 6 property in question. 7 You would hold your meeting. And 7 Code. That's what the Plan Commission looks at. 8 then following that meeting there would be a 8 Next has to do with -- And all 9 minimum 180-day period before -these things seem kind of timely. Chairman Bohnen 9 07:54:41PM 10 07:52:13PM 10 MR. GONZALEZ: 120. you mentioned revisions earlier. But you 11 MR. D'ONOFRIO: -- before the plans 11 recommended that in a case where the HPC has 12 could be considered again by the HPC for a approved a Certificate of Appropriateness and Certificate of Appropriateness. 13 construction gets underway, your plans are 13 14 CHAIRMAN BOHNEN: 120 days. 14 revised showing revisions to the plans, they 15 MR. D'ONOFRIO: 120 days. I'm sorry, should come back to the Commission to be 15 did I say 180? I'm wishing my life away. So it reviewed and approved. And finally, the 16 16 would be 120 days before they could come back to decision of the HPC on these matters should 17 17 you after that initial meeting. remain advisory. 18 18 19 19 And as I think I said before the MR. PRISBY: Mike, on 2 and 3A, at the 07:52:35PM **20** meeting, it would be mandatory that the property 07:55:16PM **20** beginning there, I guess the second to the last 21 owners be available at the design advisory 21 sentence, it says, The intent of this meeting is 22 meeting. That's the first section you dealt 22 for the applicant to gain an understanding of 15 1 with. the type of design elements the Commission would 2 The second issue is any type 2 like on a new building. of what would be subject to the review by you 3 Are we only doing this for new folks, any type of improvements seen from the construction, or are we doing this for 4 4 public right-of-way would require review, in 5 everything that's exterior appearance? 5 addition to the type of improvements you would 6 MR. D'ONOFRIO: Okay. So --6 normally look at, things like additions, 7 MR. PRISBY: And the only reason I'm 7 alterations to the exterior, and so on. asking that is because if that relates to the 8 8 9 You also suggested the following 120-day delay, I mean if it's something simple, 9 07:53:15PM 10 improvements be included, fountains, 07:55:49PM 10 that wouldn't work. So are we saying this is 11 streetscape, landscaping. And one I knew 11 just for new construction in the district? nothing about, horse blocks -- I had to put it 12 Because I think when I weighed in 12 13 in because somebody brought it up -- as well as 13 on this, the materials I submitted to Mike, I 14 flag poles. was really doing so with the new construction 14 15 Then there was also a discussion problems we were having. Like we just had 15 concerning findings and whether or not they tonight with finished plans coming in front of 16 16 17 should be written. The consensus that findings us, looking to correct that. I'm not sure how 17 18 should be prepared hopefully within a 30-day 18 this works with someone that comes to us and period from the hearing. And it was a desire of 19 19 wants to replace the shutters on their house. 07:53:51PM **20** the Commission that the night of the hearing the 07:56:29PM **20** At the same time I wonder if we findings could be completed by the HPC. want to be in front of people and make 21 21 22 Another recommendation was the 22 recommendations and review the design even on

	18		20
1	additions or anything that we can see from the	1	Commission on a regular basis?
2	right-of-way. How do we reconcile that?	2	CHAIRMAN BOHNEN: I think it's probably
3	CHAIRMAN BOHNEN: Well, remember now,	3	a one-off, but we didn't want to encourage it.
4	when you read this, we are talking about	4	MR. D'ONOFRIO: I'm just saying, you
5	contributing structures.	5	know, do you want to now craft something for
6	MR. PRISBY: Correct. I will get to	6	that? If so, fine. But otherwise, the way this
7	that, too, later.	7	was written, it was somebody is demoing a house
8	CHAIRMAN BOHNEN: So we have eliminated	8	or coming in to build a new house.
9	a lot of potential meetings in here. So	9	MR. PRISBY: As an example, I'm
07:57:07РМ 10	contributing structures, you probably do want to	07:58:58PM 10	currently working at the office on some exterior
11	look at additions and changes in the facade.	11	work over on Blaine Street for one of the law
12	Yes.	12	offices that's on the west side of the street.
13	MR. PRISBY: Right. But I'm wondering	13	And what they are looking to do is they are
14	that 120 days that I came up with	14	adding a ramp up the south side of the house to
15	CHAIRMAN BOHNEN: Yes.	15	get ADA access into the building and replacing
16	MR. PRISBY: was related to a	16	aspects of the front porch construction, new
17	general timeline, a process to create new homes.	17	rails, new posts, things that are deteriorating.
18	I'm wondering if for exterior alterations	18	They are trying to replace and update. They
19	CHAIRMAN BOHNEN: You can just say a	19	don't currently need to come in front of us.
07:57:30PM 20	maximum of 120 days.	07:59:28PM 20	But in the future based on this,
21	MR. PRISBY: I want to say a minimum of	21	they will be coming in front of us. And I would
22	120 days. I want these people to be forced to	22	hate to see someone like that or a similar
	19		21
1	get in front of us early as fast as they can	1	project then have to wait 120 days for something
2	because they are going to have to wait for 120	2	that's much smaller and not necessarily a new
3	because they are going to have to wait for 120 days. I'm wondering if it's something that is	2 3	home.
			home. CHAIRMAN BOHNEN: Well, your point was
3	days. I'm wondering if it's something that is just an exterior alteration if it becomes a 30-day process. We have to add something along		home. CHAIRMAN BOHNEN: Well, your point was originally that the 120 days were going to be
3 4	days. I'm wondering if it's something that is just an exterior alteration if it becomes a 30-day process. We have to add something along those lines.	3	home. CHAIRMAN BOHNEN: Well, your point was
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22 24 MR. PRISBY: Yes. 1 1 advocate here, let's say we have a major 2 CHAIRMAN BOHNEN: Yes. I think the 2 addition going in. Okay? MR. PRISBY: That should take longer 3 answer is yes. 3 4 MR. PRISBY: What would that be? than 30 days, right? 5 CHAIRMAN BOHNEN: It's that simple. 5 CHAIRMAN BOHNEN: Yes. MR. D'ONOFRIO: Well, one thing -- And 6 MR. PRISBY: But I'm thinking more on 6 7 maybe you would want to do this, maybe you 7 the lines of worst-case scenario. wouldn't. You could put something in, minimum 8 CHAIRMAN BOHNEN: Well, usually a major 8 would be 180 days or -- I have 180 days on my addition on the house usually would be out the 9 9 mind. 120 days except if modified by the HPC. 08:02:34PM 10 back, would it not? 08:00:40PM 10 11 I'm not saying you won't want to do that, but 11 MR. PRISBY: Or the side depending on 12 that gives you the --12 the lot. MR. PRISBY: But I don't like that 13 MR. GONZALEZ: If it's a corner lot. 13 14 precedent. I almost want it to say 120 days for 14 MR. PRISBY: They are going to see that from the right-of-way. I will tell you, new construction, and 30 days for all other 15 15 exterior appearance review items. sometimes additions actually take longer than 16 16 CHAIRMAN BOHNEN: Well, if 30 is 17 17 new homes because you are trying to work with existing conditions and not a clean slate. 18 enough, that's fine. 18 19 MR. PRISBY: Sure. A lot of times I 19 CHAIRMAN BOHNEN: And like you said, we 08:01:10PM **20** think these things, when it comes to the 08:02:54PM **20** would have liked to have seen on 6th and 21 exterior appearance reviews on additions or 21 Garfield, we would have liked to have seen that 22 remodelling projects, I think you are looking at 22 addition come before us. 23 25 a shorter timeline in general. I mean you can 1 MR. PRISBY: Correct. And that, again, that was probably done in under 30 days for crank out a porch plan in a week if that's what somebody wants to do. What if somebody is just architecture to draw that back porch. Yes. It coming in for a fountain or a landscape plan or could have been a week. 4 CHAIRMAN BOHNEN: Could have been on a a turn-around driveway or, like I said earlier, 5 5 like shutter replacement. 6 6 napkin. 7 CHAIRMAN BOHNEN: Why even put a time 7 MR. PRISBY: So when I saw that, I limit when a shorter time limit is available for just, my concern is if we are going to apply 8 renovation? this to everything, 120 days is too much time 9 9 08:01:38PM 10 MR. PRISBY: Then we are making, we are 08:03:25PM 10 for the small stuff. I thought I would bring it going to have to be the judge of that. I want 11 up as a discussion point. 11 to eliminate that discussion element. For not 12 CHAIRMAN BOHNEN: So noted. So 12 13 just us but for future board members, right? It 13 additions and alterations would not require just seems like if it's 15 days, just something 120-day minimum. 14 14 15 that --15 MR. D'ONOFRIO: So we just leave that CHAIRMAN BOHNEN: You would have silent? 16 16 between our meetings, 30 days. 17 MR. PRISBY: We could do zero, right? 17 18 MR. PRISBY: 30 days. I just don't 18 MR. D'ONOFRIO: Well, if you are going 19 want them to have to wait 120 days because they to do zero, just leave it silent. Just more 08:02:03PM **20** want to replace shutters or tuck point brick or 08:03:57PM **20** clarify what you want to fall under that, which is new home construction, all new buildings. 21 something. 21 22 22 MR. GONZALEZ: It should be clear that CHAIRMAN BOHNEN: So playing devil's

