

Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

March 4, 2020

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale  
6:30 P.M.

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Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on March 4, 2020, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Gonzalez, Commissioner Braden, Commissioner Weinberger, Commissioner Haarlow and Commissioner Williams (via phone)

Absent:

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

**Minutes – February 5, 2020**

Chairman Bohnen introduced the minutes from the February 5, 2020, meeting and asked for any comments.

With no comments, the HPC **unanimously approved** the minutes for the February 5, 2020, HPC meeting, 7-0, (0 absent).

**Sign Permit Review**

Case A-05-2020 – 14 W. Hinsdale Ave. – Guaranteed Rate – 1 New Wall Sign and Projecting Sign

The sign applicant introduced himself and reviewed the proposed new wall sign and projecting sign for Guaranteed Rate at 14 W. Hinsdale Avenue. He reviewed the dimensions, materials of the two signs, and clarified that it is non-illuminated.

Chairman Bohnen asked if the Guaranteed Rate office is on the second floor.

The applicant responded 1<sup>st</sup> floor, however Chan corrected that is on the 2<sup>nd</sup> floor.

Chairman Bohnen asked if that's the reasoning for the wall sign at the proposed location underneath the 2<sup>nd</sup> floor window.

The applicant responded correct.

Commissioner Gonzalez asked if the proposed is reflected in the exhibits.

The applicant responded yes.

Commissioner Prisby asked if the entrance is the door to the east or west.

The applicant responded to the east is the staircase leading to the 2<sup>nd</sup> floor.

Commissioner Prisby asked so it's not over that door.

The applicant responded no.

Commissioner Prisby asked if there's a space above the door.

The applicant replied that he doesn't know if there's a space dedicated for a wall sign per say.

Commissioner Prisby expressed concern for the location of the wall sign, and believes it may confuse people that the office is on the second floor.

Commissioner Weinberger stated that the projecting sign doesn't appear to be centered above the entrance door.

Commissioner Williams asked if the projecting sign extend over Harrison or Hinsdale Avenue.

Commissioner Prisby believes the wall sign should come down to align with the other existing signage and above the door.

The applicant responded that the applicant is open to various sign locations.

Commissioner Prisby is curious if the other Commissioners are bothered by the 3 proposed colors. He stated that around town, most of the other signs only have 2 colors.

Chairman Bohnen believes the wall sign looks tacky under the window and would like to see it lowered.

Commissioner Prisby agreed and thinks the location should be above the front entrance door.

Commissioner Weinberger asked instead of the blade sign.

Commissioner Prisby said yes, instead of the blade sign, and added that he is not a fan of the design of the blade sign. He prefers a bracket instead of the "Oakbrook Mall" look that appears to be simply bolted onto the wall.

Chairman Bohnen doesn't think people will be able to see the wall sign from the sidewalk anyways.

Commissioner Prisby suggested the sign be moved down to be aligned with the existing signage. The HPC agreed.

Commissioner Weinberger asked how many businesses are in the Zook building.

The HPC in general, believes there is already a lot of signage on the building already.

Chairman Bohnen suggested the wall sign be moved above the door to the east and the blade sign above the door. This way, there'd be no conflicts with the 2 signs.

After reviewing, the HPC **unanimously recommended approval** for the sign, with the suggestion to move the wall sign to be aligned horizontally with the other signage, in the band course above the limestone, and move the blade sign to the corner of the building above the door and hanging off an architectural element, 7-0, (0 absent).

### **Sign Permit Review**

Case A-06-2020 – 35 S. Washington St. – Berkshire Hathaway – 2 Wall Sign Updates

Chairman Bohnen briefly reviewed the scope of this sign application.

Commissioner Weinberger summarized that they are basically proposing to remove half the existing signage.

The sign contractor reviewed that the wall signs would change from blue to black in color.

The applicant replied correct. The existing signage is 2'x6' and replacement signs would be 2'x3.5'.

Commissioner Williams stated that she appreciates the reduction in size.

The sign contractor added that it would only have two colors.

With no additional comments, the HPC **unanimously recommended approval** for the signs, as submitted, 7-0, (0 absent).

### **Public Hearing**

Case HPC-01-2020 – 716 S. Oak St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

**Please refer to Attachment 1, for the transcript for Public Meeting Case A-01-2020**

A motion to continue the application was **unanimously approved**, 7-0 (0 absent).

**Public Hearing**

Case HPC-02-2020 – 419 S. Oak St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

**Please refer to Attachment 2, for the transcript for Public Meeting Case A-02-2020**

The Chairman continued the application so that the owner appears before the HPC, referencing that this is a requirement.

**Public Hearing**

Case HPC-03-2020 – 641 S. Elm St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

**Please refer to Attachment 3, for the transcript for Public Meeting Case A-03-2020**

This agenda item was continued by the HPC noting that the plans are in the early stages.

**Public Meeting – Historic Preservation Commission Title 14 Regulations Action Summary Review**

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

**Adjournment**

The HPC unanimously agreed to adjourn at 8:55 PM on March 4, 2020.

Respectfully Submitted,

**Chan Yu, Village Planner**

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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 HPC-01-2020 - 716 South Oak 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 Historic Preservation Commission at  
 19 East Chicago Avenue, Hinsdale, Illinois, on  
 the 4th day of March, 2020, at 6:52 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
 MS. ALEXIS BRADEN, Member;  
 MR. FRANK GONZALEZ, Member;  
 MR. BILL HAARLOW, Member;  
 MR. JIM PRISBY, Member;  
 MS. SHANNON WEINBERGER, Member;  
 MS. SANDRA WILLIAMS, via telephone, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL MARRS, Village Attorney;</p> <p>4 MR. MICHAEL D'ONOFRIO, Planning</p> <p style="padding-left: 40px;">Consultant;</p> <p>5</p> <p>6 MR. PETER COULES, Owner's Attorney;</p> <p>7</p> <p>8 MR. ARNOLD KOZYS, Owner;</p> <p>9</p> <p>10 MR. PATRICK FORTELKA, Architect; and</p> <p>11</p> <p>12 MS. RAYNETTE BRADFORD, Moment Design;</p> <p>13</p> <p>14 MR. VICTOR BICKUS, HOYD Builders Inc.;</p> <p>15</p> <p>16 MS. SUSAN DAVIS, Hinsdale Resident;</p> <p>17</p> <p>18 MS. SARAH BARCLAY, Hinsdale Resident;</p> <p>19</p> <p>20 MS. JULIE BRUNINI, Hinsdale Resident;</p> <p>21</p> <p>22 MS. ASHLEY DEAN KILLPACK.</p> <p style="text-align: center;">* * *</p> <p>16 CHAIRMAN BOHNEN: Now the next section</p> <p>17 in our agenda, we have three public hearings</p> <p>18 concerning the construction of three new homes</p> <p>19 in the Historic District. Anybody who intends</p> <p>20 to speak, please stand to be sworn in.</p> <p>21 (Mr. Coules, Mr. Fortelka, and</p> <p>22 Mr. Buckus sworn en masse.)</p>	<p style="text-align: center;">4</p> <p>1 subdivision possibility or to buy the home.</p> <p>2 Arnold and his wife bought the</p> <p>3 home. They have designed a home to go onto the</p> <p>4 property that is about 20 percent below the</p> <p>5 height that's allowed. It's less than half of</p> <p>6 the lot coverage that's allowed. It's less than</p> <p>7 half of the maximum building coverage that's</p> <p>8 allowed.</p> <p>9 I know a lot of people do not like</p> <p>10 a significant home -- because it's called</p> <p>11 significant or historical in one of the old two</p> <p>12 different times that Robbins Park was, you know,</p> <p>13 checked on the homes without going on the</p> <p>14 inside, just for the exterior -- don't like the</p> <p>15 houses to come down. But when you go into this</p> <p>16 home, there are a lot of small rooms, especially</p> <p>17 upstairs, with slanted ceilings that basically</p> <p>18 start almost at the floor and go up. It's kind</p> <p>19 of an interesting design on the 2nd floor of the</p> <p>20 Dean's home.</p> <p>21 The property is being, as I said,</p> <p>22 really fits the neighborhood, what goes into the</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN BOHNEN: The first case is</p> <p>2 HPC-01-2020 for 716 South Oak Street.</p> <p>3 MR. COULES: Good evening. Peter</p> <p>4 Coules on behalf of Arnold and Vilma Kozys.</p> <p>5 They have bought the property at 716 South Oak.</p> <p>6 It is the Dean family house, as I affectionately</p> <p>7 have called it for years. It's a property that</p> <p>8 has been on the market for over a year, was</p> <p>9 bought by an end user. This is not going to be</p> <p>10 proposed to be a spec home. This is actually a</p> <p>11 home being built for the person that bought the</p> <p>12 property.</p> <p>13 The property as it sits today is</p> <p>14 allowed to have two homes in this district be</p> <p>15 built upon it. It was actually three homes at</p> <p>16 one time, and the Dean family bought them all up</p> <p>17 and conglomerated them into this parcel.</p> <p>18 Mrs. Dean actually thought when she could first</p> <p>19 market it she could market it as three homes. I</p> <p>20 informed her she could not. She went to the</p> <p>21 Village, and they confirmed that fact. It was</p> <p>22 marketed for about a year as a two-lot</p>	<p style="text-align: center;">5</p> <p>1 property, because it's not affecting anyone for</p> <p>2 any more impact of homes that are there, height</p> <p>3 of what exists there now, lot coverage of what</p> <p>4 exists there now, staying away from the same</p> <p>5 homes that were there before. The only</p> <p>6 objection that people may have is they don't</p> <p>7 like the fact that this home that is out there</p> <p>8 is coming down.</p> <p>9 I know the Commissioners have made</p> <p>10 great suggestions in the past, but it's not the</p> <p>11 way it is, about some kind of incentives to try</p> <p>12 to get people to buy some of these older homes</p> <p>13 from the Village. It doesn't exist. This house</p> <p>14 was really marketed for a year. Whether it was</p> <p>15 marketed correctly, incorrectly, I don't know;</p> <p>16 but it sat on the market for about a year. It</p> <p>17 was bought. He and his wife bought it to build</p> <p>18 their own home there now. They presently live</p> <p>19 in Burr Ridge. The architect is here with me.</p> <p>20 He brought samples of the materials that are</p> <p>21 proposed to be used on this house.</p> <p>22 So with no further ado, I would</p>

<p style="text-align: center;">6</p> <p>1 like Patrick to explain the house a little bit.</p> <p>2 CHAIRMAN BOHNEN: Excuse me,</p> <p>3 Mr. Coules. Is your owner here tonight?</p> <p>4 MR. COULES: Yes, he is. He came here,</p> <p>5 too. He is right there.</p> <p>6 CHAIRMAN BOHNEN: We would like to have</p> <p>7 your owner come and approach the podium, too,</p> <p>8 please.</p> <p>9 MR. COULES: He did not get sworn.</p> <p>06:56PM 10 CHAIRMAN BOHNEN: He can get sworn.</p> <p>11 MR. COULES: The builder is here also.</p> <p>12 CHAIRMAN BOHNEN: Perhaps the builder</p> <p>13 should come up, too, and also be sworn.</p> <p>14 MR. COULES: He was sworn in. He did</p> <p>15 stand up.</p> <p>16 (Mr. Kozys was sworn.)</p> <p>17 MR. COULES: The last thing I would</p> <p>18 like to do, John, if I can approach. Here is a</p> <p>19 letter I send. You guys know when I send out a</p> <p>06:56PM 20 notice, I send a letter to all the surrounding</p> <p>21 owners, not just the notice.</p> <p>22 MS. BRADEN: Sure.</p>	<p style="text-align: center;">8</p> <p>1 know, this house is fairly large as there aren't</p> <p>2 a lot of lots that can handle a house this size.</p> <p>3 I think we have about 8,000 square feet finished</p> <p>4 over the 1st and 2nd floor.</p> <p>5 As such, our concerns as designers</p> <p>6 along with fitting into the neighborhood</p> <p>7 surroundings, just making sure that the house</p> <p>8 program fits the lot as well, so the house is</p> <p>9 kind of long and thin and fits the shape of the</p> <p>06:58PM 10 lot and takes advantage of, most importantly,</p> <p>11 access to the yard. That's why the Kozys bought</p> <p>12 this lot was to have the big yard, that was kind</p> <p>13 of the design parameters around the plan of the</p> <p>14 home.</p> <p>15 MR. FORTELKA: The exterior will be</p> <p>16 stone veneer with cut limestone accents and</p> <p>17 details. As you can see, we have metal clad</p> <p>18 windows, which will be a dark color. I brought</p> <p>19 samples with. Those haven't been signed off</p> <p>06:59PM 20 completely on, but we have got a good range of</p> <p>21 colors as well as a slate roof and copper</p> <p>22 gutters, downspouts, as well as some copper</p>
<p style="text-align: center;">7</p> <p>1 MR. COULES: I have not heard from</p> <p>2 anybody, which I was very surprised about.</p> <p>3 MS. BRADEN: You will.</p> <p>4 MR. COULES: I made understand we will</p> <p>5 tonight. But I've made myself available to</p> <p>6 everyone before, and they did not approach with</p> <p>7 any complaints or comments about the plans that</p> <p>8 exist. I know the people that are here are</p> <p>9 probably not happy the house is being proposed</p> <p>06:57PM 10 to be demolished; but I would like to make</p> <p>11 that part of the record, please.</p> <p>12 MR. FORTELKA: Do you want me to</p> <p>13 explain the house a little bit?</p> <p>14 MR. COULES: Do you want him to explain</p> <p>15 the house at this time, or do you want me to</p> <p>16 field questions first?</p> <p>17 CHAIRMAN BOHNEN: That's fine, Patrick.</p> <p>18 MR. FORTELKA: I assume in your packet</p> <p>19 you have the colored rendering, as well as floor</p> <p>06:57PM 20 plans and site plan. I met the Kozys about a</p> <p>21 little over 15, 16 months ago, and went through</p> <p>22 a rigorous design program with them. As you</p>	<p style="text-align: center;">9</p> <p>1 roofs on the house as well. The house is</p> <p>2 English Arts and Crafts style. Big houses like</p> <p>3 this are really hard to kind of keep the bulk of</p> <p>4 the house from overwhelming the street so we</p> <p>5 have gone to great ends to try to keep the house</p> <p>6 under that 1st floor roof line so you can see</p> <p>7 that we used quite a few dormers and components</p> <p>8 like that so the house doesn't appear as a full</p> <p>9 2-story and overwhelm the site.</p> <p>06:59PM 10 MS. WEINBERGER: So, Chan, I have a</p> <p>11 question. When applications come to us, they</p> <p>12 are already reviewed and, in theory, complete.</p> <p>13 This table of compliance is not fully complete</p> <p>14 and that makes it hard for me, a nonarchitect,</p> <p>15 to compare what's there versus what's being</p> <p>16 built. That whole row, the whole row of the</p> <p>17 information regarding the existing development</p> <p>18 is not filled in so I feel like this is an</p> <p>19 incomplete application.</p> <p>07:00PM 20 MR. YU: Right. So maybe a month ago I</p> <p>21 was given a different direction, to have the</p> <p>22 Certificate of Appropriateness application</p>