	26		28
1	we are going this far with all this.	1	really contentious.
2	MR. D'ONOFRIO: Somebody could say,	2	MR. GONZALEZ: Almost like you want to
3	well, new construction would be an addition.	3	say any addition greater than I'm making this
4	I'm just, I'm not saying you would. I'm saying	4	up 20 percent than the entire square footage,
5	somebody who lives next door, who doesn't want	5	you need to wait 120 days. I'm just putting
6	it to happen I'm going down my parade of	6	some ideas out, I'm not saying that should be;
7	horribles would say, well, that addition is	7	but something as a percentage of the existing
8	new construction, they have to wait 180 days.	8	footprint.
9	So you might want to say instead of when we	9	CHAIRMAN BOHNEN: If you say major
08:04:40PM 10	get back up here we were saying new building.	08:06:31PM 10	additions, you are open to interpretation.
11	MR. PRISBY: What term can we use to	11	MR. HAARLOW: That's why I'm just
12	MR. D'ONOFRIO: I would say a new	12	saying additions. Jim, what you are describing
13	building is not It's just that, a new	13	where you are going to replace existing porch
14	building. It's not an addition. It's not an	14	elements with new ones that are more or less the
15	alteration. So I think the language might, the	15	same
16	current language as proposed, unless we want to	16	MR. PRISBY: It's not really an
17	put not including additions, alterations.	17	addition.
18	MR. PRISBY: Or just say apply to new	18	MR. HAARLOW: That's not an addition.
19	homes, new building.	19	To me, it's alteration, that seems common sense.
08:05:20PM 20	MR. D'ONOFRIO: Well, let me ask you,	08:06:52PM 20	MR. PRISBY: Or repair.
21	is there any other building in the Robbins	21	MR. GONZALEZ: But that could be open
22	Historic District that wouldn't be a new home?	22	to interpretation, too, because it's how someone
	27		29
1	I think you just mentioned a commercial	1	looks at the situation.
2	property.	2	MR. D'ONOFRIO: But you are still
3	MR. PRISBY: A church maybe.	3	looking at that as a Commission. You are just
4	MR. D'ONOFRIO: Is that in Robbins?	4	
5	MR. PRISBY: A couple of churches in	5	before you get coming back, right?
6	there somewhere.	6	MR. PRISBY: Correct.
7	MR. HAARLOW: There are several.	7	MR. D'ONOFRIO: So let's try to keep it
8	CHAIRMAN BOHNEN: Sure.	8	kind of in those boxes.
9	MR. PRISBY: So there are at least	9	MR. HAARLOW: Right. So with the
08:05:45PM 10	three off the top of my head. So I would do new	08:07:18PM 10	120 days, what I'm proposing is new buildings
11	building.	11	and additions on existing buildings.
12	MR. HAARLOW: Yes, four of them.	12	MR. PRISBY: When you say additions,
13	MR. D'ONOFRIO: So we will just say new	13	you mean like square footage enlargements?
14	building.	14	MR. HAARLOW: Yes. Yes.
15	MR. HAARLOW: Well, I might argue for	15	MR. D'ONOFRIO: Yes. You are expanding
16	new building and additions.	16	the footprint the house. Okay.
17		17	MR. PRISBY: I like that.
	MR. GONZALEZ: Depending on the size of		MD HAADLOW O H
18	the addition because churches, the addition can	18	MR. HAARLOW: Or the church.
19	the addition because churches, the addition can be quite large.	19	MR. PRISBY: Good idea.
19 08:06:05PM 20	the addition because churches, the addition can be quite large. MR. HAARLOW: And the Village has run	19 08:07:46PM 20	MR. PRISBY: Good idea. MR. HAARLOW: Because that way we get
19	the addition because churches, the addition can be quite large.	19	MR. PRISBY: Good idea.

	30		32
1	MR. HAARLOW: The other thing I would	1	MR. HAARLOW: So it would be Robbins
2	like to ask about this is this is only for the	2	Park Historic District and any locally or should
3	Robbins Park Historic District.	3	we add national landmarks?
4	MR. D'ONOFRIO: That's correct.	4	MR. GONZALEZ: National or local.
5	MR. HAARLOW: So should this also be	5	MR. HAARLOW: National or local.
_		6	MR. D'ONOFRIO: Okay.
6	including and any buildings that have landmark status?	7	MR. GONZALEZ: Well, in that case, wait
7			
8	MR. GONZALEZ: Yes.	8	a minute. Usually landmarks are basically
9	CHAIRMAN BOHNEN: Yes.	9	local, state, and national. So there are three.
08:08:17PM 10	MR. GONZALEZ: What about contributing?	08:10:19PM 10	MR. D'ONOFRIO: I don't know of any
11	CHAIRMAN BOHNEN: That gets in We	11	state landmarks.
12	have contributing. You are right, landmark	12	MS. WILLIAMS: No. I don't know of
13	building outside the Robbins area.	13	any.
14	MR. HAARLOW: Right. The house we were	14	MR. GONZALEZ: Okay.
15	just talking about on south Lincoln.	15	MR. D'ONOFRIO: No. Because you are
16	MR. D'ONOFRIO: When you say	16	either nationally registered
17	landmarked, do you mean	17	MR. GONZALEZ: What do you call
18	CHAIRMAN BOHNEN: Locally landmarked.	18	Illinois landmark, Illinois landmark? What do
19	MR. GONZALEZ: That's right. I was	19	you call that? I mean, they are a landmark
08:08:42PM 20	going to ask the same. Locally.	08:10:43PM 20	committee.
21	MS. WILLIAMS: I liked the wording of	21	MR. D'ONOFRIO: Landmarks Illinois?
22	expansion of the property footprint, that seems	22	MR. GONZALEZ: Yes, sorry. Landmarks
	21		22
1	to fit the hill	1	33
1 2	to fit the bill.	1 2	Illinois.
2	to fit the bill. MR. HAARLOW: As a definition, Sandy,	2	Illinois. MR. D'ONOFRIO: I think they work with
2	to fit the bill. MR. HAARLOW: As a definition, Sandy, for an addition?	2	Illinois. MR. D'ONOFRIO: I think they work with national landmarks. I don't think they have any
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34 36 you decide your findings are going to be that 1 possible, yes. 2 MR. PRISBY: How doable is that? 2 you use as a template. Then all of a sudden you MR. D'ONOFRIO: Well, I think what I are just plugging it in as you are saying, I 3 have seen done in the past with findings is you recommend approval. Why do you recommend 5 have standard findings; and then you read them approval, based on this finding, this finding, into the record and how that project complies 6 it complies, you know. And you are kind of 7 with the findings. So you read it into the using it almost as a checklist. It should record, and those are your findings. They get become kind of second nature and give the 8 prepared written-wise later. I'm looking at 9 Commission --9 08:12:15PM 10 Chan to see if he's -- You probably will need 08:14:19PM 10 And this is a theoretical to run it by the corporation counsel to see if 11 discussion now, not necessarily practical. The 12 that's okav. framework in which to hang, as I say, here is a 13 But I have been in front of Christmas tree, that's the framework. Those are 13 14 numerous zoning boards of appeals where when 14 the findings. Okay. Can we hang the ornaments they approve the zoning relief that's being on it now? If it doesn't meet the framework, 15 15 requested they read into the record, we approve then you shouldn't be hanging the ornaments on 16 16 it based on these findings; and then they read 17 17 it, which maybe you shouldn't be approving it. them into the record. CHAIRMAN BOHNEN: I think my concern is 18 18 MR. PRISBY: See, I would prefer that. 19 19 we had an instance where we as a Commission 08:12:39PM **20** Again, we are supposed to be doing this with 08:14:49PM **20** wanted to publish our findings, and we were not 21 sugar; right? Not having to wait another 30 21 able to do so. And so we felt very strongly 22 days for something we could handle that night 22 that at the end of our meeting we should enter 35 seems to make a lot of sense to me. our findings into the record. So that it's our 2 MS. WILLIAMS: I can't remember the opinions based on our findings are in the discussion; but it was something about if there record. And from there, if other people want to was any other material or fact that somebody get their fingers in it, at least we are on the 4 record. wanted to bring in, it was extended to the 5 5 maximum of 30 days. 6 MR. D'ONOFRIO: It helps that you made 6 7 MR. PRISBY: I'm fine doing it either clear as an advisory board what your decision was based on. Any advisory board should do way, but I have a preference to do it that 8 8 night. 9 that. 9 08:13:22PM 10 MR. D'ONOFRIO: When you are 08:15:38PM 10 CHAIRMAN BOHNEN: Yes. So doing it 11 considering something to approve it -- Here I'm right away, Sandy, is fine with me. We just 11 just giving you my advice of somebody who sat read it into the record. 12 12 13 here for 30 plus years. And whether you are 13 MS. WILLIAMS: As soon as possible, going to consider to approve things, and I'm 14 sure. 14 CHAIRMAN BOHNEN: Sure. kind of going back to a zoning board of appeals 15 15 model, you are thinking, well, how does this MS. WILLIAMS: If we can do it, yes. 16 16 comply with the findings. That gives you the 17 CHAIRMAN BOHNEN: I'm sure we can. 17 18 framework in which to analyze the request. 18 It's not going to take an extra hour. I mean we 19 Okay? 19 just simply --08:13:48PM **20** So you are kind of going through in 08:16:02PM 20 MR. PRISBY: Just reading the standards your mind already, okay, does this meet the at that point. 21 21 22 standards or the findings. You know, whatever 22 CHAIRMAN BOHNEN: Sure. Okay.