<p style="text-align: center;">10</p> <p>1 brought before the HPC as soon as possible. We</p> <p>2 used to confirm the building permit, code</p> <p>3 compliant. But just a month ago, maybe a little</p> <p>4 bit over a month ago, there was a new direction.</p> <p>5 I'm not sure if the Commissioners gave me this</p> <p>6 direction.</p> <p>7 CHAIRMAN BOHNEN: Well, the reason for</p> <p>8 that was, Chan, was that as we worked through</p> <p>9 our rewrite, we determined that we wanted our</p> <p>07:00PM 10 applicants to come before us early on in the</p> <p>11 project so that we could review the development</p> <p>12 of the plans and see how we felt about them</p> <p>13 fitting in the neighborhood, the streetscape,</p> <p>14 how we felt they address the design review</p> <p>15 criteria; and we have our website. And so</p> <p>16 that's how that happens to be so.</p> <p>17 And so you are correct, and we</p> <p>18 would consider this to be the first meeting on</p> <p>19 this house as we work our way through.</p> <p>07:01PM 20 MR. COULES: Correct. There are no</p> <p>21 variances being requested on this house.</p> <p>22 CHAIRMAN BOHNEN: Yes.</p>	<p style="text-align: center;">12</p> <p>1 not pending. What is pending, which I</p> <p>2 understand, is the proposed development; but we</p> <p>3 certainly should have the information of what's</p> <p>4 existing.</p> <p>5 CHAIRMAN BOHNEN: There will be other</p> <p>6 meetings on this, I'm sure, before we --</p> <p>7 MS. WEINBERGER: Sure. Well, I would</p> <p>8 like to have that.</p> <p>9 CHAIRMAN BOHNEN: The Elm Street home</p> <p>07:02PM 10 that we will be talking about later. You get a</p> <p>11 sense when J. Jordan Builders put those numbers</p> <p>12 in a comparison sheet, you can get a sense of</p> <p>13 how much bigger a footprint the new house is</p> <p>14 going to have on the lot compared to what was</p> <p>15 existing there. And then we digest that as it</p> <p>16 becomes part of the streetscape. So these are</p> <p>17 things that we certainly have time to develop.</p> <p>18 I can't imagine there will be any voting on this</p> <p>19 tonight. I mean this is the first time we have</p> <p>07:03PM 20 seen this so we will just make that part of our</p> <p>21 request going forward.</p> <p>22 MR. COULES: Sure. I will submit the</p>
<p style="text-align: center;">11</p> <p>1 MS. WEINBERGER: And that's not what</p> <p>2 I'm --</p> <p>3 CHAIRMAN BOHNEN: We are not talking</p> <p>4 about variances.</p> <p>5 MR. COULES: I understand.</p> <p>6 CHAIRMAN BOHNEN: We are talking about</p> <p>7 the final project.</p> <p>8 MR. COULES: I understand.</p> <p>9 MS. WEINBERGER: But even what's</p> <p>07:01PM 10 missing is actually regarding the existing home.</p> <p>11 CHAIRMAN BOHNEN: She wants to compare</p> <p>12 it.</p> <p>13 MS. WEINBERGER: I mean I would like a</p> <p>14 comparison. I mean ideally I would love to see</p> <p>15 the footprint of the proposed home laid on top</p> <p>16 of the plat of survey so I have a really good</p> <p>17 understanding of the bulk of the proposed home.</p> <p>18 I mean that was the original, when</p> <p>19 we talked about this table of compliance, that's</p> <p>07:02PM 20 where my comment, you know, made this happen.</p> <p>21 But what's missing is the existing home and that</p> <p>22 part is not, that's already existing, so that's</p>	<p style="text-align: center;">13</p> <p>1 survey that exists when they bought the</p> <p>2 property. It's not a problem.</p> <p>3 MS. WEINBERGER: I'm more talking about</p> <p>4 like the existing -- We have the survey.</p> <p>5 CHAIRMAN BOHNEN: The footprints. We</p> <p>6 have the comparative numbers.</p> <p>7 MS. BRADEN: Front yard setback, side</p> <p>8 yard setback, floor area ratio.</p> <p>9 MS. WEINBERGER: Right.</p> <p>07:03PM 10 CHAIRMAN BOHNEN: In our rewrite, we</p> <p>11 anticipate that a typical project, if it comes</p> <p>12 to us at the point that it should come to us,</p> <p>13 will take a couple of meetings at least for</p> <p>14 review before we feel comfortable with the</p> <p>15 project. So there will be some things that will</p> <p>16 come out of this meeting tonight that will</p> <p>17 probably have a punch list that you guys can</p> <p>18 come back to us with and then we can digest that</p> <p>19 and work through the process.</p> <p>07:04PM 20 In the past, there have been</p> <p>21 attempts to put these things through in a one-</p> <p>22 meeting situation and these are big houses.</p>



<p style="text-align: center;">14</p> <p>1 Most of us receive these packets in our hands  2 over the weekend. So I mean to digest three  3 houses. At the time when this came out, I said  4 to Chan, this is going to be a lion-size job for  5 us to do, should we split it up. Then I said,  6 no, let's try and get through it. When we  7 realized that each one of these projects tonight  8 is the first initial meeting, I said, Fine,  9 because this will be first blush. We will sit  07:05PM 10 here and talk about it and then develop our  11 punch list and send you back to come back to us  12 with more answers. So that's kind of how this  13 is going to go.  14 MR. COULES: Okay.  15 CHAIRMAN BOHNEN: So having said  16 that --  17 MS. WEINBERGER: So then I would like  18 to see a comparison of the bulk of the --  19 compared to the existing home comparing to the  07:05PM 20 proposed home. Whether it's a visual on top of  21 the plat of survey, or that's what I would  22 prefer. I'm a visual person. Or at least</p>	<p style="text-align: center;">16</p> <p>1 MR. PRISBY: I think it was more of a  2 panoramic shot.  3 CHAIRMAN BOHNEN: It came from two  4 angles kind of.  5 MR. PRISBY: It was a corner lot on  6 both streets.  7 CHAIRMAN BOHNEN: So in this case --  8 MR. COULES: This is a corner lot.  9 CHAIRMAN BOHNEN: Exactly. We would  07:06PM 10 like to see Seventh Street. We could like to  11 see Oak Street, too.  12 MR. PRISBY: It puts it in perspective.  13 MS. BRADEN: Given the fact this is a  14 historic neighborhood, past owners have shown us  15 the historical elements that they are including  16 into their plans and the research they did  17 behind that. So they pulled plans from homes  18 from 1900 on and showed us how those historical  19 elements came to be. Because this is the  07:07PM 20 Historic District, and while this is a lovely  21 home, I would love to see more of how you think  22 this ties into the existing street. And</p>
<p style="text-align: center;">15</p> <p>1 filling in the table of compliance with the  2 existing development information.  3 MR. GONZALEZ: Both. Why don't you  4 have both.  5 MS. WEINBERGER: The visual would be  6 fabulous.  7 CHAIRMAN BOHNEN: If I recollect, and  8 again, I would ask you -- Too bad I don't have  9 the submission we passed last week. But I'm  07:06PM 10 going to get you a copy of that, that was done  11 by another applicant. Streetscape is one of our  12 biggest things. You have heard us say that over  13 time.  14 MR. COULES: Yes.  15 CHAIRMAN BOHNEN: It's a little bit  16 hard for us to get pictures of houses with the  17 addresses on them. What was given to us in our  18 last meeting by the applicant, they Photoshopped  19 a picture, a rendering of the house, into the  07:06PM 20 block so that we got a sense of how the house  21 actually would work and fit.  22 Jim, do you have --</p>	<p style="text-align: center;">17</p> <p>1 especially replacing this Greek revival home  2 from 1921.  3 CHAIRMAN BOHNEN: I think our concern  4 is sometimes we are replacing homes that are not  5 significant to the Historic District.  6 MR. COULES: Correct.  7 CHAIRMAN BOHNEN: And we have a  8 different attitude toward that. But this  9 particular home has been a treasure for most of  07:07PM 10 us who have lived in Hinsdale for many years.  11 This is one of the iconic homes in town. And  12 whether or not you feel it's livable or not, I  13 suppose that's something that could be --  14 MS. BRADEN: Very subjective. We have  15 all been in the home.  16 CHAIRMAN BOHNEN: Yes. We have all  17 been in the home. And maybe we should all go  18 through it again before we render any decision  19 just to verify what you are saying. I have  07:08PM 20 never been on the 2nd floor.  21 MR. COULES: Yes.  22 CHAIRMAN BOHNEN: So that may be</p>

<p style="text-align: center;">18</p> <p>1 something that we should do.</p> <p>2 MR. COULES: I will go on the record to</p> <p>3 say, though, and I feel pretty confident that</p> <p>4 just the tone is nobody sitting up there really</p> <p>5 wants this house to come down. So no matter</p> <p>6 what I say to you all tonight, I mean it's</p> <p>7 pretty --</p> <p>8 CHAIRMAN BOHNEN: Well, then gain us</p> <p>9 access.</p> <p>07:08PM 10 MR. COULES: It's more important of</p> <p>11 what's being put there versus what's going to</p> <p>12 come down because what's going to come down is</p> <p>13 what's going to come down. But it's bad to say</p> <p>14 this, but everyone has the right to do what they</p> <p>15 want to do with that property.</p> <p>16 CHAIRMAN BOHNEN: Well, yes and no,</p> <p>17 Mr. Coules.</p> <p>18 MS. BRADEN: To some extent.</p> <p>19 CHAIRMAN BOHNEN: If you listened to</p> <p>07:08PM 20 the Board meeting last tonight, the message from</p> <p>21 President Cauley -- I suggest you do if you</p> <p>22 have not. Did you listen to that?</p>	<p style="text-align: center;">20</p> <p>1 CHAIRMAN BOHNEN: You can see that?</p> <p>2 MR. COULES: Correct.</p> <p>3 CHAIRMAN BOHNEN: But what I'm saying</p> <p>4 to you is that, more importantly, I think what</p> <p>5 we are going to find out from the Village here,</p> <p>6 according to President Cauley, is we are going</p> <p>7 to find out whether or not there is sentiment in</p> <p>8 the Village to preserve some of our heritage and</p> <p>9 some of our historic homes and specifically in</p> <p>07:10PM 10 the Robbins area but in other parts of town,</p> <p>11 too.</p> <p>12 So it may very well be that there</p> <p>13 is a moratorium put in place until such time as</p> <p>14 they can ascertain that. If they ascertain</p> <p>15 there is no interest, well, then life goes on,</p> <p>16 we will disband this Commission and there will</p> <p>17 be no more Preservation Commission.</p> <p>18 If there is an interest in this</p> <p>19 town where people do care about this sort of</p> <p>07:10PM 20 thing, then there will probably be legislation</p> <p>21 that will be drafted, we will change our Zoning</p> <p>22 Code, and our whole approach to this subject</p>
<p style="text-align: center;">19</p> <p>1 MR. COULES: I did part of it.</p> <p>2 CHAIRMAN BOHNEN: You did part of it.</p> <p>3 Well, I suggest you listen to it carefully</p> <p>4 because there has been a groundswell of emotion</p> <p>5 in this town due to the fact that our Historic</p> <p>6 District has been preyed upon by all kinds of</p> <p>7 people who don't respect it or don't like it or</p> <p>8 want to do what they want to do.</p> <p>9 So President Cauley suggested that</p> <p>07:09PM 10 we have a moratorium so that the Village can</p> <p>11 speak its mind and see if the Village really</p> <p>12 cares about preservation or not. If the Village</p> <p>13 doesn't care about preservation, there are seven</p> <p>14 people up here right now that don't need to be</p> <p>15 spending their lives sitting at a dais sitting</p> <p>16 here watching homes being --</p> <p>17 MR. COULES: Don't take me wrong,</p> <p>18 that's not what I'm saying. I care more about</p> <p>19 what people are going to build. I agree with</p> <p>07:09PM 20 that. The idea of the two streetscapes is</p> <p>21 really important to see how a house is going to</p> <p>22 fit in to the neighborhood.</p>	<p style="text-align: center;">21</p> <p>1 will be different. So we are at that apex in</p> <p>2 Hinsdale, Mr. Coules.</p> <p>3 MR. COULES: Well, I appreciate that</p> <p>4 because you have been talking about that for a</p> <p>5 long time.</p> <p>6 CHAIRMAN BOHNEN: We are going to make</p> <p>7 the decision as a community and whether or not</p> <p>8 we care about preserving our heritage in our</p> <p>9 historic homes.</p> <p>07:10PM 10 MR. COULES: I truly believe everyone</p> <p>11 does care about preserving the character of the</p> <p>12 town. It's how it's going to be done. Like I</p> <p>13 said before, and I have read what's being</p> <p>14 proposed, is it makes a ton of sense to meet</p> <p>15 with the people before they even start</p> <p>16 designing; and that's not be done. That's been</p> <p>17 asked for by this committee since it's been</p> <p>18 formed, John. I have agreed with that since day</p> <p>19 one.</p> <p>07:11PM 20 And now, with the way it's set up,</p> <p>21 until it does change, there are just certain</p> <p>22 ways. People have already spent the money and</p>

<p style="text-align: center;">22</p> <p>1 done certain things. They bought the</p> <p>2 properties. They sat on the property for a long</p> <p>3 time. It's been done exactly opposite of what</p> <p>4 the proposed and the hope will be.</p> <p>5 MS. BRADEN: So I don't think -- It</p> <p>6 was on a market for roughly a year?</p> <p>7 MR. COULES: Correct.</p> <p>8 MS. BRADEN: In this town, that's not a</p> <p>9 long time given this price range. It's really</p> <p>07:11PM 10 not. If you drive up and down southeast</p> <p>11 Hinsdale, you will see homes for sale that have</p> <p>12 been on the market for a long time.</p> <p>13 CHAIRMAN BOHNEN: Particularly during</p> <p>14 that last time frame during that year, I can</p> <p>15 attest to that.</p> <p>16 MS. BRADEN: I think, also, to go back</p> <p>17 to your point that you sent letters out to the</p> <p>18 neighbors and you didn't hear back, is it of</p> <p>19 your opinion that they don't care that this is</p> <p>07:11PM 20 being torn down?</p> <p>21 MR. COULES: I already said that I</p> <p>22 don't think that's the opinion of anybody in</p>	<p style="text-align: center;">24</p> <p>1 down. It's structurally sound and it's</p> <p>2 architecturally significant. The architects are</p> <p>3 Meyer &amp; Cook. They are responsible for some</p> <p>4 very well-known art deco homes and buildings in</p> <p>5 Chicago. So this is a piece of history. So I'm</p> <p>6 not sure, you know, if you wanted an open floor</p> <p>7 plan, you could have bought anywhere; but this</p> <p>8 is one of the gems of our town.</p> <p>9 MR. GONZALEZ: I want to say, you know,</p> <p>07:13PM 10 it's also good to see what kind of efforts have</p> <p>11 been made to maintain the house, what could you</p> <p>12 do. You could increase the depth of the</p> <p>13 basement, could you move -- not necessarily move</p> <p>14 but create an opportunity for the house to,</p> <p>15 perhaps, add to the rear so you would have more</p> <p>16 space to accommodate maybe a bigger kitchen, any</p> <p>17 attempt? But to just flat out and say, you</p> <p>18 know, this house doesn't fit us so we are</p> <p>19 building a new one, it kind of gives us an all</p> <p>07:14PM 20 or nothing.</p> <p>21 CHAIRMAN BOHNEN: The Deans did not</p> <p>22 live in squalor.</p>
<p style="text-align: center;">23</p> <p>1 town.</p> <p>2 MS. BRADEN: You just said that you --</p> <p>3 You opened with saying that no one responded.</p> <p>4 MR. COULES: I have not heard from</p> <p>5 anybody, and they have not commented on the new</p> <p>6 structure being proposed or anything. I sent</p> <p>7 them the new structure. I sent them the</p> <p>8 existing structure, and I have heard from</p> <p>9 nobody.</p> <p>07:12PM 10 MS. BRADEN: For the record, it was</p> <p>11 brought to our attention that a group of</p> <p>12 citizens have started a petition to keep this</p> <p>13 home up. I think that we should address that</p> <p>14 tonight.</p> <p>15 CHAIRMAN BOHNEN: Feel free. Feel</p> <p>16 free.</p> <p>17 MS. BRADEN: Well, I just, you know, I</p> <p>18 have signed it. It's circulating around town.</p> <p>19 A lot of local people are commenting, former</p> <p>07:12PM 20 owners of the home, neighbors, people who grew</p> <p>21 up in town are all sharing very -- They are</p> <p>22 sharing their concerns about why this is coming</p>	<p style="text-align: center;">25</p> <p>1 MR. COULES: I understand that.</p> <p>2 CHAIRMAN BOHNEN: Okay? And the</p> <p>3 addition they built themselves.</p> <p>4 MR. COULES: Right.</p> <p>5 CHAIRMAN BOHNEN: And we are all</p> <p>6 familiar with the property.</p> <p>7 MR. COULES: Correct. They bought the</p> <p>8 first with the two extra lots, they put the</p> <p>9 addition on.</p> <p>07:14PM 10 CHAIRMAN BOHNEN: We are all familiar</p> <p>11 with it. We are not trying to be overtly</p> <p>12 contentious. We are just trying to get this</p> <p>13 process to some point where it makes some sense.</p> <p>14 I wanted to ask you about the</p> <p>15 property itself. The application has one PIN</p> <p>16 number on it. And yet, it's my understanding</p> <p>17 that this is made up of three PIN numbers; is</p> <p>18 that correct?</p> <p>19 MR. COULES: I have the deed so I think</p> <p>07:14PM 20 she consolidated them all into one PIN to save</p> <p>21 taxes.</p> <p>22 CHAIRMAN BOHNEN: No, it was not</p>

<p style="text-align: right;">26</p> <p>1 consolidated.</p> <p>2 MR. COULES: Hold on.</p> <p>3 CHAIRMAN BOHNEN: And that was my</p> <p>4 question. According to the County, it wasn't.</p> <p>5 MR. COULES: No. It's submitted</p> <p>6 already. It's pending for consolidation.</p> <p>7 CHAIRMAN BOHNEN: It's pending</p> <p>8 consolidation.</p> <p>9 MR. COULES: Yes.</p> <p>07:15PM 10 CHAIRMAN BOHNEN: So the three numbers</p> <p>11 that are on the plat of survey are the correct</p> <p>12 ones?</p> <p>13 MR. COULES: Correct.</p> <p>14 CHAIRMAN BOHNEN: The upper left-hand</p> <p>15 corner.</p> <p>16 MR. COULES: Correct.</p> <p>17 CHAIRMAN BOHNEN: The three PIN</p> <p>18 numbers.</p> <p>19 MR. COULES: Until they issue a new</p> <p>07:15PM 20 one, correct.</p> <p>21 CHAIRMAN BOHNEN: Until they issue a</p> <p>22 new one?</p>	<p style="text-align: right;">28</p> <p>1 of your company is HOYD?</p> <p>2 MR. BICKUS: HOYD Builders. House of</p> <p>3 Your Dreams, first letters.</p> <p>4 CHAIRMAN BOHNEN: House of Your Dreams?</p> <p>5 MR. BICKUS: Correct.</p> <p>6 CHAIRMAN BOHNEN: Okay. And are you a</p> <p>7 local builder?</p> <p>8 MR. BICKUS: No. I'm from Long Grove.</p> <p>9 CHAIRMAN BOHNEN: From Long Grove?</p> <p>07:17PM 10 MR. BICKUS: Yes.</p> <p>11 CHAIRMAN BOHNEN: And have you built in</p> <p>12 Hinsdale before?</p> <p>13 MR. BICKUS: Yes, I did.</p> <p>14 CHAIRMAN BOHNEN: You did? Have you</p> <p>15 had experience building a house of this stature?</p> <p>16 MR. BICKUS: Of that size you mean?</p> <p>17 CHAIRMAN BOHNEN: Yes.</p> <p>18 MR. BICKUS: Yes. Even way bigger</p> <p>19 homes, twice, three times bigger.</p> <p>07:17PM 20 CHAIRMAN BOHNEN: Thank you very much.</p> <p>21 I appreciate it.</p> <p>22 Is there anybody in the audience</p>
<p style="text-align: right;">27</p> <p>1 MR. COULES: Correct. Then in two</p> <p>2 years they are going to be up for the 2021 year.</p> <p>3 MS. WILLIAMS: I just want to remind</p> <p>4 everybody in this role that we really are trying</p> <p>5 to support the purpose of our Commission, which</p> <p>6 is to protect the historic structures in</p> <p>7 Hinsdale and its community character as we</p> <p>8 discussed. It isn't something that we are just</p> <p>9 doing because we happen to like old houses. I</p> <p>07:16PM 10 mean this truly is our mission as spelled out in</p> <p>11 the Code. So that shouldn't be overlooked.</p> <p>12 This is a significant home. It is a</p> <p>13 contributing home to the Historic District. It</p> <p>14 definitely is an iconic Hinsdale home, and we</p> <p>15 hate to see it go down. Again, we are just</p> <p>16 trying to uphold the Code.</p> <p>17 CHAIRMAN BOHNEN: Could we talk to your</p> <p>18 builder for a minute?</p> <p>19 MR. COULES: Sure.</p> <p>07:16PM 20 CHAIRMAN BOHNEN: Your name?</p> <p>21 MR. BICKUS: Victor Bickus.</p> <p>22 CHAIRMAN BOHNEN: Victor. And the name</p>	<p style="text-align: right;">29</p> <p>1 who would like to talk about this home? Please</p> <p>2 approach the podium, state your name, and be</p> <p>3 sworn in if you were not sworn in.</p> <p>4 (Ms. Davis was sworn.)</p> <p>5 MS. DAVIS: Susan Davis. I live at</p> <p>6 324 East Seventh Street, which is adjoining to</p> <p>7 the property in question. I'm directly to the</p> <p>8 west.</p> <p>9 I have had dealings with Mr. Coules</p> <p>07:18PM 10 before on this, quote, unquote, not having, not</p> <p>11 responding or whatever, but because the house</p> <p>12 across the street from us was knocked down and</p> <p>13 is under construction now as well.</p> <p>14 But I would, first of all, I would</p> <p>15 say that the electricity has been turned off,</p> <p>16 removed. ComEd was out this week so there is no</p> <p>17 more electrical service at the house on Oak</p> <p>18 Street. And, obviously, when you turn off or</p> <p>19 remove the utilities, if you have any thoughts</p> <p>07:19PM 20 of saving the house, then that starts to</p> <p>21 diminish. I don't know what they are doing</p> <p>22 about heat. I just thought I would make you</p>

<p style="text-align: right;">30</p> <p>1 aware of that.</p> <p>2 AUDIENCE MEMBER: (Inaudible.)</p> <p>3 CHAIRMAN BOHNEN: If you are going to</p> <p>4 comment, you will have to make yourself heard</p> <p>5 and give your name, please, because it's a</p> <p>6 public hearing.</p> <p>7 MS. DAVIS: Anyway, all I know is about</p> <p>8 the electricity because they had to go into my</p> <p>9 yard to do that; and I talked with the person</p> <p>07:19PM 10 myself about that.</p> <p>11 I also went and looked at the plans</p> <p>12 today and had an extensive amount of</p> <p>13 conversation with the people in the office about</p> <p>14 them because I do, in fact, care quite a bit. I</p> <p>15 certainly wish that Mrs. Dean, or whatever her</p> <p>16 name is now, had made a greater effort to market</p> <p>17 the house and sell it to someone who would</p> <p>18 maintain it.</p> <p>19 One thing that bothers me about,</p> <p>07:20PM 20 that I was told, too, is that the fence, which I</p> <p>21 also considered to be a historic aspect of it,</p> <p>22 it's not clear from the plans whether or not the</p>	<p style="text-align: right;">32</p> <p>1 CHAIRMAN BOHNEN: The intent is to keep</p> <p>2 it.</p> <p>3 MS. DAVIS: Okay.</p> <p>4 MR. COULES: The Village is saying it's</p> <p>5 not.</p> <p>6 MS. DAVIS: The Village is saying that</p> <p>7 it has to come down on the corner. I'm just</p> <p>8 repeating to you what I was told. I think that</p> <p>9 that would be very unfortunate from a historical</p> <p>07:21PM 10 respective.</p> <p>11 CHAIRMAN BOHNEN: We went to great</p> <p>12 pains to write a new fence ordinance to take</p> <p>13 into consideration aesthetics and specifically</p> <p>14 in the Robbins area. I would think that would</p> <p>15 be something that could be discussed. I would</p> <p>16 agree with you.</p> <p>17 MR. YU: Just to clarify on the Village</p> <p>18 planners, those were not my comments just to</p> <p>19 clarify. I'm not sure which staff person</p> <p>07:22PM 20 indicated that.</p> <p>21 MS. DAVIS: I don't remember her name,</p> <p>22 but she told me she had reviewed the plans and</p>
<p style="text-align: right;">31</p> <p>1 fence would be remaining or not remaining. I</p> <p>2 was told that the planning, our planners were</p> <p>3 requiring that the fence would be taken down on</p> <p>4 the corner, fairly significant portion of the</p> <p>5 fence. I don't know what the plans were with</p> <p>6 these folks, but I was told that was what the</p> <p>7 planners thought. You know, I thought that is a</p> <p>8 shame, as well as the house, that we would lose</p> <p>9 the fence, which is certainly --</p> <p>07:21PM 10 CHAIRMAN BOHNEN: This is something</p> <p>11 that the Village planners --</p> <p>12 MS. DAVIS: The village planners.</p> <p>13 CHAIRMAN BOHNEN: Was it a site line</p> <p>14 argument that they were making?</p> <p>15 MS. DAVIS: Yes. Yes.</p> <p>16 CHAIRMAN BOHNEN: Even though it's</p> <p>17 wrought iron?</p> <p>18 THE WITNESS: Yes.</p> <p>19 CHAIRMAN BOHNEN: I think that's open</p> <p>07:21PM 20 for discussion. We have a new wrought iron</p> <p>21 fence.</p> <p>22 MR. COULES: The intent is to keep it.</p>	<p style="text-align: right;">33</p> <p>1 that is what she had said is that it would need</p> <p>2 to come down.</p> <p>3 CHAIRMAN BOHNEN: I think that's open</p> <p>4 for discussion.</p> <p>5 MS. DAVIS: There has also been a</p> <p>6 request that several of the street trees be</p> <p>7 removed as part of this.</p> <p>8 CHAIRMAN BOHNEN: Parkway trees?</p> <p>9 MS. DAVIS: Parkway trees. In fact, I</p> <p>07:22PM 10 think I saw three parkway trees, a request that</p> <p>11 three parkway trees on Oak Street be taken down.</p> <p>12 Those of you who are familiar with this property</p> <p>13 -- I have lived in my house for 20 years now --</p> <p>14 know that not only is this an incredible house</p> <p>15 but some of the trees surrounding this house are</p> <p>16 incredible. It has some of the largest elms,</p> <p>17 most statuesque elms, one of which with this new</p> <p>18 house -- I think it's probably one of the</p> <p>19 largest homes in Hinsdale -- is probably going</p> <p>07:23PM 20 to be coming down.</p> <p>21 MR. COULES: Chairman Bohnen, there is</p> <p>22 no intention to take any trees down, no parkway</p>

<p style="text-align: center;">34</p> <p>1 trees.</p> <p>2 CHAIRMAN BOHNEN: I'm glad to hear</p> <p>3 that.</p> <p>4 MR. COULES: Parkway trees are not</p> <p>5 being touch. They don't even own them.</p> <p>6 CHAIRMAN BOHNEN: Well, today I</p> <p>7 witnessed 244 East First Street be torn down</p> <p>8 next door to me. Prior to tearing it down, they</p> <p>9 clear-cut the lot and they took down a</p> <p>07:23PM 10 100-year-old trees.</p> <p>11 MR. COULES: Well, the parkway trees</p> <p>12 are not being touched.</p> <p>13 MS. DAVIS: Well, they are on the plans</p> <p>14 that the Village has currently marked as being</p> <p>15 requested to come down.</p> <p>16 MR. PRISBY: Are they parkway trees or</p> <p>17 are these on the property?</p> <p>18 MS. DAVIS: No. They are parkway</p> <p>19 trees. I specifically had this discussion.</p> <p>07:23PM 20 MR. PRISBY: They are not allowed to</p> <p>21 touch those.</p> <p>22 MS. DAVIS: I understand but there is a</p>	<p style="text-align: center;">36</p> <p>1 next to me in Hinsdale, Illinois; what can I</p> <p>2 say? We are all suffering through this.</p> <p>3 MS. DAVIS: Well, I'm on Seventh</p> <p>4 Street. I live in a house that was built in the</p> <p>5 1920s. At this point with this house going, and</p> <p>6 the other house I guess you are going to</p> <p>7 consider tonight at the corner, Barbara Bere's</p> <p>8 old house --</p> <p>9 CHAIRMAN BOHNEN: Yes. Mr. Clarke, one</p> <p>07:26PM 10 of the stalwart members of our community, who</p> <p>11 raised the money to build the Memorial Building</p> <p>12 that we are in right now, his home is also on</p> <p>13 the agenda at 419 South Oak.</p> <p>14 MS. DAVIS: My house will be the only</p> <p>15 remaining historic home on my block. All of the</p> <p>16 others have been knocked down. When I moved in,</p> <p>17 certainly that was not the case. Now they are</p> <p>18 all teardowns.</p> <p>19 CHAIRMAN BOHNEN: And that's why we are</p> <p>07:26PM 20 concerned about this. That's why we are</p> <p>21 concerned about taking the pulse of the Village</p> <p>22 to find out whether or not anybody really cares</p>
<p style="text-align: center;">35</p> <p>1 request evidently to take down three parkway</p> <p>2 trees, in addition to the trees that they are</p> <p>3 going to take, you know, some, obviously, very</p> <p>4 important trees that are being taken down in</p> <p>5 order to build the house, which is another great</p> <p>6 loss to the Village in addition to the house, in</p> <p>7 my opinion.</p> <p>8 Mr. Dean before his demise was</p> <p>9 really good about taking care of the elms and</p> <p>07:24PM 10 making sure that they were treated for Dutch elm</p> <p>11 disease. I don't think that treatment has been</p> <p>12 maintained. But I don't know that having those</p> <p>13 elms there, as the Village has lost the rest of</p> <p>14 its elms, or many of the rest of its elms, has</p> <p>15 been something that I think we would miss.</p> <p>16 CHAIRMAN BOHNEN: I agree with you.</p> <p>17 Yes. As a child, every street in this town was</p> <p>18 crowned with Elm trees, one of a kind. I have</p> <p>19 lost seven on my property. Now I have lost I</p> <p>07:25PM 20 think six ash trees, all mature trees,</p> <p>21 100-year-old trees. And then to have a neighbor</p> <p>22 come and clear-cut to build a Belgium farmhouse</p>	<p style="text-align: center;">37</p> <p>1 anymore.</p> <p>2 MS. DAVIS: I think that's a very good</p> <p>3 thing, too, because honestly there are a lot of</p> <p>4 aesthetic decisions and taste issues involved in</p> <p>5 this, obviously. But a lot of the things that</p> <p>6 have been built in their place are not</p> <p>7 necessarily up to the same standard.</p> <p>8 CHAIRMAN BOHNEN: They certainly won't</p> <p>9 be around 100 years from now, we know that.</p> <p>07:27PM 10 MS. DAVIS: Okay. Thank you very much.</p> <p>11 CHAIRMAN BOHNEN: Thank you very much</p> <p>12 for your comments. We appreciate it.</p> <p>13 Is there anybody else in the</p> <p>14 audience who would like to speak, please</p> <p>15 approach the podium. Give your name. If you</p> <p>16 have not been sworn, please be.</p> <p>17 (Ms. Killpack was sworn.)</p> <p>18 MS. KILLPACK: My name is Ashley Dean</p> <p>19 Killpack. I am the daughter of Howard and Diane</p> <p>07:27PM 20 Dean, who owned this house. It was never her</p> <p>21 intention to try to sell it to anybody that</p> <p>22 would tear it down. We just hoped and prayed</p>