	38		40
1	MR. PRISBY: That's all I had.	1	CHAIRMAN BOHNEN: Attachment 1.
2	MS. WILLIAMS: We need to talk about	2	MR. HAARLOW: Attachment 1, page 1.
3	revising the COA later at another meeting.	3	MR. PRISBY: So it's point 2.
4	MR. D'ONOFRIO: That's all I had in my	4	Properties to be It says, Based on this
5	memo. I would be glad to discuss anything else.	5	change it will eliminate the 149.
6	Otherwise, I will get out of your hair. And you	6	MR. D'ONOFRIO: Okay.
7	can move on to the next item on your agenda,	7	CHAIRMAN BOHNEN: Well, to your point,
8	which is adjournment.	8	downtown, too.
9	MR. PRISBY: Just a quick comment to	9	MR. PRISBY: Sure.
08:17:00PM 10	discuss. On the attachment No. 1 for	08:18:53PM 10	MR. D'ONOFRIO: Well, that 149 includes
11	Certificate of Appropriateness, point 2, we	11	13 properties in the downtown district.
12	talked about this last time. We will eliminate	12	CHAIRMAN BOHNEN: Well, I mean even
13	149 noncontributing structures from having	13	downtown. I would have to walk by these
14	reviewed this.	14	addresses.
15	And I started to think about that a	15	MR. PRISBY: If these new structures in
16	little bit more since the last meeting. What if	16	the downtown area are supposed to be
17	you have a house that's only five years old and	17	contributing to the historic nature of our
18	somebody wants to put a fountain out in front or	18	downtown, why would we give them free reign to
19	radically change their landscaping. I mean	19	do whatever they want?
08:17:36PM 20	those are noncontributing structures, however,	08:19:17PM 20	CHAIRMAN BOHNEN: Well, because we have
21	they are affecting the district.	21	some purview over them. They can walk out
22	CHAIRMAN BOHNEN: Streetscape.	22	MR. HAARLOW: It seems if they fall in
	00		
	39		41
1	MR. PRISBY: Now you are applying one	1	one of the two districts, they should.
1 2		1 2	
	MR. PRISBY: Now you are applying one		one of the two districts, they should.
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	42		44
1	fountain out in the front of the massive court	1	provided you with a couple of those forms.
2	yards we are looking at. I mean there is lot of	2	Those doc files, right? Did you make any
3	change going on in architecture in our historic	3	changes to those?
4	district particularly. There are a lot of new	4	MR. D'ONOFRIO: No. No.
5	houses.	5	MR. PRISBY: Or just kind of inserted
6	MR. PRISBY: Well, there's another part	6	them as is?
7	we are going to get to about fencing. Why	7	MR. D'ONOFRIO: I think I just insert
8	aren't we doing fencing?	8	them. I think that gets more into the a
9	So your house is a contributing	9	little deeper into the weeds than I'm engaged to
08:20:40PM 10	structure. You put up a house and a gate,	08:22:18PM 10	do at this point.
11	right? What if your house was newer and you	11	MR. PRISBY: I just wanted to know if I
12	wanted to do those things. Your house was 10	12	should be looking for something specific.
13	years old and now you want a fence in your front	13	MR. D'ONOFRIO: No. No.
14	yard, according to this we wouldn't be reviewing	14	MR. PRISBY: Okay. I move to adjourn.
15	it.	15	MR. D'ONOFRIO: I will take my leave.
16	CHAIRMAN BOHNEN: There is a fence	16	Thank you.
17	ordinance.	17	CHAIRMAN BOHNEN: Is there a second?
18	MR. PRISBY: Right, but it does affect	18	MR. GONZALEZ: I'm not going to say
19	streetscape in the front of the house.	19	anything.
08:20:58PM 20	CHAIRMAN BOHNEN: But the fence	08:22:38PM 20	MR. HAARLOW: Yes. Second.
21	ordinance that was passed in the municipal code	21	CHAIRMAN BOHNEN: All in favor?
22	addresses the height of fences predicated on lot	22	(A chorus of ayes.)
	43		45
1	size, so it brings it to scale. Okay?	1	CHAIRMAN BOHNEN: Meeting is adjourned.
2	MR. PRISBY: And we are good with that?	2	* * *
3	CHAIRMAN BOHNEN: And in the historic	3	(Which were all the proceedings had
4	district, you can't use the aluminum tubing and	4	in the above-entitled cause.)
5	that stuff anymore. It's got to be	5	
6	MR. PRISBY: So that's already spelled	6	
7	out enough that we can skip that.	7	
8	CHAIRMAN BOHNEN: We wrote that	8	
9	ordinance over two and a half years. You should	9	
08:21:32PM 10	read it. It's in the municipal code.	10	
11	MR. PRISBY: Okay. One of these days.	11	
12	CHAIRMAN BOHNEN: It's in the municipal	12	
13	code. That's what it is, see if it satisfies	13	
14	you.	14	
15	MR. PRISBY: Okay. I will take a	15	
16	closer look at it.	16	
17	Those were the only remaining items	17	
18	I had, Mike.	18	
19	MR. D'ONOFRIO: What I will do is I	19	
08:21:49PM 20		20	
	will incorporate these changes and get it back		
21 22	will incorporate these changes and get it back to Chan, and he can distribute it. MR. PRISBY: I guess one last thing. I	21 22	

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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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MEMORANDUM

DATE: February 5, 2020

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: 10 E. First St. – Turkoise Home & Design – 1 New Wall Sign - Case A-38-2019

Summary

The Village of Hinsdale has received a sign application from Signarama, on behalf of Turkoise Home & Design, requesting approval to install a new wall sign at 10 E. First Street, in the B-2 Central Business District within the Historic Downtown District.

Request and Analysis

The requested wall sign features painted acrylic text above the front entrance mounted by a combination of stud mount and high bond adhesive. The proposed length of the sign is 9'-4" and 2'-2" tall for an area of 20.3 SF. The depth of the acrylic letters would be 1/2" from the wall and painted turquoise and gold in color.

In the B-2 Central Business District, a multi-tenant building is permitted to request up to 25 SF of signage per tenant. On December 11, 2019, the Plan Commission approved the next door tenant at 12 E. First Street, Glimpse Vision's 22 SF wall sign. Thus, the requested 20.3 SF Turkoise wall sign 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.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 10 E. 1st St.

Attachment 4 - Birds Eye View of 10 E. 1st St.