<p style="text-align: center;">38</p> <p>1 that the integrity of the person and of this</p> <p>2 unbelievable home would buy it because it's an</p> <p>3 unbelievable home.</p> <p>4 I do know, this is an old home. It</p> <p>5 needs work. The upstairs definitely needs to be</p> <p>6 blown out. Walls needs to come down, plumbing</p> <p>7 needs to be redone, electric needs to be done,</p> <p>8 roofing needs to be addressed. But it can be</p> <p>9 done and additions can be made. My parents put</p> <p>07:28PM 10 a phenomenal addition onto it at the time, which</p> <p>11 completely improved the property.</p> <p>12 Now, that, again, was a while ago.</p> <p>13 I understand how people like to have open floor</p> <p>14 plans. I do. I'm living in an open floor plan.</p> <p>15 I'm not living there, but I'm not -- I wasn't</p> <p>16 interested in buying the house from my parents</p> <p>17 either.</p> <p>18 So there are a couple different</p> <p>19 things I wanted to tell you that I did a history</p> <p>07:28PM 20 on this home when my parents bought the house.</p> <p>21 In 1918, a guy from the city, some big guy from</p> <p>22 the city, bought the entire property with the</p>	<p style="text-align: center;">40</p> <p>1 say.</p> <p>2 As I said, I understand why people</p> <p>3 want new and open floor plans. It just would be</p> <p>4 so sad to see this one go.</p> <p>5 CHAIRMAN BOHNEN: I grew up swimming in</p> <p>6 the little pool between the two twin houses.</p> <p>7 Yes, please.</p> <p>8 (Ms. Brunini sworn.)</p> <p>9 MS. BRUNINI: Julie Brunini.</p> <p>07:30PM 10 CHAIRMAN BOHNEN: Please introduce</p> <p>11 yourself.</p> <p>12 MS. BRUNINI: Hi, I'm Julie Brunini. I</p> <p>13 live exactly right across from the Dean house.</p> <p>14 One of the reasons we bought our house was</p> <p>15 because we lived right across from the Dean</p> <p>16 house. It's a gorgeous house. It sickens me</p> <p>17 that it's going to go down but -- everybody here</p> <p>18 will hate me -- that being said -- and my</p> <p>19 husband is on the historical society -- I walked</p> <p>07:31PM 20 around on the property the other day taking</p> <p>21 pictures, it was so pretty. It's going down and</p> <p>22 it needs a lot of work just on the outside.</p>
<p style="text-align: center;">39</p> <p>1 three lots. He built the original house with</p> <p>2 the intention of building two houses next door</p> <p>3 to him, which were sister houses for his two</p> <p>4 daughters. They faced each other. They were</p> <p>5 the exact same layout plan, opposites of each</p> <p>6 other, and he lived there. And that's why that</p> <p>7 black fence surrounds those three properties.</p> <p>8 Anyway, my father had the intention</p> <p>9 of a big yard. Those houses were pretty old and</p> <p>07:29PM 10 needed work. Anyway, so he ended up tearing</p> <p>11 those down to make land. Obviously, he did.</p> <p>12 And one other thing is he took great care of all</p> <p>13 those elms every year. There are two elms that</p> <p>14 are on the property that are not near the</p> <p>15 parkway. I think there are like four elms,</p> <p>16 sorry, that are not on the property. They are</p> <p>17 inside the fence. There is a huge one in the</p> <p>18 backyard that is just the most unbelievable.</p> <p>19 You would have to go see it to believe it. I</p> <p>07:29PM 20 don't see how that would ever survive or, as</p> <p>21 some of these others, might survive a new</p> <p>22 construction. So that's what I just wanted to</p>	<p style="text-align: center;">41</p> <p>1 I have been in the inside in the</p> <p>2 basement when there was a leak one time, Diane</p> <p>3 called me over. It's like the original</p> <p>4 basement. I mean it's just like cinder block or</p> <p>5 whatever down there. I was shocked. And it's a</p> <p>6 beautiful house. But it does need a ton of</p> <p>7 work, a ton of work in there.</p> <p>8 I guess my thing is, I mean I felt</p> <p>9 better by knowing that that house is 20 percent</p> <p>07:31PM 10 lower. Thank you. I appreciate that. Because</p> <p>11 it is a very long house. You can kind of see</p> <p>12 the way it is because you have the two driveway</p> <p>13 aprons you are keeping, right? You are keeping</p> <p>14 that. And you can see where the house is now.</p> <p>15 It looks like it's going to go further to the</p> <p>16 left?</p> <p>17 MR. COULES: Correct.</p> <p>18 CHAIRMAN BOHNEN: Further to the right.</p> <p>19 But is it going to go past the garage? You</p> <p>07:32PM 20 can't see it on here, but there is a garage set</p> <p>21 back and to the right of the house. Right? How</p> <p>22 much further is it going past that?</p>

<p style="text-align: right;">42</p> <p>1 MR. FORTELKA: 25 to 30 feet, maybe</p> <p>2 further.</p> <p>3 MS. BRUNINI: Past that garage, that's</p> <p>4 it?</p> <p>5 MR. FORTELKA: Yes. It's similar in</p> <p>6 width. But as you know, the garage goes back to</p> <p>7 the backyard. It bisects the lot.</p> <p>8 MS. BRUNINI: Because I mean when I</p> <p>9 first saw the plan, I was shocked. I was like,</p> <p>07:32PM 10 oh, my God. It's a massive home, massive home.</p> <p>11 But to hear it's lower kind of made</p> <p>12 me feel better. And I guess the thing, too, is</p> <p>13 it's odd to me that someone can buy a property</p> <p>14 and if you don't tell them beforehand --</p> <p>15 Because if you are not from this town, you know,</p> <p>16 I moved into this town not knowing anything</p> <p>17 20 years ago. But if you, if I bought a</p> <p>18 property, I would just assume I can build what I</p> <p>19 want as far as it's approved, whatever the rules</p> <p>07:33PM 20 of building a house, setbacks, and whatnot are.</p> <p>21 As long as that's good. Like how does this</p> <p>22 person know, Oh, I'm not allowed to --</p>	<p style="text-align: right;">44</p> <p>1 MS. BRADEN: I knew by mine.</p> <p>2 MS. BRUNINI: So they tell you or the</p> <p>3 Realtor or somebody tells you, okay, this is a</p> <p>4 possibility, you may not able to build a home?</p> <p>5 CHAIRMAN BOHNEN: I would certainly</p> <p>6 hope so.</p> <p>7 MS. BRUNINI: It sounded like -- Are</p> <p>8 you the lawyer?</p> <p>9 MR. COULES: I wasn't the lawyer at the</p> <p>07:34PM 10 closing, no.</p> <p>11 MS. BRUNINI: Just -- A lawyer, no.</p> <p>12 It's not like he was saying --</p> <p>13 CHAIRMAN BOHNEN: Mr. Kozys, did you</p> <p>14 know that you were buying in a Historic District</p> <p>15 when you bought?</p> <p>16 MR. KOZYS: I did not.</p> <p>17 CHAIRMAN BOHNEN: You did not.</p> <p>18 MR. COULES: Nor does the deed say.</p> <p>19 MS. BRADEN: My deed does.</p> <p>07:34PM 20 CHAIRMAN BOHNEN: I mean that's not</p> <p>21 good. So your Realtor or the Realtor that</p> <p>22 represented the property for the Deans, the</p>
<p style="text-align: right;">43</p> <p>1 MS. BRADEN: When you purchase the</p> <p>2 home, it will say on the deed if you're in the</p> <p>3 Robbins Historic District and that will give you</p> <p>4 an indication.</p> <p>5 CHAIRMAN BOHNEN: Maybe when you moved</p> <p>6 here 20 years ago the Historic District was not</p> <p>7 in place.</p> <p>8 MS. BRUNINI: Because like we moved to</p> <p>9 our current home 10 years ago.</p> <p>07:33PM 10 CHAIRMAN BOHNEN: Well, then we've had</p> <p>11 the Historic District for almost 20 years. It</p> <p>12 was voted in by the residents.</p> <p>13 MS. BRUNINI: So do they know prior to</p> <p>14 buying the home? I mean I just feel someone --</p> <p>15 MS. BRADEN: Yes, you know.</p> <p>16 MS. BRUNINI: You do know? Because I</p> <p>17 just feel someone --</p> <p>18 MS. BRADEN: If you do your due</p> <p>19 diligence.</p> <p>07:34PM 20 CHAIRMAN BOHNEN: Depends who is your</p> <p>21 Realtor and whether you do your due diligence if</p> <p>22 you know what that is.</p>	<p style="text-align: right;">45</p> <p>1 Realtor that represented the property didn't</p> <p>2 tell you that; or your Realtor did not tell you</p> <p>3 that, that it was the Historic District?</p> <p>4 MR. KOZYS: We knew that it's in the</p> <p>5 Historic District, but there is no clear rules</p> <p>6 or law that -- We knew that there is a process</p> <p>7 we have to go through, but there is no specific</p> <p>8 law which says we cannot demolish. We know the</p> <p>9 process, we have to go through the process.</p> <p>07:35PM 10 CHAIRMAN BOHNEN: But you did know you</p> <p>11 bought in a Historic District?</p> <p>12 MR. KOZYS: We did know we bought it --</p> <p>13 CHAIRMAN BOHNEN: And you knew there</p> <p>14 was a process, although you did not know what</p> <p>15 the process --</p> <p>16 MR. KOZYS: Correct.</p> <p>17 MR. COULES: May I ask a serious</p> <p>18 question? What is supposed to be added on these</p> <p>19 deeds in that District?</p> <p>07:35PM 20 MS. BRADEN: Mine says Robbins Historic</p> <p>21 District.</p> <p>22 MR. COULES: Where?</p>



<p style="text-align: center;">46</p> <p>1 MS. BRADEN: I don't have my deed in 2 front of me.</p> <p>3 MR. COULES: I understand, but it's not 4 in the legal description. I don't know where 5 they are putting it. I'm just curious. That's 6 why I pulled the deed out to be honest with you.</p> <p>7 CHAIRMAN BOHNEN: I can't answer your 8 question.</p> <p>9 MS. BRUNINI: So I guess, in closing, I 10 didn't know if there is a house that nobody 11 wants torn down, like this one, because nobody 12 does, people can actually say no, no, don't tear 13 it down; and then it happens? How does that, 14 how is it that we can express our opinion that 15 we don't want them to build the house, although 16 they have paid everything and done, you know, 17 the builder, the architect? I mean how does 18 that work then?</p> <p>19 CHAIRMAN BOHNEN: I guess we are going 20 to find that out, aren't we?</p> <p>21 MS. BRUNINI: As Shannon said, so when 22 they superimpose the house, is there a rule that</p>	<p style="text-align: center;">48</p> <p>1 any bearing whatsoever on anything, but so I 2 called the Village because I was concerned.</p> <p>3 There has got to be a ton of asbestos in that 4 house, right, because it's so old? As long as 5 it's just being built in 1922 --</p> <p>6 CHAIRMAN BOHNEN: My house was built in 7 1896 and I have no asbestos so I can't answer 8 that --</p> <p>9 MS. BRUNINI: So all right, I'm just 10 thinking when it comes down, I worry about all 11 the --</p> <p>12 CHAIRMAN BOHNEN: You better run for 13 the hills. No.</p> <p>14 MS. BRUNINI: I plan on being out of 15 town that day.</p> <p>16 CHAIRMAN BOHNEN: You should have been 17 next door to me today.</p> <p>18 MS. BRADEN: If you are living in 19 southeast Hinsdale, you are already in danger.</p> <p>20 MS. BRUNINI: I know, right?</p> <p>21 MS. BRADEN: I was on a walk today with 22 Mr. Bohnen's home next door coming down. I was</p>
<p style="text-align: center;">47</p> <p>1 you can only have so much bigger than a house 2 sitting there right now?</p> <p>3 CHAIRMAN BOHNEN: No. There are rules 4 as to what size house you can build.</p> <p>5 MS. BRUNINI: Okay.</p> <p>6 CHAIRMAN BOHNEN: Now, if you, again, 7 decide to take a lot with a small house and 8 expand it wall to wall, those are things we are 9 concerned about for streetscape in the Historic 10 District. So that neighbors on either side are 11 not impacted. All right?</p> <p>12 Because those people have rights, 13 too. Like you, they bought their home with 14 certain expectations. There is a lot of 15 teardowns going on. And so we are here to try 16 and work with the attorneys and the architects 17 and the builders so that we can come to some 18 logical conclusion that makes the right size 19 house fit the streetscape and have the right 20 look. That's one of the things we are charged 21 with doing.</p> <p>22 MS. BRUNINI: I don't know if this has</p>	<p style="text-align: center;">49</p> <p>1 running and I couldn't run through because the 2 fence was blocking the sidewalk but I digress.</p> <p>3 CHAIRMAN BOHNEN: There was enough dust 4 and nonsense going on today as the bulldozer 5 took down that 18, let's say, 1894 house.</p> <p>6 MS. BRUNINI: Is that --</p> <p>7 CHAIRMAN BOHNEN: I didn't see any SWAT 8 squad out there looking for asbestos.</p> <p>9 MS. BRUNINI: They don't do it in this 10 town.</p> <p>11 CHAIRMAN BOHNEN: There were a lot of 12 rats running around, I will tell you that.</p> <p>13 There were a lot of rats running around, right.</p> <p>14 MS. BRUNINI: But they don't do 15 asbestos in this town actually because I called. 16 I called Du Page County. I was going to call 17 the EPA. But they said that they do -- All you 18 have to do is have a pressure hose just keeping 19 the dust down.</p> <p>20 CHAIRMAN BOHNEN: Well, you saw, though 21 you didn't drive by First and Elm today, there 22 was a man up out there with a hose.</p>

<p style="text-align: center;">50</p> <p>1 MS. BRUNINI: No. My windows would</p> <p>2 have been up and my air would be off.</p> <p>3 MS. WEINBERGER: We did just find out</p> <p>4 that it is noted on the title report.</p> <p>5 MS. BRADEN: That's what -- Thanks,</p> <p>6 Shannon.</p> <p>7 MS. BRUNINI: Thank you.</p> <p>8 CHAIRMAN BOHNEN: Thank you very much.</p> <p>9 Anybody else? Please approach.</p> <p>07:39PM 10 (Ms. Barclay sworn.)</p> <p>11 MS. BARCLAY: Sarah Barclay. I live at</p> <p>12 433 East Third Street. I live in a house built</p> <p>13 in 1902 that we are currently renovating at</p> <p>14 great expense. I am torn here because I</p> <p>15 understand -- I am an architectural historian,</p> <p>16 that is what my passion is but it's not</p> <p>17 everyone's. So I understand, while I do not</p> <p>18 like the interference of government in what we</p> <p>19 do in our lives, I am torn because sometimes I'm</p> <p>07:40PM 20 a believer that just because you can doesn't</p> <p>21 mean you should.</p> <p>22 My big worry is that southeast</p>	<p style="text-align: center;">52</p> <p>1 recommendations.</p> <p>2 And as someone who loves</p> <p>3 architecture and has sought out a home</p> <p>4 particularly to renovate it and keep it and</p> <p>5 restore it, I would like to see that happen. I</p> <p>6 was telling Alexis the other day that I thought</p> <p>7 it was telling that when I bought my home the</p> <p>8 first question that every single person asked me</p> <p>9 was when I was going to tear it down. And it</p> <p>07:41PM 10 never crossed my mind but that was the first</p> <p>11 question. And I think that is turning into the</p> <p>12 mindset of Hinsdale. And so in order to see</p> <p>13 that reversed, I think we need to give this</p> <p>14 Commission some teeth.</p> <p>15 CHAIRMAN BOHNEN: Thank you very much.</p> <p>16 I might tell you that for the -- I think it's</p> <p>17 the 18th year in the row the Village of Hinsdale</p> <p>18 is on a top ten endangered species with the</p> <p>19 State of Illinois Preservation Association. We</p> <p>07:42PM 20 don't seem to lose our place. This has been</p> <p>21 going on ever since Joyce Skoog was our village</p> <p>22 president.</p>
<p style="text-align: center;">51</p> <p>1 Hinsdale is now beginning to look exactly the</p> <p>2 same. I understand, I do not begrudge the buyer</p> <p>3 of the home, nor the architect; but I am</p> <p>4 surrounded by that work. And to call this home</p> <p>5 a Tudor is a little bit insulting to my old</p> <p>6 Tudor.</p> <p>7 But I just want to say that I would</p> <p>8 like to see this, a bigger picture of this being</p> <p>9 handled at the ballot box. Again, I would like</p> <p>07:40PM 10 to see this Commission have a little bit more</p> <p>11 teeth. But the only way to do that -- I don't</p> <p>12 want teeth just for teeth's sake. I do not like</p> <p>13 government interference. Just because a group</p> <p>14 of people don't like something doesn't make it</p> <p>15 right for everyone else. But if we are able to</p> <p>16 vote at the ballot box and elect everyone, then</p> <p>17 if we don't like what you are doing, we can pull</p> <p>18 you off. But if we do like what you are doing</p> <p>19 and we do like keeping the character of your</p> <p>07:41PM 20 home, if that is important, as you said at the</p> <p>21 beginning, then we can give this Commission some</p> <p>22 teeth because right now it's just</p>	<p style="text-align: center;">53</p> <p>1 I think, as I said earlier, we are</p> <p>2 at the apex of this now. We are at the point</p> <p>3 where President Cauley correctly believes that</p> <p>4 the Village should speak and whatever the</p> <p>5 Village decides will be the way we'll go. But</p> <p>6 everybody should address this subject, have a</p> <p>7 voice, and that will determine the fate of this</p> <p>8 Commission and all of the efforts that some of</p> <p>9 us put forth to preserve our heritage.</p> <p>07:43PM 10 Okay. Mr. Coules?</p> <p>11 MR. COULES: Yes.</p> <p>12 CHAIRMAN BOHNEN: If I may.</p> <p>13 MR. COULES: Sure.</p> <p>14 CHAIRMAN BOHNEN: We have two more</p> <p>15 items on the agenda, and I think we have gone</p> <p>16 about as far as we can go with you tonight. We</p> <p>17 are going to put together a little punch list</p> <p>18 for you and get it to you right away on things</p> <p>19 that we would like to discuss at the next</p> <p>07:43PM 20 meeting if we may.</p> <p>21 And might it be possible to go</p> <p>22 through the Dean house if certain Commissioners</p>

1 wanted to so they could see for themselves that  
2 upstairs, slanted rooms and things? Is there  
3 any opposition to that?

4 MR. COULES: He said he will let  
5 me know to let you know. I will send you an  
6 email.

7 CHAIRMAN BOHNEN: I appreciate it.

8 MR. COULES: With everyone's  
9 permission, I will just email Chan back.

07:43PM

10 CHAIRMAN BOHNEN: That's fine. That's  
11 fine. So with that, we will close this hearing  
12 if we may.

13 MR. COULES: Great. You are going to  
14 close the public hearing at least?

15 CHAIRMAN BOHNEN: We are going to close  
16 the public hearing.

17 MR. MARRS: Mr. Chairman, if we could  
18 continue.

07:44PM

19 CHAIRMAN BOHNEN: Actually, we are  
20 going to continue the public hearing.

21 MR. COULES: Thanks a lot, Mike.

22 CHAIRMAN BOHNEN: Thank you very much.

1 Appreciate it.

2 \* \* \*

3 (Whereupon the further proceedings  
4 in the above-entitled cause were  
5 continued sine die.)

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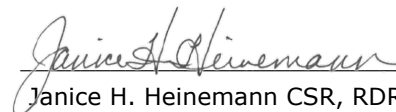
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DU PAGE )

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



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

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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 HPC-02-2020 - 419 South Oak 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 4th day of March, 2020, at  
 7:44 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
 MS. ALEXIS BRADEN, Member;  
 MR. FRANK GONZALEZ, Member;  
 MR. BILL HAARLOW, Member;  
 MR. JIM PRISBY, Member;  
 MS. SHANNON WEINBERGER, Member;  
 MS. SANDRA WILLIAMS, via telephone, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;  
3 MR. MICHAEL MARRS, Village Attorney;  
4 MR. MICHAEL D'ONOFRIO, Planning  
Consultant;

5  
6 MR. THOMAS PINS, Orren Pickell Design  
Group;

7 MR. MICHAEL PISKULE, Orren Pickell  
Design Group.

8  
\* \* \*

9  
10 (Mr. Pins and Mr. Piskule were  
11 sworn.)

12 CHAIRMAN BOHNEN: We have case  
13 HPC 02-2020, 419 South Oak Street, the Clarke  
14 house that sits high on the hill.

15 Please introduce yourselves if you  
16 will.

17 MR. PINS: My name is Thomas Pins. I'm  
18 with Orren Pickell Design Group.

19 MR. PISKULE: My name is Michael  
20 Piskule. I'm also with Orren Pickell Design  
21 Group.

22 CHAIRMAN BOHNEN: Who else is with you,

07:44PM

STATE OF ILLINOIS )

) ss.

COUNTY OF DU PAGE )

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



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

1 all three of you with Orren Pickell?

2 Is your owner here tonight?

3 MR. PINS: No. Unfortunately, the  
4 owner is in the hospital and the wife has a  
5 newborn so they weren't able to attend.

6 CHAIRMAN BOHNEN: Then I'm sorry, we  
7 cannot have your hearing tonight. One of our  
8 requirements is that the owner appears before  
9 us. So we will continue this hearing to the  
10 next meeting. Thank you.

11 \* \* \*

12 (Whereupon the proceedings in  
13 the above-entitled cause were  
14 continued sine die.)

15

16

17

18

19

20

21

22

07:45PM

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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 Case HPC-03-2020 – 641 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 4th day of March, 2020, at  
 7:45 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
 MS. ALEXIS BRADEN, Member;  
 MR. FRANK GONZALEZ, Member;  
 MR. BILL HAARLOW, Member;  
 MR. JIM PRISBY, Member;  
 MS. SHANNON WEINBERGER, Member;  
 MS. SANDRA WILLIAMS, via telephone, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:  2 MR. CHAN YU, Village Planner;  3 MR. MICHAEL MARRS, Village Attorney;  4 MR. MICHAEL D'ONOFRIO, Planning  Consultant;  5 MS. JULIE LAUX, Owner;  6 MR. DOUG LAUX, Owner;  7 MS. RAYNETTE BRADFORD, Moment Design;  8 MR. PATRICK FORTELKA, Moment Design;  9 MS. SUSAN DAVIS, Hinsdale resident;  10 MR. GREGORY WARREN, Hinsdale resident;  11 MS. JENNIFER REENAN, Hinsdale resident.  12 * * *  13  14 CHAIRMAN BOHNEN: And the next item on  15 the agenda will be HPC-03-2020, 641 South Elm,  16 J. Jordan Homes.  17 (Ms. Laux, Mr. Laux, Ms. Bradford,  18 and Mr. Fortelka were sworn.)  19 CHAIRMAN BOHNEN: State your name,  07:46PM 20 please.  21 MS. LAUX: Julie Laux.  22 CHAIRMAN BOHNEN: And you are?</p>	<p style="text-align: center;">4</p> <p>1 As a matter of fact, I met earlier with the -- I  2 think the daughter or the niece, I'm not sure.  3 She was going to tear it down, too.  4 MS. BRADEN: The granddaughter?  5 MS. LAUX: Yes.  6 MS. BRADEN: Interesting.  7 MR. PRISBY: Is Patrick still here?  8 MS. BRADFORD: He will be here, one  9 second.  07:48PM 10 MS. WEINBERGER: You did such a  11 beautiful job on the house you're in now. You  12 can do a beautiful job on this one.  13 MS. LAUX: Thank you.  14 MR. LAUX: We sold that house at 321.  15 We sold that house.  16 MS. LAUX: At a loss, you know, to be  17 perfectly frank, at a pretty significant loss;  18 that doesn't really play in. But the economics  19 are difficult for a renovation, you know. We  07:48PM 20 nowhere near recouped the dollars that we had in  21 the house. You saw the house.  22 CHAIRMAN BOHNEN: But you loved it for</p>
<p style="text-align: center;">3</p> <p>1 MR. LAUX: Doug Laux.  2 CHAIRMAN BOHNEN: We are talking about  3 641 South Elm Street, a spec house; is that  4 correct?  5 MS. LAUX: No.  6 CHAIRMAN BOHNEN: No?  7 MS. LAUX: It's our personal residence.  8 CHAIRMAN BOHNEN: Oh, I'm sorry. I  9 read it wrong. All right.  07:47PM 10 MS. LAUX: How did you think I got Doug  11 here?  12 MS. BRADEN: Julie, I have a quick  13 question.  14 MS. LAUX: Sure.  15 MS. BRADEN: I was under the impression  16 that you were renovating the home.  17 MS. LAUX: No. No. It was sold as a  18 teardown. If you look back to the listing  19 sheet, it was sold as a future dream home.  07:47PM 20 MS. BRADEN: So you didn't tell the  21 family you were keeping it?  22 MS. LAUX: I did not, absolutely not.</p>	<p style="text-align: center;">5</p> <p>1 how many years?  2 MS. LAUX: 15. There is no question  3 about that, and I'm not begrudging anything  4 about 321. I loved that house. It's not suited  5 to our empty-nesting family anymore.  6 MR. LAUX: We won the renovation of the  7 year in this very room for that house.  8 CHAIRMAN BOHNEN: Is that right? It's  9 a great house.  07:49PM 10 MR. LAUX: And she also renovated her  11 office, which was a dilapidated building, in  12 downtown that was built in the 1920s?  13 MS. LAUX: 1891.  14 MR. LAUX: So that house was falling  15 down and now it's a charming house. So we  16 understand preserving what's important in this  17 town, and we have contributed to that and  18 invested very heavily in that.  19 MS. WEINBERGER: Did you look at what  07:49PM 20 it would take to renovate this house? Was that  21 ever a thought as it would --  22 MS. LAUX: So I actually relied on a</p>



<p style="text-align: center;">6</p> <p>1 listing sheet. I didn't even go in until the 2 house had closed.</p> <p>3 And after that, I'm saving all the 4 windows. Yes. They are super cool. They 5 aren't suitable for exterior windows. They are 6 single-pane glass. They don't work so they will 7 be used in interior capacities, either in this 8 house. I have a place for them in this house 9 but also in other houses that I'm either 10 renovating or building.</p> <p>11 MR. PRISBY: What were some of the 12 issues with this house? I have not been in 13 this. So what did you find were the biggest 14 issues in the existing house?</p> <p>15 MS. LAUX: So the house that we are 16 building is hopefully going to be our forever 17 home.</p> <p>18 MR. PRISBY: I mean the house that's 19 there now.</p> <p>20 MS. LAUX: I understand. I'm just 21 speaking to that, I'm going around the corner a 22 little bit. So we are building a 1st floor</p>	<p style="text-align: center;">8</p> <p>1 a house, renovate it, remodel it, maybe get some 2 incentives from the Village to deal with 3 setbacks, FAR, bonuses, things like that.</p> <p>4 These are things that are on the 5 table at the Title 14 changes, right? Things 6 like expediting permits and waiving permit fees 7 and other things that we are going to be 8 considering.</p> <p>9 So I always like starting the 10 conversation, if what we are aiming to get to is 11 before you start designing talking about what's 12 wrong with the existing house, to see if there 13 is anything we can do to save these houses 14 first. Right?</p> <p>15 And so that's where my question 16 kind of comes from and why I wanted to talk to 17 Patrick because I know, Patrick, you are getting 18 these in sooner and sooner; right? I need some 19 other people to also hear that the goal is with 20 the Title 14 changes that before you ever start 21 anything -- right? -- as soon as you buy the 22 property, get in here, let's talk about what you</p>
<p style="text-align: center;">7</p> <p>1 master, which is not something that is possible 2 in the existing house. So that's one thing, you 3 know, it doesn't have the ceiling heights, the 4 open floor plan, the basement. It doesn't work 5 for our needs.</p> <p>6 MR. PRISBY: Okay. So understanding 7 and, Patrick, thank you for hanging around.</p> <p>8 I think we are actually on this one 9 moving a little more in the right direction on 10 some of the things we have talked about in 11 previous meetings about getting ahead of the 12 design. Right? Clearly this is early stages 13 still.</p> <p>14 MR. FORTELKA: You are seeing, that was 15 actually the first draft.</p> <p>16 MR. PRISBY: And, Chan, part of what 17 you had mentioned much earlier, we're moving 18 towards getting to a point where we are going to 19 have owners in who talk about what they would 20 like to do on the property prior to ever even 21 starting putting pen to paper, so we can talk 22 about the possibilities of is there ways to save</p>	<p style="text-align: center;">9</p> <p>1 have.</p> <p>2 And even to the extent of as you 3 move forward with designs, the things we as a 4 group would probably like you to consider, 5 exterior design, your neighbors, the 6 streetscape, and to plant that information in 7 your head as you move forward. So I think 8 that's just a terrific --</p> <p>9 MS. LAUX: Good. That's our intention 10 to come early.</p> <p>11 MR. PRISBY: Again, you could 12 completely ignore us at that point because we 13 are only advisory. However, I like seeing those 14 and having the opportunity to doing that right 15 from the onset.</p> <p>16 MR. FORTELKA: Thank you.</p> <p>17 MS. LAUX: I like that idea.</p> <p>18 MR. FORTELKA: After I had that 19 discussion with you via phone, I called Julie 20 right away; and that's why this got submitted.</p> <p>21 MR. PRISBY: So based on stuff you 22 submitted before that was complete and then near</p>