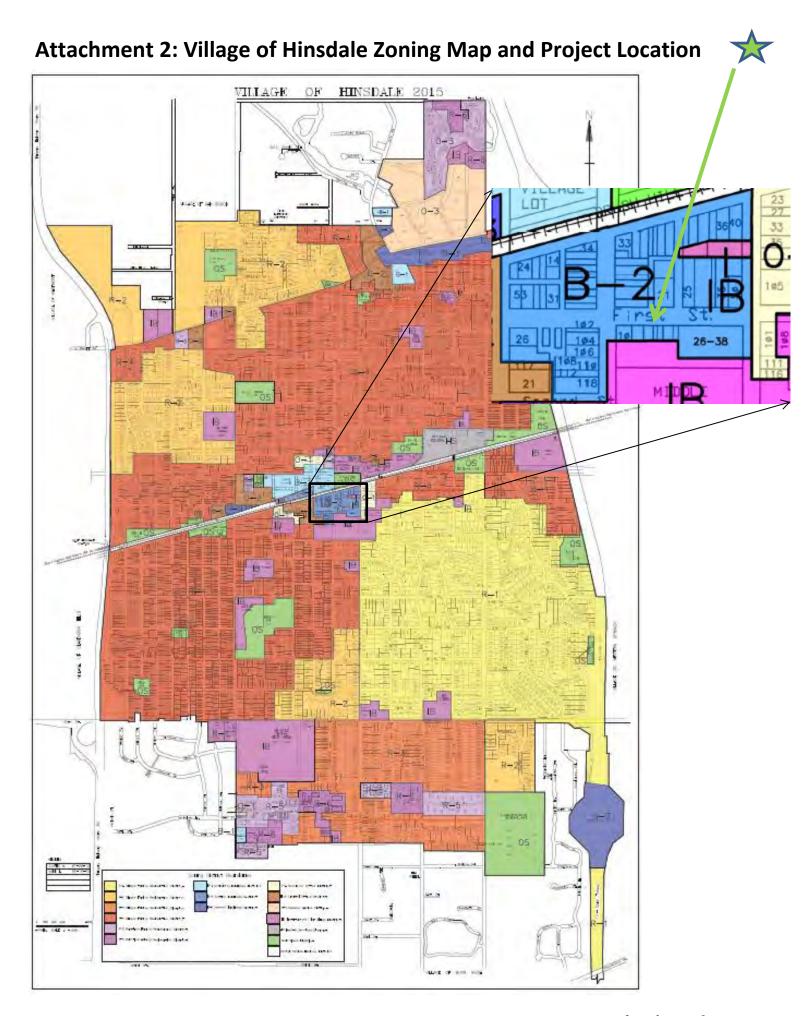
Attachment 1





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor			
Name:	Name: Sign a rama Address: 399 Wall St. Unit J City/Zip: Clendale Heights IL Phone/Fax: (30) 351 18400 E-Mail Garane Signamma - Damingdule Contact Name: (1000			
ADDRESS OF SIGN LOCATION: 10 E ZONING DISTRICT: Please Select One B - Z SIGN TYPE: Please Select One Wall Sign ILLUMINATION Please Select One Money	ン ジムー *Illumination cannot exceed 50 foot-			
Sign Information: Overall Size (Square Feet): 20.3 9'-4" x 2'-2" Overall Height from Grade: 9 8 V Ft20 K Proposed Colors (Maximum of Three Colors): 1	7			
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.				
Plan Commission Approval Date: Administrative Approval Date:				



<u> අලිංංච</u> SCIENCE READING ROOM **Attachment 3**

Street View 10 E. First St. (facing south) Attachment 3:

Proposed Sign Location

Attachment 4: Birds Eye View of 10 E. 1st Street



MEMORANDUM

DATE: February 5, 2020

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: 8 E. Hinsdale Avenue – Coldwell Banker – Reface Existing Awning Sign - Case A-03-2020

Summary

The Village of Hinsdale has received a sign application from All American Sign Co., on behalf of Coldwell Banker, to reface an existing awning at 8 E. Hinsdale Avenue in the B-2 Central Business District and within the Historic Downtown District.

Request and Analysis

The requested black awning skin features white text 3.5" tall and 6'-4" long for an area of 1.85 SF. The existing awning frame would be utilized. The existing awning color is dark blue and the "Residential Brokerage" text would be replaced with "Global Luxury". The existing text is larger at approximately 2.8 SF, thus, the sign area is smaller for the proposed update.

The applicant stated that the 2nd floor window sign would be removed. The existing legal nonconforming wall sign is 14 SF. Combined with this proposed awning update, the aggregate sign area would be approximately 16 SF. This request is Code compliant.

Process

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

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 8 E. Hinsdale Avenue

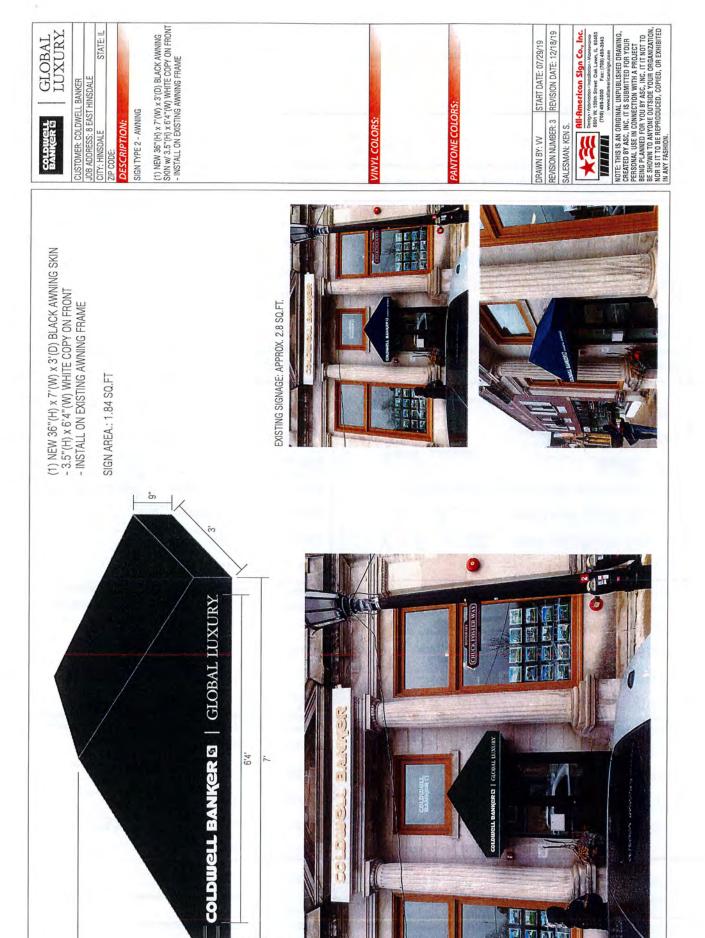
Attachment 4 - Birds Eye View of 8 E. Hinsdale Avenue



DocuSign Envelope ID: 2BF75A95-0ECC-4D92-9259-D6765DAA8A02 VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: All American Sign - Keth Strzyzewski Address: 5501 W. 109th St. City/Zip: DAK LAWN , IL 60453 Phone/Fax: (708) 499 1 3000 E-Mail: Kense Allamenian sign. Com Contact Name: Ken Strzyzewski	Name:
ADDRESS OF SIGN LOCATION: 8 Cast Hing ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One / Non - Illum ILLUMINATION Please Select One No	
Sign Information: Overall Size (Square Feet): 3Z (8x 4) Overall Height from Grade: 8 Ft. Proposed Colors (Maximum of Three Colors): Black White Awning text 1.8454 ft. Existing upper illum, Sign = 14" x12 =	Site Information: Lot/Street Frontage: 32' Building/Tenant Frontage: 32' Existing Sign Information: Replie current Business Name: 4 Square Feet Business Name: 1.84 Square Feet Business Name: 5 Square Feet Size of Sign: 14 Square Feet
Signature of Applicant 08E454F704284DD Date 9/18/ Corre States Signature of Applicant 08E454F704284DD 9/18/ Date POR OFFICE USE ONLY – DO NOT WRITE BELOW Total square footage: 0 x \$4.00 = 0	2019 10:44 AM EDT