<p style="text-align: center;">10</p> <p>1 complete, and now this is kind of mid design, I  2 know we are getting in the right direction here.  3 MR. FORTELKA: It's a process.  4 MR. PRISBY: Thank you for bringing  5 this in early, right? So understand that that's  6 where from this meeting forward, that's where  7 all my questions are going to go to, the  8 original house, what's wrong with it, why can't  9 we retain it and restore it; right?  07:53PM 10 Then I will start to deal with  11 what's being planned. So thank you for  12 listening to my mini rant.  13 MS. WEINBERGER: I can definitely tell  14 that this was early, which is what we have been  15 working towards. So thank you. And actually  16 it's a lot easier to absorb when it's a first  17 draft to some degree because you see more of the  18 bulk and the important pieces to start and the  19 idea of the design. So thank you.  07:54PM 20 MR. HAARLOW: Can you talk to us a  21 little bit about the materials, the exterior  22 materials?</p>	<p style="text-align: center;">12</p> <p>1 stucco. So I brought that, just a comparison  2 type of thing. I have a picture of some stone.  3 I definitely want the stone to be --  4 MR. FORTELKA: I don't know. We  5 haven't talked about this. This isn't the stone  6 that I want but --  7 MS. LAUX: Look, we are on the same  8 track. So definitely in the warm tones. I love  9 stone that is natural to this area because it  07:56PM 10 always settles in better rather than getting a  11 Pennsylvania Fieldstone or something like that.  12 So something in the warm tones that's going to  13 settle into our area.  14 This is a pathetic example of a  15 copper gutter, but I brought -- I didn't have  16 any copper in my office, but I brought a picture  17 of a copper gutter actually on a house that I  18 have done. So I'm sure you all know what a  19 copper gutter looks like, but the metal roof  07:56PM 20 will be copper. And just trying to keep some  21 really unique materials. You know, I love  22 historic homes. I renovate homes in town. I'm</p>
<p style="text-align: center;">11</p> <p>1 MS. LAUX: Sure. I actually have a  2 couple things with me. Pardon my samples, they  3 get carried around a lot. So the white parts --  4 I think you guys all have this, I don't know if  5 anybody wants to see it but -- are going to be  6 stucco and cementitious stucco, which is a more  7 authentic version of stucco, rather than what  8 you see more current. This is the best  9 representation that I could find of that but a  07:55PM 10 much more natural-looking material than some of  11 the stuccos around.  12 MS. BRADEN: Would you be able to hold  13 it up? I feel like your version or your  14 rendering, your --  15 MR. HAARLOW: It's in color.  16 MS. BRADEN: Yes, it's in color, so I  17 can see it a little bit better there. I have  18 that, but it's kind of --  19 MS. LAUX: So I have a stucco sample  07:55PM 20 right here. And I actually brought a more  21 common stucco that you see around town, which is  22 not to me as authentic and interesting as this</p>	<p style="text-align: center;">13</p> <p>1 a big advocate for renovation, and I'm a bigger  2 advocate for natural materials that are local.  3 I think it's responsible and it definitely looks  4 better.  5 What else did I bring? Oh, I  6 actually -- bear with me -- some slate. So it's  7 going to be a slate roof as well, again, a  8 natural material. If you have been in any of  9 the homes that I have built, you will find very,  07:57PM 10 very few, if any, faux, fake, knockoffs,  11 imitation-type of materials. I'm a big fan of  12 natural, long lasting.  13 And what I say to my clients is is  14 there a manmade material that stands the test of  15 time? Pretty much no, you know, formica,  16 Corian. We can go through them. But if you  17 pick a natural material, whoever said that these  18 houses aren't going to be here in 100 years, I  19 have to say I was personally offended at that  07:57PM 20 because I think the houses that we do definitely  21 will be here in 100 years.  22 MS. BRADEN: Well, I think you do great</p>

<p style="text-align: center;">14</p> <p>1 work. I think the example was, you know, a few</p> <p>2 others that were saying that looked the same. I</p> <p>3 don't think --</p> <p>4 MS. LAUX: So it wasn't directed at me?</p> <p>5 I was like --</p> <p>6 MS. BRADEN: No, no. I'm not speaking</p> <p>7 for Mr. Bohnen but it was not directed towards</p> <p>8 anyone. But you know, there are some homes</p> <p>9 coming up that lack character. But certainly</p> <p>07:57PM 10 there are people in town who do an awesome job</p> <p>11 so just clarifying that.</p> <p>12 MS. LAUX: Thank you. That's really it</p> <p>13 for exterior materials. It's a fairly simple</p> <p>14 house from a materials standpoint.</p> <p>15 MR. HAARLOW: And the windows are --</p> <p>16 MS. LAUX: Right. I wish I could have</p> <p>17 steel windows. I wish I could reuse all those</p> <p>18 windows, but I can't afford them. So they are</p> <p>19 going to be a steel -- oh, I meant to bring a</p> <p>07:58PM 20 window sample and I didn't do that -- a steel-</p> <p>21 colored window to replicate as close as I can to</p> <p>22 the look of steel.</p>	<p style="text-align: center;">16</p> <p>1 MR. PRISBY: Okay.</p> <p>2 MR. FORTELKA: And because we have the</p> <p>3 FAR use, because the lot is so big, we decided</p> <p>4 to put the accordion doors in so it can be used</p> <p>5 year-round.</p> <p>6 MR. PRISBY: Sure.</p> <p>7 MR. FORTELKA: Our intention is,</p> <p>8 hopefully, those doors remain mostly open</p> <p>9 year-round and that opening you will actually</p> <p>08:00PM 10 see through the house. So it will kind of</p> <p>11 lighten the mass of the structure quite a bit</p> <p>12 when those doors are open, essentially a porch.</p> <p>13 MR. PRISBY: More like a breezeway.</p> <p>14 MR. FORTELKA: Breezeway.</p> <p>15 MR. PRISBY: I kind of would like to</p> <p>16 see something with the doors closed because</p> <p>17 around here they may be closed in winter months.</p> <p>18 MR. FORTELKA: Yes.</p> <p>19 MR. PRISBY: And I kind of would like</p> <p>08:00PM 20 to see what that would look like from the</p> <p>21 street.</p> <p>22 MR. FORTELKA: We definitely can do</p>
<p style="text-align: center;">15</p> <p>1 MR. FORTELKA: Do you guys want the</p> <p>2 ring? This is the color. I just talked to</p> <p>3 Marvin Windows today. They are going to color</p> <p>4 match that for the house. So that's kind of the</p> <p>5 pallet.</p> <p>6 MS. WEINBERGER: So I have, I want to</p> <p>7 backtrack a little bit. If the Realtor hadn't</p> <p>8 sold it as a teardown, would you have looked at</p> <p>9 it; or was it desirable because it was being</p> <p>07:59PM 10 marketed as a teardown?</p> <p>11 MS. LAUX: I was looking for a</p> <p>12 teardown. I know that our needs at this phase</p> <p>13 of our life are not going to fit into that type</p> <p>14 of a house. We want a low, 1st floor master</p> <p>15 family home; and that's not what this is.</p> <p>16 MR. PRISBY: Can someone explain on the</p> <p>17 designs, the accordion doors at the California</p> <p>18 room that you have, they are really not shown in</p> <p>19 the rendered elevation. I'm just wondering how</p> <p>07:59PM 20 that's going to relate.</p> <p>21 MR. FORTELKA: That was originally</p> <p>22 proposed as an open porch, like a breezeway.</p>	<p style="text-align: center;">17</p> <p>1 that.</p> <p>2 CHAIRMAN BOHNEN: Julie, if I'm reading</p> <p>3 this correctly, if the original house was 5625</p> <p>4 feet and you are building, downsizing to 7271?</p> <p>5 MS. LAUX: I honestly don't know if I</p> <p>6 know those numbers. I can certainly look up</p> <p>7 what our square footage is.</p> <p>8 CHAIRMAN BOHNEN: I was just reading it</p> <p>9 off the submission here. It doesn't look like a</p> <p>08:00PM 10 7,500 square foot house.</p> <p>11 MR. FORTELKA: It depends on what's</p> <p>12 measured. Like is garage all figured into that?</p> <p>13 CHAIRMAN BOHNEN: Well, maximum floor</p> <p>14 area ratio.</p> <p>15 MS. LAUX: I should probably have that</p> <p>16 here, give me a second.</p> <p>17 CHAIRMAN BOHNEN: It says you are</p> <p>18 allowed 7335, and you're building 7271.</p> <p>19 MS. LAUX: Don't tell Doug it's that</p> <p>08:01PM 20 big.</p> <p>21 MR. FORTELKA: A good point to that is</p> <p>22 the covered porch, what I was just talking</p>

<p style="text-align: right;">18</p> <p>1 about, typically covered porches do not count</p> <p>2 against the floor area ratio. Because the lot</p> <p>3 is so big and we had it, that is part of that</p> <p>4 calculation, the covered porch.</p> <p>5 CHAIRMAN BOHNEN: The building coverage</p> <p>6 went from 2812 to 4987, about doubled. Does</p> <p>7 that make sense, too? I mean if there is a much</p> <p>8 bigger house going on that lot --</p> <p>9 MR. FORTELKA: It's a bigger footprint.</p> <p>08:01PM 10 We have gone out of our way to keep the mass of</p> <p>11 your house, which you will see, that 2-story</p> <p>12 section, to be relatively the same size as the</p> <p>13 existing house. The rest of the house, as you</p> <p>14 can tell, is single story. So we are really</p> <p>15 thinking about that. Again, we didn't want the</p> <p>16 house to loom on the street, that we kept the</p> <p>17 majority of it a single-story component.</p> <p>18 MS. LAUX: And we only have three</p> <p>19 bedrooms upstairs.</p> <p>08:02PM 20 CHAIRMAN BOHNEN: Yes, I saw that.</p> <p>21 That's why I was questioning the 7200 square</p> <p>22 feet.</p>	<p style="text-align: right;">20</p> <p>1 these black and whites.</p> <p>2 MR. FORTELKA: Yes. That's the</p> <p>3 intention.</p> <p>4 MR. PRISBY: I guess the next time we</p> <p>5 are going to get together we'll get the other</p> <p>6 side because it's a corner lot.</p> <p>7 MR. FORTELKA: Absolutely.</p> <p>8 MS. LAUX: Okay, yes.</p> <p>9 MR. PRISBY: My only concern that I</p> <p>08:03PM 10 really have on the design -- we kind of touched</p> <p>11 on this before -- is with the amount of glazing</p> <p>12 on the front entry. You are laughing because</p> <p>13 you know.</p> <p>14 MR. FORTELKA: I know, right?</p> <p>15 MR. PRISBY: And that's always a</p> <p>16 concern for me in this District to have that</p> <p>17 much glass. If I have told you before, I like</p> <p>18 your design for this house except for I've got</p> <p>19 that real issue with that much glass on the</p> <p>08:03PM 20 front entry. I know what you are trying to</p> <p>21 accomplish, and I think it's a good look; but I</p> <p>22 always get concerned about in the Historic</p>
<p style="text-align: right;">19</p> <p>1 MR. FORTELKA: That's because of the</p> <p>2 garages and the porches all thrown in there.</p> <p>3 MS. LAUX: Yes, because I show 3665 on</p> <p>4 the 1st. The 2nd is tiny, 16.</p> <p>5 CHAIRMAN BOHNEN: That would make more</p> <p>6 sense?</p> <p>7 MS. LAUX: Yes.</p> <p>8 CHAIRMAN BOHNEN: What the plans were,</p> <p>9 clearly.</p> <p>08:02PM 10 MR. PRISBY: Patrick, to the left of</p> <p>11 the garage or, sorry, Julie --</p> <p>12 MS. LAUX: Go ahead.</p> <p>13 CHAIRMAN BOHNEN: What's this material</p> <p>14 that's on this, the wide extension that's beyond</p> <p>15 that gable?</p> <p>16 MR. FORTELKA: It's going to be</p> <p>17 standing seam copper roof.</p> <p>18 MR. PRISBY: Down the wall?</p> <p>19 MR. FORTELKA: Yes, down the wall.</p> <p>08:02PM 20 Down the side of the wall.</p> <p>21 MR. PRISBY: So it's going to be copper</p> <p>22 down the wall. You can't really tell that on</p>	<p style="text-align: right;">21</p> <p>1 District.</p> <p>2 MR. FORTELKA: I have to tell you my</p> <p>3 first iteration had more. So knowing the</p> <p>4 concerns of the Commission, I actually thought</p> <p>5 about that and pared it back a little bit; but</p> <p>6 we are open to looking at other spaces.</p> <p>7 MR. PRISBY: I just want you to think</p> <p>8 about that as you kind of continue. I would</p> <p>9 appreciate that. Thank you.</p> <p>08:03PM 10 MS. WEINBERGER: And I think some of</p> <p>11 the recommendations that we asked for in the</p> <p>12 first case that we heard would be helpful for us</p> <p>13 to see the streetscape so that we see how it</p> <p>14 fits within the block.</p> <p>15 MR. FORTELKA: Okay.</p> <p>16 MR. PRISBY: Any chance -- I don't</p> <p>17 know, how far along are you with the engineering</p> <p>18 for the site engineering?</p> <p>19 MR. FORTELKA: Far.</p> <p>08:04PM 20 MR. PRISBY: Is there any chance of</p> <p>21 seeing an early version of the trees that are on</p> <p>22 the site? Maybe an overlay of the plan that's</p>

<p style="text-align: center;">22</p> <p>1 there now?</p> <p>2 MR. FORTELKA: Yes.</p> <p>3 MR. PRISBY: Versus the new plan so we</p> <p>4 can understand where it's located on the lot.</p> <p>5 MR. FORTELKA: We are planning to</p> <p>6 keep -- Just like the project beforehand, I</p> <p>7 didn't get to speak after everyone else had</p> <p>8 spoke. We actually designed that house around</p> <p>9 saving those elm trees in the backyard. They</p> <p>08:04PM 10 had an arborist come out and they are bad. They</p> <p>11 are diseased. It's kind of a bummer because we</p> <p>12 went out of our way to make this house long and</p> <p>13 skinny so we can avoid those trees. It's like a</p> <p>14 no-win.</p> <p>15 Same thing with the Laux's house,</p> <p>16 there is big oak in the front yard that the</p> <p>17 driveway is super close to, and we are going out</p> <p>18 of our way -- The whole house is designed to</p> <p>19 keep that driveway where it is.</p> <p>08:05PM 20 MR. PRISBY: It will be tough with an</p> <p>21 oak.</p> <p>22 MR. FORTELKA: Yes. So we really have</p>	<p style="text-align: center;">24</p> <p>1 these folks at this juncture?</p> <p>2 MR. HAARLOW: So they will provide the</p> <p>3 southern elevation?</p> <p>4 MR. FORTELKA: Yes, definitely. Yes.</p> <p>5 I can throw some color on there as well.</p> <p>6 MR. HAARLOW: Yes, that would be</p> <p>7 helpful. So Jim was asking about the copper</p> <p>8 cladding on the far north end off the garage.</p> <p>9 The one question I had is -- and I'm a bit</p> <p>08:06PM 10 confused between what's presented in this</p> <p>11 rendering and then, if you are looking at the</p> <p>12 floor plan for the 1st floor, where it is</p> <p>13 indicated as the California room --</p> <p>14 MR. FORTELKA: It's between the</p> <p>15 attached 2-car garage and the rest of the house.</p> <p>16 MR. HAARLOW: The California room. So</p> <p>17 the element -- I'm not sure what to call this --</p> <p>18 for lack of a better term the arch?</p> <p>19 MR. FORTELKA: That's a breezeway, yes.</p> <p>08:06PM 20 That actually has a pitched roof on it now,</p> <p>21 which will be copper as well. So we went</p> <p>22 through a couple different iterations. This was</p>
<p style="text-align: center;">23</p> <p>1 been thinking about, we think it's important to</p> <p>2 keep those trees. All the landscaping as well</p> <p>3 as the trees on the south side of the property</p> <p>4 actually turn in to the existing house on the</p> <p>5 corner, we are planning on keeping that, if the</p> <p>6 Village allows us to keep that fence, which</p> <p>7 we're running into some problems now.</p> <p>8 MS. LAUX: Yes. I want to keep all the</p> <p>9 landscaping at the south end.</p> <p>08:05PM 10 MR. PRISBY: I think we better talk</p> <p>11 about these fences.</p> <p>12 MR. FORTELKA: Yes. I think just the</p> <p>13 building people kind of need to get with you</p> <p>14 guys and kind of understand that --</p> <p>15 MR. PRISBY: I think that's coming up</p> <p>16 in the Title 14 changes, that will come into our</p> <p>17 purview later.</p> <p>18 MR. FORTELKA: We spent half the day</p> <p>19 today kind of citing code to the Village.</p> <p>08:05PM 20 MR. PRISBY: Don't take it down yet.</p> <p>21 MR. FORTELKA: We are not.</p> <p>22 CHAIRMAN BOHNEN: Anything else for</p>	<p style="text-align: center;">25</p> <p>1 probably our second iteration of it, so it's</p> <p>2 gone through a couple of different changes.</p> <p>3 MR. HAARLOW: So there is a pitched</p> <p>4 roof on the California room?</p> <p>5 MR. FORTELKA: Yes. I can show that to</p> <p>6 you at the next go-around.</p> <p>7 Off the record, Jim --</p> <p>8 MR. HAARLOW: Well --</p> <p>9 MS. LAUX: They are all glass.</p> <p>08:07PM 10 MR. HAARLOW: That's why I'm asking</p> <p>11 because either the floor plan is old or this</p> <p>12 rendering is old, but they don't seem to --</p> <p>13 MR. FORTELKA: Yes. They are super</p> <p>14 close. But, you are right, the doors weren't</p> <p>15 part of the original exteriors.</p> <p>16 MS. LAUX: But I think that matches the</p> <p>17 floor plan?</p> <p>18 MR. FORTELKA: Yes. It should match</p> <p>19 the shape of the floor plan.</p> <p>08:07PM 20 MR. PRISBY: That wall of glass does</p> <p>21 kind of change the look. That is why I want to</p> <p>22 kind of see what you have got in mind when they</p>

<p style="text-align: right;">26</p> <p>1 are closed.</p> <p>2 MR. FORTELKA: Yes, absolutely.</p> <p>3 MR. HAARLOW: And there is a pitched</p> <p>4 roof on the west elevation to the California</p> <p>5 room?</p> <p>6 MR. FORTELKA: That's correct.</p> <p>7 MS. LAUX: It will be west and an east</p> <p>8 because it will go all the way.</p> <p>9 MR. HAARLOW: Sure. Okay. All right.</p> <p>08:07PM 10 MS. WEINBERGER: Are there any interior</p> <p>11 architectural elements in the existing house</p> <p>12 that you can reuse?</p> <p>13 MS. LAUX: Yes. I think the windows is</p> <p>14 the biggest one. The windows are -- I think I</p> <p>15 have pictures of the windows.</p> <p>16 MR. FORTELKA: Front door as well.</p> <p>17 MS. LAUX: The windows are really cool.</p> <p>18 I think there was a back addition at some point,</p> <p>19 I don't know when. But so the windows that are</p> <p>08:08PM 20 between that addition are in the best condition</p> <p>21 so those I can reuse for sure.</p> <p>22 And we actually have those between</p>	<p style="text-align: right;">28</p> <p>1 had to get his own digs.</p> <p>2 MR. PRISBY: I just know it's a</p> <p>3 detached structure in a rear yard. Obviously,</p> <p>4 with the 15-foot high restrictions and --</p> <p>5 Have you addressed the 20 percent</p> <p>6 regulation?</p> <p>7 MR. FORTELKA: Yes.</p> <p>8 MR. PRISBY: For a 2nd floor over a</p> <p>9 garage?</p> <p>08:09PM 10 MR. FORTELKA: No. We actually counted</p> <p>11 that full into the FAR so that's why the number</p> <p>12 is so big. Because the lot is so large, we had</p> <p>13 plenty of FAR so we used it up on that.</p> <p>14 MR. PRISBY: So something I would</p> <p>15 check, because I ran across this a couple of</p> <p>16 years ago and hadn't thought of it at the time,</p> <p>17 on a detached garage I had the Village staff</p> <p>18 tell me that the 20 percent that can be 7 feet</p> <p>19 or greater. Like you deal with it in an attic,</p> <p>08:10PM 20 right? So you can only have 20 percent of your</p> <p>21 2nd floor space to be over 7 feet in an attic.</p> <p>22 They actually applied that to a detached garage.</p>
<p style="text-align: right;">27</p> <p>1 the California room and the kitchen is where</p> <p>2 they are going.</p> <p>3 MS. WEINBERGER: So these are Fenestra.</p> <p>4 MS. LAUX: They're awesome.</p> <p>5 MS. WEINBERGER: I know somebody who</p> <p>6 can help you with those.</p> <p>7 MS. LAUX: Awesome, let me know.</p> <p>8 MR. LAUX: Those are different shapes</p> <p>9 than we are planning on using.</p> <p>08:08PM 10 MS. LAUX: Yes. We are putting them</p> <p>11 wherever we can. One is showing, weirdly, like</p> <p>12 to look into my daughter's closet, like trying</p> <p>13 to find homes for them. I'm all about using</p> <p>14 whatever can be used. Oh, I want, I'm trying to</p> <p>15 get the chimney cap off. That's pretty cool,</p> <p>16 too.</p> <p>17 MR. PRISBY: The detached garage, you</p> <p>18 have a whole suite essentially above as a</p> <p>19 lounging area?</p> <p>08:09PM 20 MR. FORTELKA: I don't know what you</p> <p>21 are talking about.</p> <p>22 MS. LAUX: Mr. Needy over to my left</p>	<p style="text-align: right;">29</p> <p>1 So even though you had the height</p> <p>2 was met with the roof pitch to be under the</p> <p>3 15-foot accessory use height, we had done like a</p> <p>4 shed roof on either end and kind of created more</p> <p>5 space, and the height of those walls created a</p> <p>6 space over 7 feet high that was greater than the</p> <p>7 20 percent.</p> <p>8 MR. FORTELKA: Right.</p> <p>9 MR. PRISBY: And what they ended up</p> <p>08:10PM 10 doing then was they actually counted that space</p> <p>11 toward the FAR. It was between that 20 and 15</p> <p>12 percent so we had to count half of it.</p> <p>13 MR. FORTELKA: We are counting all of</p> <p>14 it.</p> <p>15 MR. PRISBY: On the 2nd level?</p> <p>16 MR. FORTELKA: Yes.</p> <p>17 MR. PRISBY: I just don't want you to</p> <p>18 run into an issue later if you could check that.</p> <p>19 MR. FORTELKA: And the height</p> <p>08:10PM 20 restriction has been a challenge on that</p> <p>21 structure as well. We are within an inch.</p> <p>22 MR. PRISBY: Sure. Just wanted to make</p>

<p style="text-align: center;">30</p> <p>1 sure.</p> <p>2 MR. FORTELKA: Thanks for the heads-up.</p> <p>3 CHAIRMAN BOHNEN: Thank you. Anything</p> <p>4 else for these folks?</p> <p>5 I think we can continue this</p> <p>6 hearing at this juncture. Thank you very much.</p> <p>7 We appreciate your presentation.</p> <p>8 MR. LAUX: Thank you. Thanks for your</p> <p>9 time. Thank you for coming in early on.</p> <p>08:11PM 10 MS. DAVIS: Can I make a comment, too,</p> <p>11 about this?</p> <p>12 CHAIRMAN BOHNEN: Yes.</p> <p>13 (Ms. Davis was previously sworn.)</p> <p>14 MS. DAVIS: Susan Davis. I'll make two</p> <p>15 comments. First of all, the daughter of the</p> <p>16 woman who died and they were selling, that lives</p> <p>17 next door, they did want to sell it to somebody</p> <p>18 who would rehab it. I just don't think they</p> <p>19 were able to. So that was their goal, and it</p> <p>08:11PM 20 was on the market for a while. So that was</p> <p>21 their goal was to sell it to someone who would</p> <p>22 redo the house. They were not initially selling</p>	<p style="text-align: center;">32</p> <p>1 know how many people want to come here</p> <p>2 repeatedly if they can't look at the plans, if</p> <p>3 you know what I'm saying. You may want to think</p> <p>4 about that if your process is developing because</p> <p>5 people in the neighborhood may only want to come</p> <p>6 one time.</p> <p>7 CHAIRMAN BOHNEN: Wouldn't you think</p> <p>8 that people would want to come early on, as</p> <p>9 these people approached us, to understand what</p> <p>08:13PM 10 was --</p> <p>11 MS. DAVIS: But I'm talking about</p> <p>12 people who live in the neighborhood. I only</p> <p>13 want to come when I can look at -- when I have</p> <p>14 had a chance to look at the plans. I understand</p> <p>15 that the people who are building want to come to</p> <p>16 you early on, and I was going to come anyway,</p> <p>17 obviously, because I wanted to talk about or</p> <p>18 find out what was going on with 716 South Oak</p> <p>19 Street.</p> <p>08:13PM 20 But honestly, since I couldn't look</p> <p>21 at any plans for the other house, I think that</p> <p>22 ought to be made clear.</p>
<p style="text-align: center;">31</p> <p>1 it as a teardown.</p> <p>2 MS. BRADEN: Right.</p> <p>3 MS. DAVIS: So that's number one.</p> <p>4 Number two, I gather your process</p> <p>5 is evolving. So I got two letters about coming</p> <p>6 here tonight. One of them was about the other</p> <p>7 house, one of them was about this house. And so</p> <p>8 I trotted down to the planning department to</p> <p>9 look at the plans and asked to see the plans for</p> <p>08:12PM 10 both of them. Of course, there were no plans</p> <p>11 for this house for me to look at.</p> <p>12 CHAIRMAN BOHNEN: For this house, this</p> <p>13 last house?</p> <p>14 MS. DAVIS: For this last one, for this</p> <p>15 one on Elm.</p> <p>16 CHAIRMAN BOHNEN: Because those plans</p> <p>17 are not finalized. They are in process and</p> <p>18 that's what we have encouraged them to do.</p> <p>19 MS. DAVIS: Okay. But I think that</p> <p>08:12PM 20 somehow it might be good to communicate that to</p> <p>21 people. Because, honestly, I don't know how</p> <p>22 many people -- It's not apparent, and I don't</p>	<p style="text-align: center;">33</p> <p>1 MR. YU: Do you recall who you spoke</p> <p>2 with? Because the building department, we have</p> <p>3 everything that the HPC had to review.</p> <p>4 MS. DAVIS: Okay. Well, then I talked</p> <p>5 to whoever the woman is that sits at the desk.</p> <p>6 We had lengthy discussions about this, and she</p> <p>7 swore to me up down and sideways that you guys</p> <p>8 had nothing.</p> <p>9 CHAIRMAN BOHNEN: Well, we received</p> <p>08:14PM 10 what we read and talk about from the Village</p> <p>11 so --</p> <p>12 MS. DAVIS: Okay. Well, I went and</p> <p>13 asked to look at the plans and I was told there</p> <p>14 was nothing.</p> <p>15 MR. PRISBY: Just real quick. On the</p> <p>16 Village website for our Commission, they have</p> <p>17 before our meetings -- I think posted, what, by</p> <p>18 Saturday?</p> <p>19 MR. YU: Friday.</p> <p>08:14PM 20 MR. PRISBY: There are actually two</p> <p>21 links, one is for the agenda and one is for the</p> <p>22 packet. So online there is a PDF of everything</p>

<p style="text-align: right;">34</p> <p>1 that we received. That may not be common  2 knowledge, to your point.  3 MS. DAVIS: It is, A, not common  4 knowledge. And B, if I go down to the planning  5 department, you know what I'm saying, and you  6 ask to see plans, and they say they are not  7 available, so -- I just assumed that because  8 you guys were evolving your stuff, that's why  9 they told me the plans weren't available so --  08:15PM 10 MR. YU: It may have been a  11 miscommunication, maybe building permit plans?  12 There was probably not a building permit when  13 this was submitted for this agenda.  14 MS. DAVIS: Well, they said there were  15 no plans available; and there was nothing to  16 look at.  17 MR. PRISBY: I would suggest next time,  18 because this will keep evolving -- right? -- is  19 probably talk to Chan at planning. And you can  08:15PM 20 always find it online before the meeting.  21 MS. DAVIS: Well, I'm sure I'm not  22 going to be the only person this happens to, so</p>	<p style="text-align: right;">36</p> <p>1 MR. PRISBY: Depending how this  2 evolves, if we end up passing many of the things  3 that are in Title 14 right now, these won't come  4 across as public hearing Certificate of  5 Appropriateness, they come across as public  6 hearing, historic preservation design advisory  7 meetings, so it will be titled differently,  8 which would set up a different criteria.  9 MR. MARRS: Right. So if you go  08:17PM 10 through with this concept of historic  11 preservation design advisory meeting, that  12 wouldn't necessarily be a public hearing so you  13 wouldn't need to send notice if you didn't want  14 to.  15 But to some of the Commissioners'  16 points, you know, if we think there is benefit  17 in getting residents involved in the outset, you  18 could still send some kind of notice that maybe  19 doesn't talk about a public hearing but just  08:17PM 20 says we are having some initial design review on  21 this particular property.  22 CHAIRMAN BOHNEN: Sure.</p>
<p style="text-align: right;">35</p> <p>1 it might be worthwhile just making it more clear  2 in whatever communication gets sent out to  3 people. That's my only suggestion to you.  4 MS. WEINBERGER: Maybe to that point,  5 as we solidify this process a little more, that  6 the letter goes out that says it's a preliminary  7 hearing as opposed to the final public hearing.  8 I don't know what the correct wording is, but  9 maybe there is some change in wording depending  08:16PM 10 on where we are in the process.  11 MR. HAARLOW: Well, the letter should  12 also note, to Jim's point, where you can see  13 these things online at a minimum. Clearly what  14 you were told is wrong so it's good to know  15 that. But the letter ought to contain  16 information as to how residents, neighbors, can  17 see what the Village has. I mean that seems  18 common sense.  19 MR. YU: Thank you for your comments.  08:16PM 20 CHAIRMAN BOHNEN: We are thrilled that  21 you take the interest to come.  22 MS. BRADEN: Very thankful.</p>	<p style="text-align: right;">37</p> <p>1 MR. PRISBY: That's a good idea.  2 CHAIRMAN BOHNEN: Good.  3 We are not at public comment  4 because we have one more item on our agenda but  5 it is getting late.  6 Is there anybody here that would  7 like to say something under the public comment,  8 please? Come on up to the podium if you will.  9 MR. WARREN: So my name is Greg Warren.  08:18PM 10 I live at 340 Hampton Place and my comments are  11 about the two houses on Oak Street. They are  12 truly magnificent houses and the best in  13 Hinsdale. So when I drive by them, I say to my  14 brothers, wow, they are amazing; just look at  15 that grand house. It seems like if someone  16 would have the money to tear down and rebuild a  17 new house, they have what it takes to renovate  18 it and make it better. So I really hope that  19 they choose to save these houses. Thank you.  08:19PM 20 CHAIRMAN BOHNEN: Thank you very much.  21 MR. GONZALEZ: Thank you.  22 MS. REENAN: Jennifer Reenan. So I'm a</p>