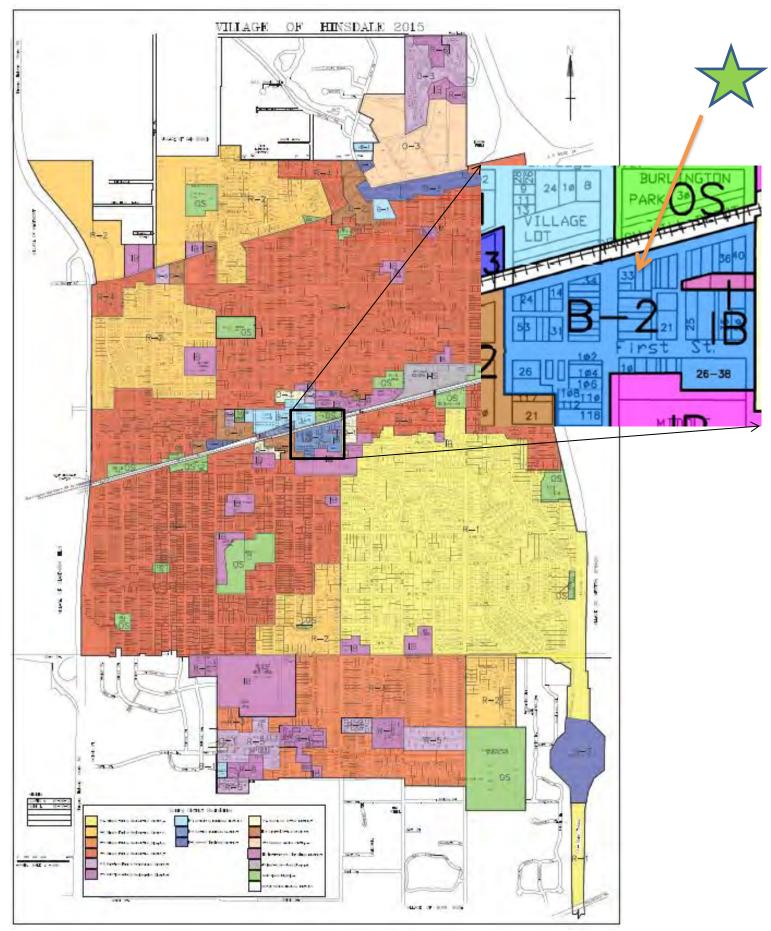


3.5" 2.5"

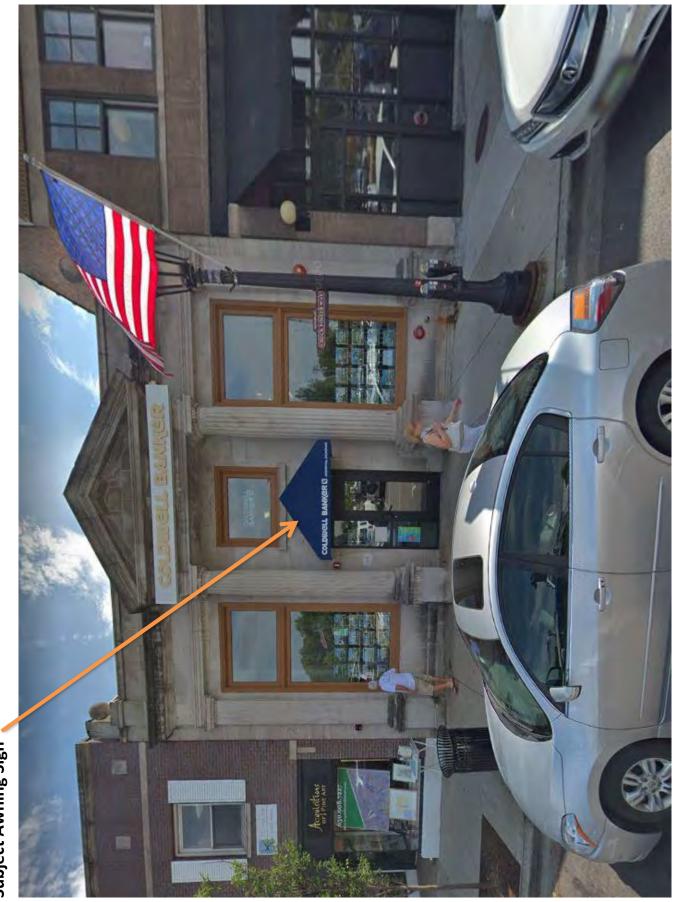
PROPOSED

Attachment 2: Village of Hinsdale Zoning Map and Project Location









Imagery @2020 Google, Map 8 East Hinsdale Avenue Hinsdale Wine Shop Hinsdale Cleaners Zazu Salon & Day Spa

Birds Eye View of 8 E. Hinsdale Avenue (facing south) Attachment 4:



MEMORANDUM

DATE: February 5, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 24 W. Hinsdale Ave. – Michael Abraham Architects – Major Adjustment to the Exterior

Appearance for Brick Building Façade color change - Case A-46-2019 - B-2 Central

Business District and Historic Downtown District

Request and Analysis

On August 6, 2019, the Board of Trustees approved Ordinance O2019-27, approving an exterior appearance plan for façade improvements at 24 W. Hinsdale Avenue. Per the Ordinance exhibit, the colored front elevation illustrated the original red brick façade on the building and noted "existing brick to remain" (Attachment 2). This major adjustment request seeks retroactive approval for stained brick, from the natural red to a "translucent charcoal" color.

The applicant discovered deteriorated and inconsistently colored brick with holes in the masonry after removing the canopy and siding from the façade. The structural supports were also found to be compromised. The applicant states that in an initial attempt to tuckpoint and replace the bricks resulted in a patchy appearance. This is a request to keep the charcoal colored stain because removing the stain would be impossible and replacing the brick would be an economic hardship (Attachment 1).

At the January 8, 2020, Plan Commission (PC) meeting, the applicant presented the request and reasons for the brick stain. A presentation was shown during public comment by Historic Preservation Commissioner Frank Gonzalez and reviewed what could be done to bring back the original brick façade appearance. Understanding the building is a contributing structure in the National Historic Downtown District, the PC recommended that this application be presented to the Historic Preservation Commission for review and comment.

Attachments:

Attachment 1 – Major Adjustment and Exterior Appearance Application

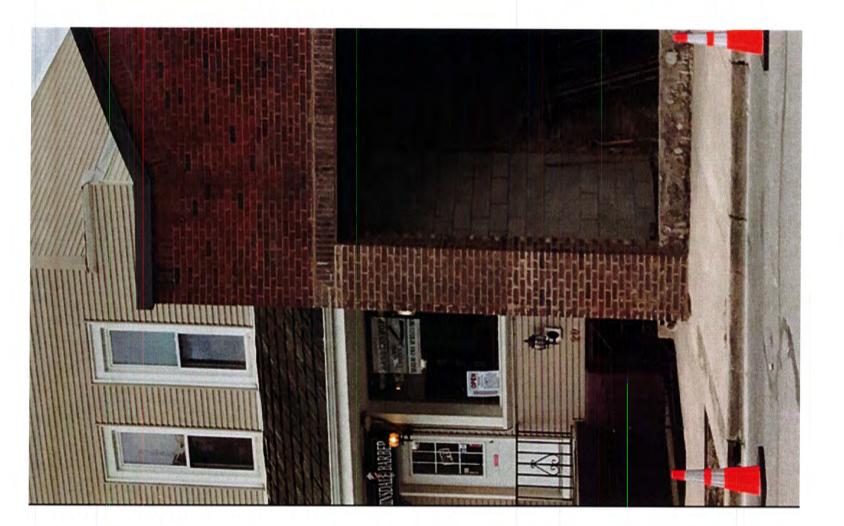
Attachment 2 - Approved Exterior Appearance Ordinance O2019-27 (August 6, 2019)

Attachment 3 - Street View of 24 W. Hinsdale Avenue (former façade of Hartley's Cycle Shoppe LTD.)

Attachment 4 - Zoning Map and Project Location









MICHAEL ABRAHAM A R CHITECTURE

Attachment 1

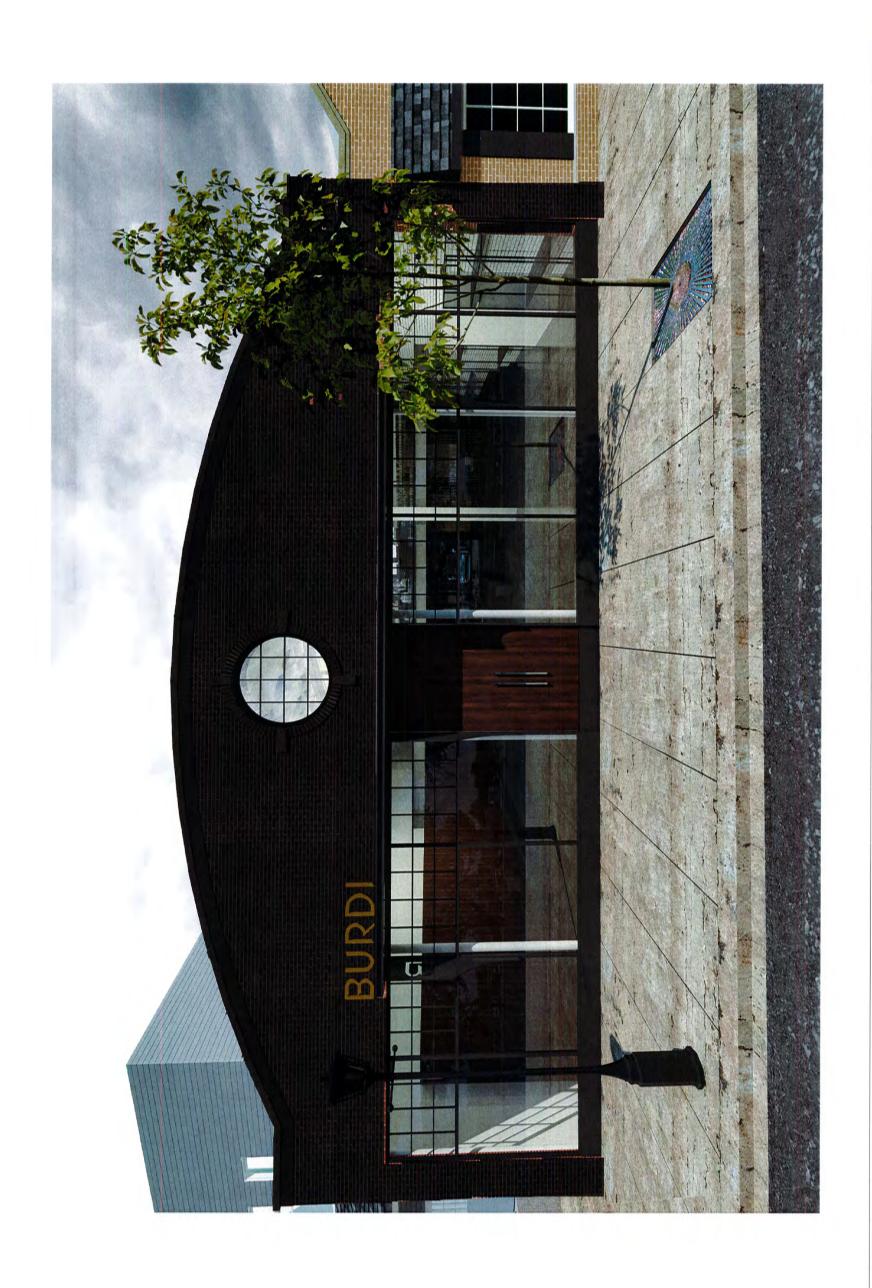




MICHAEL ABRAHAM A R CHITECTURE

michael-abraham.com 630.655.9417

Attachment



MICHAEL ABRAHAM A R C H I T E C T U R E

michael-abraham.com 630.655,9417



MAJOR ADJUSTMENT TO SITE PLAN / EXTERIOR APPEARANCE COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request:

Proposed Site Plan / Exterior Appearance request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-604(I)(2) of the Hinsdale Zoning Code regulates: any adjustment to a site plan approved by the board of trustees that is not authorized by subsection I1 of this section shall be considered to be a major adjustment and shall be granted only upon application to and approval by the board of trustees. The board of trustees, by ordinance duly adopted, may grant approval for a major adjustment without referral to the plan commission upon finding that any changes in the site plan as approved will be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment is not in substantial conformity with the site plan as approved, then the board of trustees shall refer the request to the plan commission for further consideration and review as provided in subsection E of this section.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

We are seeking approval for a change of color appearance from natural brick to stained translucent charcoal brick. All other elements of the facade are to remain the same with the exception of the color of the sign which would change to brass.

2. Explain the reason for the proposed major adjustment.

As part of the renovation we stripped the canopy and siding from the facade only to discover varying and deteriorating brick and major holes in the masonry. In addition the structural supports were compromised. We enforced the structural supports and tuckpointed while replacing the bricks as close as possible to the originals. The result was patchy. Unexpectedly, we needed to equalize the appearance and fast so we applied a masonry stain. The stain is penetrating and impossible to remove. The facade is a structural element and if we sought to replace the brick it would be an improbable engineering feat and economic hardship. The stain is the best solution both

Version 2018 aesthetically and functionally.



DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

24 W. Hinsdale

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

FEES for Exterior Appearance/Site Plan Review:
Standard Application: \$600.00
Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

- Open spaces. The quality of the open space between buildings and in setback spaces between street and facades. N/A
- 2. Materials. The quality of materials and their relationship to those in existing adjacent structures.
 - The existing brick that was on the building remained as is. Due to the removal of the canopy, it was evident that new brick needed to be replaced but would never be an exact match which forced the decision to paint the building.
- 3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

The design of the building is not changing as initially proposed in meetings. There was a decision to paint the building due to brick conditions new vs. old.

- 4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
 N/A
- Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
 N/A
- 6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
- 7. Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

 n/a
- 8. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

 n/a
- 9. Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- 10. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

 n/a
- 11. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The decision to paint the building was due to existing brick conditions. There are a number of buildings on the block and within the historic district of Hinsdale that are painted brick. We will not be the only building to have painted brick and there was a reason because of the differentiation between existing and matching the new which would look not cohesive.

- 12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 n/a
- 13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

 n/a
- 14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
 N/a
- 15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
 n/a
- 16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing. The overall look of a painted brick facade is seen in buildings throughout village so our building. The overall shape of elevation is remaining the only thing that is being changed is the color from what was initially proposed. The paint is pentrating and impossible to remove so we feel that is the only route we had to take in order to get the facade to look right.

REVIEW CRITERIA - Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: Luxury Investments LLC - Saverio Burdi	Name: Luxury Investments LLC - Saverio Burdi
Address: 24 W. Hinsdale Ave	Address: 24 W. Hinsdale Ave
City/Zip: Hinsdale, IL 60521	City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 642 9166 /	Phone/Fax: (312) 642 9166 /
E-Mail: rinoburdi@hotmail.com	E-Mail: rinoburdi@hotmail.com
Others, if any, involved in the project (i.e. Arch	nitect, Attorney, Engineer)
Name: Michael Abraham	Name:
Title: architect	Title:
Address: 148 Burlington Ave.	Address:
City/Zip: Clarendon Hills, IL 60514	City/Zip:
Phone/Fax: (630) 655 9417 /	Phone/Fax: ()/
E-Mail: ma@michael-abraham.com	E-Mail:
Disclosure of Village Personnel : (List the name, ad of the Village with an interest in the owner of record, the A application, and the nature and extent of that interest)	dress and Village position of any officer or employee Applicant or the property that is the subject of this
1)	
2)	
3)	

II. SITE INFORMATION

Address of subject property: 24 W. Hinsdale Ave, Hin	nsdale, IL 60521
Property identification number (P.I.N. or tax numb	per): <u>09 - 12 - 121 - 002</u>
Brief description of proposed project: New storefron	nt windows at front facade. New retail space at first floor.
Existing zoning and land use: B-2 Surrounding zoning and existing land uses:	
North:	South:
East:	West:
Proposed zoning and land use: B-2 Mercantile	
Please mark the approval(s) you are seeking a	and attach all applicable applications and
standards for each approval requested:	
☐ Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:
☐ Design Review Permit 11-605E	Amendment requested.
☑ Exterior Appearance 11-606E	
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property:2	4 W. Hinsda	ale Ave, Hinsdale, IL 60521	
The following table is based on the	B-2	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)	N/A		
Lot Depth	N/A		
Lot Width	N/A		
Building Height	N/A		
Number of Stories	N/A		
Front Yard Setback	N/A		
Corner Side Yard Setback	N/A		
Interior Side Yard Setback	N/A		
Rear Yard Setback	N/A		
Maximum Floor Area Ratio (F.A.R.)*	N/A		
Maximum Total Building Coverage*	N/A		
Maximum Total Lot Coverage*	N/A		
Parking Requirements	N/A		
Parking front yard setback	N/A		
Parking corner side yard setback	N/A		
Parking interior side yard setback	N/A		
Parking rear yard setback	N/A		
Loading Requirements	N/A		
Accessory Structure Information	N/A		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and 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. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants 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 Applicants 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. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the	<u>19</u> , da	ay of	December	, 20 19	, I/We ł	nave read the	above	certification	, understand it, a	and
agree to	o abide by its condi	tions.								
	1	U								
	Signature of applic	ant or	authorized agen	t 3	Signature c	f applicant or	authoriz	zed agent		
	SAVARIO BU	101								
	Name of applicant	or au	thorized agent	1	Name of ap	plicant or aut	horized	agent		
	RIBED AND SWO									
	re me this <u>/9</u> d Lincor , <u>20</u> /	ay of	7		MIL	M	_{		"ICIAL SEAL" RO DANIELS	· ************************************
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Page 7 of 8

VILLAGE OF HINSDALE

ORDINANCE NO. O2019-27

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE PLAN FOR FACADE IMPROVEMENTS AT 24 W. HINSDALE AVE.

WHEREAS, Michael Abram Architects on behalf of owner Rino Burdi (the "Applicant") has submitted an application (the "Application") seeking an exterior appearance plan approval related to building façade work to the existing building at 24 W. Hinsdale Ave. (the "Subject Property"). The Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Subject Property is located in the Village's B-2 Central Business Zoning District and is currently improved with a one story commercial building. On the front façade, the Applicant seeks to remove a current wood shingle canopy / roof feature and sign and replace it with new fixed windows. Additionally, the Applicant seeks to enlarge the existing circular window in keeping with the building's original historic design. The proposed work is depicted in the Exterior Appearance Plans attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on June 12, 2019, the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance Plan on a vote of seven (7) ayes, zero (0) nays, and two (2) absent, as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit C and made a part hereof. The Plan Commission has filed its report of Findings and Recommendation regarding the approval sought in the Application with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

- **SECTION 1:** Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.
- <u>SECTION 2</u>: Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Section 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance Plan attached to, and by this reference, incorporated into this Ordinance as <u>Exhibit B</u> (the "Approved Plans"), subject to the conditions set forth in Section 3 of this Ordinance.
- **SECTION 3:** Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:
 - A. <u>Compliance with Plans</u>. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as <u>Exhibit B</u>.
 - B. <u>Compliance with Codes, Ordinances, and Regulations.</u> Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
 - C. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- **SECTION 4:** <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.
- <u>SECTION 5</u>: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.
- **SECTION 6:** Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

roll call vote as follows:	, pursuant	to a
AYES: Trustees Posthuma, Banke, Stifflear, Haarlow, Byrne	<u> </u>	
NAYS: None		
ABSENT: Trustee Hughes		
APPROVED by me this 6th day of August attested to by the Village Clerk this same day.	, 2019,	and
La Coul		_
Thomas K. Cauley, Jr., Village Preside	nt	
Christine M. Builon		
Christine M. Bruton, Village Clerk		
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICA CONDITIONS OF THIS ORDINANCE:	NT TO	TḤE
By:		
Its: <u>Periodit</u>		
Date: July 7 , 2019		

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (ATTACHED)

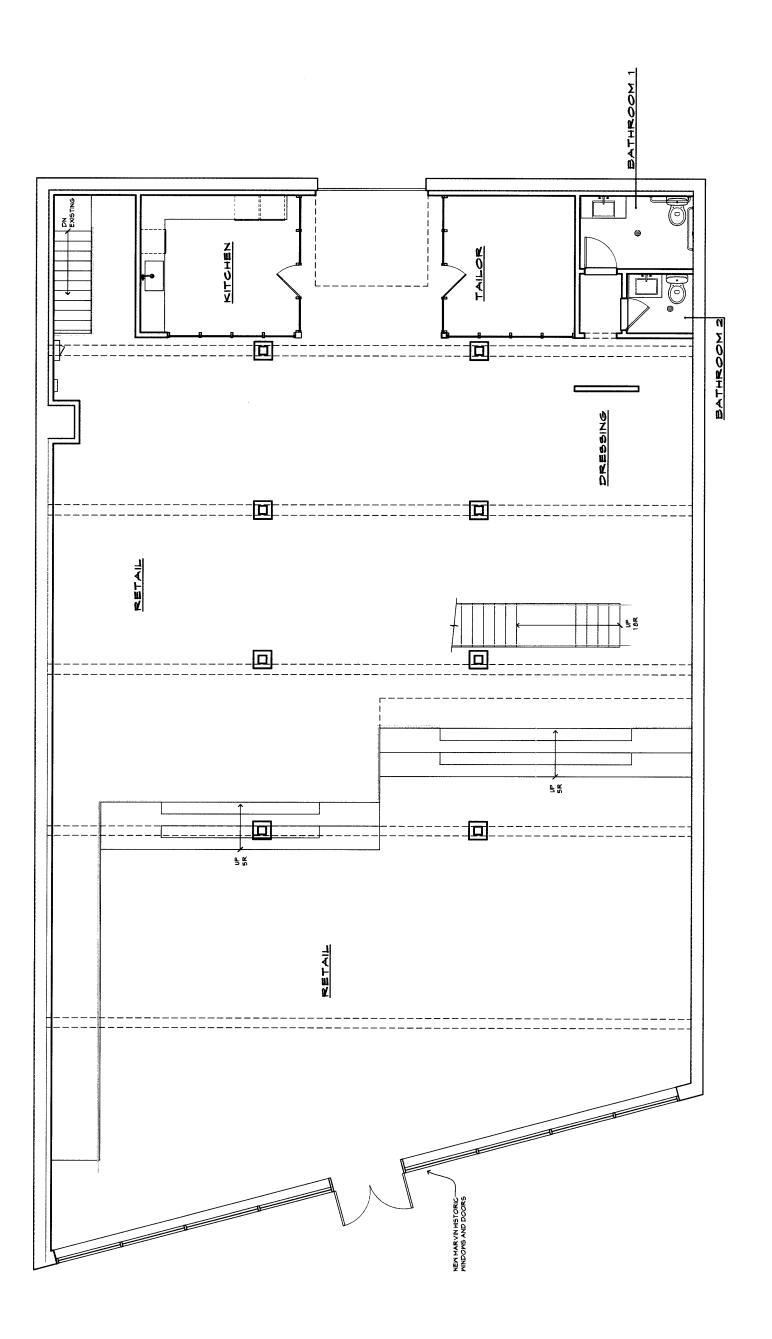
P.I.N.: 09-12-121-002

COMMONLY KNOWN AS: 24 W. HINSDALE AVENUE, HINSDALE, IL 60521

EXHIBIT B

APPROVED EXTERIOR APPEARANCE PLANS (ATTACHED)

PROPOSED FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

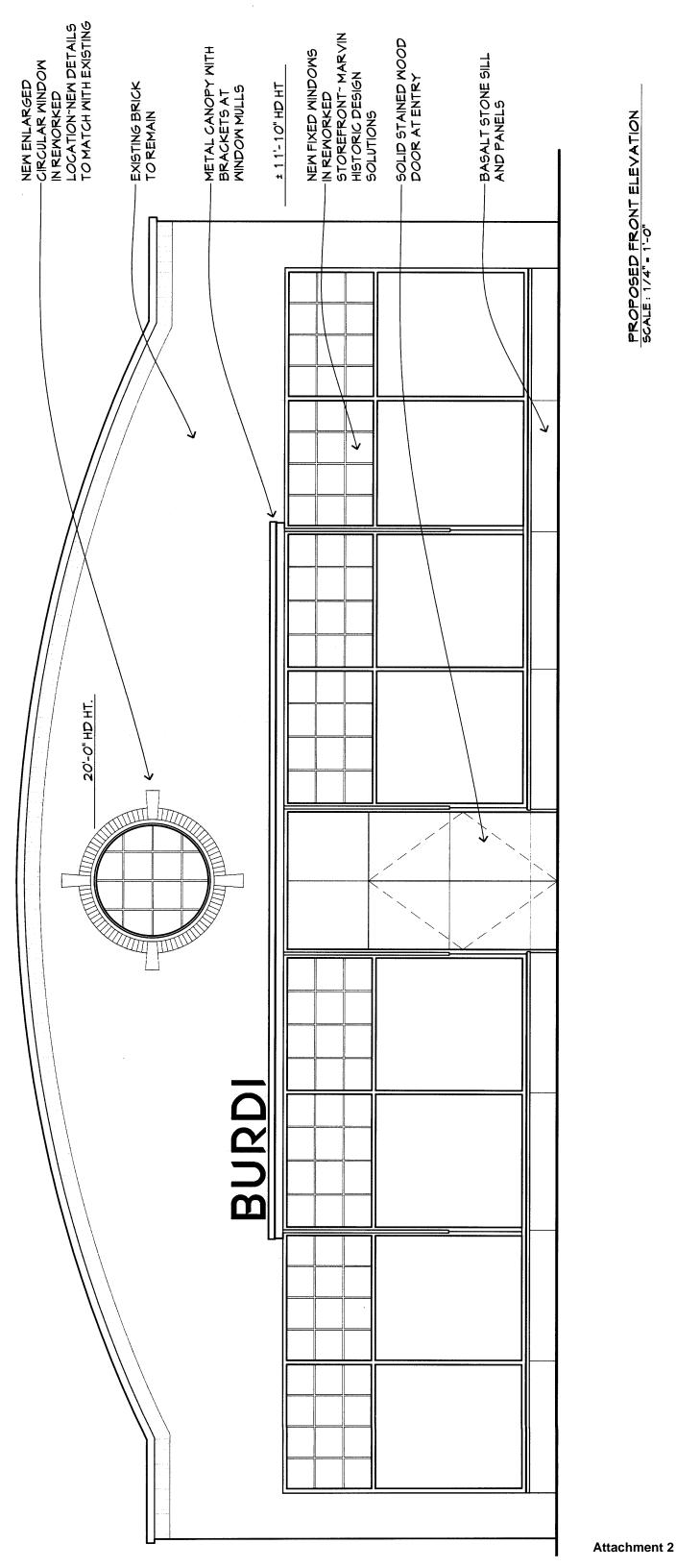


michael-abraham.com 630.655.9417

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

MICHAEL ABRAHAM A R CHITECTURE

148 Burlington Avenue Clarendon Hills Illinois 60514 michael-abraham.com 630,655.9417





michael-abraham.com 630.655.9417



MICHAEL ABRAHAM
A R C H I T E C T U R E

1148 BUTILING LOSS 1144

CLEAN CONTROL OF STREET CONTROL OF S

EXHIBIT C

FINDINGS AND RECOMMENDATION (ATTACHED)

HINSDALE PLAN COMMISSION

RE: Case A-18-2019 - Applicant: Michael Abraham Architects - 24 W. Hinsdale Avenue

Request: Exterior Appearance and Site Plan in the B-2 Central Business District

DATE OF PLAN COMMISSION (PC) REVIEW:

June 12, 2019

DATE OF BOARD OF TRUSTEES 1ST READING:

July 16, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The PC heard testimony from the applicant's architect, Ms. Margaret Morun, on behalf of the building owner, Mr. Rino Burdi (24 W. Hinsdale Ave.). She reviewed the plans to rehab the front façade of the building to mirror the historic and original architecture of the building. It should be noted that the applicant included photos of the storefront from 1926 and 1930. Ms. Morun stated the plan is to keep the brick, change the windows, enlarge the existing circular window and install a metal canopy. It was clarified that the PC is not reviewing the sign shown in the exhibit.
- A Plan Commissioner asked if all the brick is staying. The applicant responded yes, but they will replace some of the white perimeter brick to match the rest of the façade brick and color.
- Mr. Rino Burdi stated that it is his goal to bring the façade back to what it originally looked like. In general, the PC expressed appreciation for preserving the historical elements of the original building façade.
- 4. A Plan Commissioner asked why they would like to expand the circular window. The building owner stated that you can see the original size from the interior of the building, and would like to bring the original size back. Both the owner and architect agreed that it'd also be more proportionate to the proposed new and larger windows.
- A Plan Commissioner asked if there are plans for the back of the building. The architect stated they plan to replace the sliding door with a garage door.
- 6. The proposed façade rehab request is to establish (the building owner's) a men's retail store to the subject property, located in the B-2 Central Business District. The PC in general, supports the plans and complimented the selected architectural firm, Michael Abraham Architecture.

IL RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:

A.1

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

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

Attachment 4: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 STATE OF CHIPMEN org Benz Bardon

MEMORANDUM

TO: Chairman Bohnen and Historic Preservation Commission

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development

Chan Yu, Village Planner

FROM: Michael D'Onofrio, Consultant, GovTemps USA

DATE: January 28, 2020

RE: Historic Preservation Regulations Review

As you are aware, the HPC met on Monday, January 13th to review historic preservation regulations. This was the fourth meeting of the HPC to discuss amendments to Chapter 14 of the Village Code. For previous details concerning the HPC's activities concerning this matter please refer to my memorandum of December 10, 2019 to HPC Chairman Bohnen.

The remainder of this memo will identify the possible code amendments proposed by the HPC regarding the code requirements they have been studying since last fall. This includes recommendations pertaining to the following:

- 1. Certificate of Appropriateness Process for Downtown Historic District
- 2. Certificate of Appropriateness Process for Robbins Park Historic District
- 3. HPC Authority over Certificate of Appropriateness
- 4. Withdrawal of Landmark Designation
- 5. Establishment of New Landmark Designation

(1) Certificate of Appropriateness Process for Downtown Historic District – Recommendations.

- a. HPC should review all applications for exterior improvements. This should include all improvements i.e. painting, regardless of whether a permit is required.
- b. HPC review should be advisory only. The HPC review should be conducted prior to the Plan Commission's, with it's recommendations subsequently being forwarded to the Plan Commission.
- c. HPC review should be based on the Exterior Appearance Review Application used by the Plan Commission (See Attachment 3 from Dec. 10 memo). It should not be reviewed under the General and Design Standards established in Section 14-5-2 of the Village Code (See Attachment 4 from Dec. 10 memo).
- d. HPC recommendation should be forwarded to the Village Board as part of any agenda packet sent to it, following Plan Commission action.

(2&3) Certificate of Appropriateness Process for Robbins Park Historic District & HPC Authority over Certificate of Appropriateness – Recommendations (Note: for discussion purposes the HPC discussed these two items and developed one set of recommendations).

Before discussing the specific recommendation it must be noted that the HPC recommended two significant changes to the regulations. First, all local and nationally dedicated landmarks, regardless of location, be subject to the CofA processes. Second, it recommended that all contributing and non-contributing structures in the two Historic Districts should be reviewed under the CofA regulations. With that said, the HPC recommended the following:

- a. A new component to the CofA process should be added. This would be titled as the "Historic Preservation Design Advisory Meeting." This meeting would occur at the front end of the review process and include an initial meeting with the property owner and the design professional. The intent of this meeting is for the applicant to gain an understanding of the type of design elements the HPC would like on a new building. Any new construction, which includes the following types of improvements: new buildings, additions or any other construction that expands the square footage of a building, would be subject to the CofA process. As part of this process the following should be required:
 - i. Require a new application to be submitted (See Attachment 5 of Dec. 10 memo). Along with the application the following information must be included:
 - 1. Proof of ownership; application must be signed by applicant and owner, as well as being notarized;
 - 2. Submittal of color photos of the building to be demolished; and,
 - 3. Current topographic survey, including location, size and type of trees on the parcel.
 - Following the Design Advisory meeting, there would be a minimum 120 day period before plans for new construction could be considered by the HPC for a CofA.
 - iii. It would be mandatory that the property owner be present at the Design Advisory Meeting.
- b. Any type of improvement that is seen from the public right-of-way would require review. In addition to the typical types of improvements normally constructed additions, exterior building alterations the HPC specifically mentioned the following improvements require review: fountains, streetscape, landscaping, horse blocks and flagpoles.
- c. Any decision should be accompanied with written Findings. There was discussion among the HPC members as to the timeframe for completing Findings. The consensus was to have findings read into the record as part of the approval/denial process the evening the matter is being considered.
- d. The existing Application for a CofA should be revised (See Attachment 6 from Dec. 10 memo). The most significant revision would be to add a new section Section III, Standards for Certificate of Appropriateness. This section incorporates the Design Standards established in Section 14-5-2 of the Village Code.
- e. In the case where the HPC approves a CofA and there are subsequent revisions to the plans, they should be reviewed and signed off on by the HPC.
- f. The decision of the HPC should remain advisory.

4. Withdrawal of Landmark Designation – Recommendation

- a. With the exception of the following minor code modification, it is recommended no changes be made.
- b. Section 14-4-1 of the Village Code should be amended to include a sixth condition (f). The condition would prohibit withdrawal of a landmark if it has taken advantage of the Property Tax Assessment Freeze Program.

5. Establishment of New Landmark Designation – Recommendation

a. The HPC did not see the need for a new landmark designation. Rather it was pointed out that the Hinsdale Historical Society has established an honorific landmark designation program. It did mention that it would offer any assistance to the Historical Society if it was requested.

Please let me know if you have any questions or concerns, or care to discuss further.