1 resident of 329 East Sixth Street, the Orland  
 2 Bassett house. I just want to go on the record  
 3 to saying I think this is heartbreaking that  
 4 these three homes might be torn down.  
 5 Just as that eloquent little boy  
 6 was saying, when we were looking to buy a house  
 7 in Hinsdale a few years ago, my husband and I  
 8 were fortunate enough to have a decent budget  
 9 and we looked at some spectacular homes. And  
 10 this neighborhood was very, very special. I'm  
 11 really, really afraid that if, you know, every  
 12 year we lose three or four houses like this, it  
 13 really is going to lose kind of that character  
 14 of what makes it special. And it is the  
 15 Historic District, which means it represents a  
 16 time in our Village, the history of our Village,  
 17 where traditional architecture sort of, you  
 18 know, where there is a lot of representations of  
 19 traditional architecture. And as we dilute  
 20 that, it becomes less historic.  
 21 So I think as a Village we have to  
 22 decide if this is something we really do want to

08:20PM

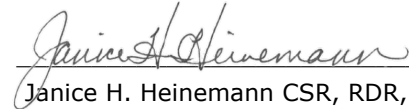
08:20PM

1 preserve, because if we don't, then we are kind  
 2 of wasting a lot of time here. And if we do, I  
 3 agree with whatever -- I don't know who she was;  
 4 but I think you guys should have more power,  
 5 more teeth, to determine what gets built, what  
 6 gets torn town, and what doesn't if the Village  
 7 so decides. So thank you.  
 8 CHAIRMAN BOHNEN: Thank you very much.  
 9 Appreciate your comments.  
 10 MR. PRISBY: Is this the kind of thing  
 11 we need to hear at the Plan Commission meeting,  
 12 which is I think where Cauley or a board trustee  
 13 sent this text just to have a turnout at that  
 14 Plan Commission meeting so that these  
 15 expressions could be heard.  
 16 CHAIRMAN BOHNEN: Correct. Okay.  
 17 Anybody else? You folks? No.  
 18 I'm going to back up then. We  
 19 won't have any more public comment. Thank you.  
 20 (Whereupon the further hearing of  
 21 the above-entitled cause was  
 22 continued sine die.)

08:21PM

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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

Historic Preservation Commission  
Title 14 Regulations Action Summary  
Review

REPORT OF PROCEEDINGS had and testimony  
taken at the continued hearing of the above-  
entitled matter before the Hinsdale Historic  
Preservation Commission at 19 East Chicago  
Avenue, Hinsdale, Illinois, on the 4th day of  
March, 2020, at 8:22 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. ALEXIS BRADEN, Member;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SHANNON WEINBERGER, Member;

MS. SANDRA WILLIAMS, via telephone, Member.



1       ALSO PRESENT:

2           MR. CHAN YU, Village Planner;

3           MR. MICHAEL MARRS, Village Attorney;

4           MR. MICHAEL D'ONOFRIO, Planning  
5           Consultant.

6                           \* \* \*

7           CHAIRMAN BOHNEN: We will take up our  
8       public meeting, which Michael Marrs, our  
9       Village Attorney, is going to talk to us about  
10      our Preservation Commission's Summary Review.

11           MR. GONZALEZ: I want to mention  
12      something. You will hear me say this over and  
13      over. There is no effort that I see, or very  
14      little, to maintain a house. They have these,  
15      like the young man said, these enormous budgets  
16      to tear down and rebuild, which it could  
17      actually be put into an existing home if they  
18      choose to. But it seems it's too cumbersome,  
19      difficult, call it whatever; but no difficult  
20      than actually designing a brand-new home from  
21      the ground up. I just feel it's just a quick  
22      dismissal of them coming, saying, We can't live

1 in it because -- for whatever reason; we have  
2 heard them all.

3 And then yet, what they are  
4 building, sometimes it's bigger than they say or  
5 sometimes it's more elaborate or whatever. But  
6 they can still work with the same existing  
7 structure, if they expand it, if they certainly  
8 update. But they could expand through their  
9 back yard, and they can work something out.

10 It's not like we are against, Hey, you can't add  
11 to it or make it as big as you like to the  
12 existing structure.

13 I always remember that one example  
14 we had a while ago, and I forget, it's the white  
15 wood house -- over, that was expanding  
16 backwards, southeast.

17 CHAIRMAN BOHNEN: 134 South Park?

18 MR. GONZALEZ: Yes. I thought they did  
19 a great job doing that.

20 CHAIRMAN BOHNEN: True.

21 MR. GONZALEZ: First it appeared to be  
22 odd, but they doubled the house going backward.

1 But yet, you wouldn't know anything from the  
2 streetscape. It blends in. It's like, really.

3 CHAIRMAN BOHNEN: Same thing with the  
4 Biggert house on 6th Street.

5 MR. GONZALEZ: Yes, yes. Okay.

6 CHAIRMAN BOHNEN: Well, renovation is a  
7 viable alternative. I think people are not  
8 knowledgeable in how to approach it. It  
9 probably hasn't been put forth much by local  
10 builders because local builders would rather  
11 start out with a blank canvas than build a new  
12 house. It's a lot easier than renovating so  
13 it's an educating process.

14 MR. PRISBY: We talk about getting in  
15 front of these things before they put pencil to  
16 paper. But really I think a lot of these people  
17 get into this with the mindset before they even  
18 purchase the property.

19 Julie made that very clear. They  
20 only looked at this house, this property, for a  
21 new home. They never even went into it. So  
22 that was the mindset before they purchased it.

1 How do you educate these people before?

2 CHAIRMAN BOHNEN: She's a home builder.  
3 That's what she does.

4 MS. WEINBERGER: Also, that real estate  
5 listing listed it or treated it like a teardown.

6 CHAIRMAN BOHNEN: Right.

7 MS. WEINBERGER: And that's another  
8 piece of the education puzzle that we really  
9 haven't tackled.

08:24:53PM 10 MR. PRISBY: Long before we are going  
11 to get involved. That's part of the problem. I  
12 don't know how you fix that.

13 MS. BRADEN: Do you think that's maybe  
14 the Realtors encouraging them, or is that  
15 homeowners? I do generally believe that the  
16 family who owned that home did want to see it  
17 standing so that's why I had asked the question.

18 And you know, I think she is a  
19 great builder. But I'm just not sure of the  
08:25:21PM 20 transparency there for that, that might be too  
21 harsh of a word.

22 MR. GONZALEZ: I think partly, John and

1 I spoke a while ago, we need more PR somehow.  
2 The word has to go out. Whether the Hinsdalean  
3 every other month, I don't know. And then in  
4 repetition, however, Facebook, Twitter,  
5 whatever. So thank you.

6 CHAIRMAN BOHNEN: Okay. Michael.

7 MR. MARRS: Thank you. As the Chairman  
8 said, I'm Michael Marrs, the Village Attorney.  
9 As you know, I'm not regularly here at your  
10 meetings so I appreciate the opportunity to be  
11 here today. I understand your last meeting you  
12 had some discussion and some legal issues that  
13 came up that you were looking for a little bit  
14 of guidance on, so I'm here to talk about that.

15 But first I did want to touch on  
16 the moratorium. You have mentioned it several  
17 times tonight that President Cauley talked last  
18 night about a possible moratorium on  
19 demolitions. I wanted to let you know I did  
20 receive direction from the Village Manager this  
21 morning to get to work on that. So I'm working  
22 on the public hearing notice, ordinance, and

1       those sort of things. I'm going to circle back  
2       to the moratorium in a minute because I do have  
3       a question for you relating to that.

4                   But my specific reason for being  
5       here, I was asked to address some of the  
6       comments you made at the last meeting regarding  
7       penalties for persons who propose a demolition  
8       and then either don't follow through on what  
9       they say they would build or don't build at all  
10       or build something completely different. I did  
11       watch your meeting, and you guys did have a very  
12       creative barnstorming session where you were  
13       tossing out a lot of ideas. So I just wanted to  
14       do my best to address the various things that  
15       you talked about, all of which have kind of  
16       varying degrees of legal acceptability, which  
17       we'll get into.

18                   So as to your basic premises of  
19       what you can do about demos where a person  
20       doesn't subsequently build or build something  
21       different, I'm going to break the properties in  
22       town down into three broad buckets. One being

1 the landmarked properties, the second being the  
2 ones in the historic districts, and the third  
3 being properties not in historic districts.

4 Landmarked properties are the easiest. You  
5 already have, as you know, a lot of control  
6 there.

7 For instance, you recently added a  
8 requirement for the application process where  
9 they have to bring to you as part of the  
10 application process their plans for what they  
11 are going to build once they tear something  
12 down. And that's a concept that makes a lot of  
13 sense because, whether you are doing a binding  
14 review for a landmarked structure or an advisory  
15 structure for a Historic Preservation  
16 contributing structure, you want to be able to  
17 see what's going to be built in its place so you  
18 can properly assess the advisability of a  
19 demolition, make suggestions about the proposed  
20 plans. Just as you are doing tonight, to try to  
21 get the best product you can for that historic  
22 district.

1                   But specifically in the case of  
2     landmarked structures, a Certificate of  
3     Appropriateness from you guys is binding, as you  
4     know. Along with that comes the power to attach  
5     reasonable conditions to any approval that you  
6     give, such as making that approval contingent on  
7     building exactly what they have shown now that  
8     you have the plans before you.

9                   In fact, you have existing language  
10    in your Historic Preservation Code which says,  
11    "A certificate of appropriateness shall be  
12    invalid if the plans approved by the Commission  
13    are changed, if any conditions of the  
14    Certificate are not satisfied, or if any  
15    building permit issued for the approved work  
16    becomes invalid. A certificate of  
17    appropriateness shall remain valid for a period  
18    of one year."

19                  Okay. So if they don't meet those  
20    time frames, they would have to come back to you  
21    for reapproval. Even if they want those same  
22    plans, I think we could say, You need to come



1 back, conditions in the immediate area might  
2 have changed, and we want to assess that even if  
3 we gave an approval before we make sure that  
4 it's still appropriate.

5 We could maybe even beef that up a  
6 bit to specify that the plans that we are  
7 talking about include these replacement  
8 structure plans and require that those plans be  
9 recorded, for instance; and that way we know  
10 that there is no mistake about what you guys  
11 have signed off on being built there; and even  
12 specify as part of that, that if no building, if  
13 they haven't built after a year, they would  
14 definitely need to come back to HPC. So  
15 overall, I think those are pretty decent tools  
16 for the landmarked structures that you already  
17 have in place.

18 And then you got into this concept  
19 of kind of penalizing people who demo and then  
20 don't follow through with either fines or  
21 penalties. And in that respect, it gets a  
22 little bit more problematic. First of all, when

1 we are fining or penalizing somebody, we are  
2 kind of starting from this baseline that they  
3 have done something wrong. Whereas in reality,  
4 there is kind of a variety of reasons why people  
5 may not eventually build. There may be people  
6 who, as you are concerned about, who are trying  
7 to game the system a little bit; but there are  
8 also just a lot of life reasons. People get  
9 divorced, family members die, financial  
10 circumstances change, markets go up and down  
11 whether it's real estate or not, jobs are lost,  
12 or people's minds just change, for a myriad of  
13 reasons. So the imposition of a penalty on  
14 people in some of those situations I think is  
15 somewhat problematic. As someone who has  
16 prosecuted a lot of municipal violations over  
17 the years, I can tell you that it would be  
18 extremely difficult for the Village to prove  
19 that someone was attempting to scam the Village  
20 or put one over on them when the owner claimed  
21 that any of those foregoing situations existed.  
22 So that's kind of tough, the judge is probably

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1 going to give them the benefit of the doubt in  
2 those situations.

3 So after we have the moratorium in  
4 place --

5 CHAIRMAN BOHNEN: Michael, if I may.

6 MR. MARRS: Yes.

7 CHAIRMAN BOHNEN: So we have lots that  
8 have been vacant in town for 10 years.

9 MR. MARRS: Okay.

08:31:41PM 10 CHAIRMAN BOHNEN: So some of the things  
11 you said, financial or divorce or whatever,  
12 certainly those things could occur. And yet,  
13 here we are looking at these vacant lots, the  
14 owners of those lots, whether by design or by  
15 actual circumstances, they are speculating on  
16 that land. They are doing nothing with it. The  
17 Village is getting tax revenue at a very low  
18 rate, and they are allowed to do nothing other  
19 than cover those lots up and grow grass.

08:32:13PM 20 So I understand what you are saying  
21 in terms of trying to pin the tail on the  
22 donkey, why a lot might stay vacant. But after

1 a period of years, there is an opportunity for  
2 that person, if they have financial  
3 difficulties, to sell that lot, to make sure  
4 that lot transforms into something other than a  
5 vacant lot.

6 I think the Village ought to have  
7 some teeth, some way of saying to somebody, if  
8 you, if after a period of such time, two years,  
9 whatever it is, you haven't been able to execute  
10 what you intended to do, then you have to put  
11 this for sale.

12 MR. GONZALEZ: Then if we can't -- I'm  
13 sure there is something we can work with as far  
14 as penalties. So there must be options. You  
15 can't just say, well, yeah, that won't work; but  
16 maybe there is something else we can do.

17 MR. MARRS: Right. So what I was about  
18 to say is after we get a moratorium in place, we  
19 can kind of dig into this further and try to be  
20 creative to get at the concern that you guys  
21 have and see what we can come up with. But I  
22 just wanted to address kind of off the top of my

1 head in terms of penalizing people in the  
2 fashion that was discussed, it's a little bit  
3 difficult.

4 But I understand the concern, you  
5 know, but we do have some legal limitations as a  
6 municipality in general and in a free market  
7 economy and also in being non-home rule. We  
8 don't have as much flexibility as a home rule  
9 community might.

08:33:41PM 10 CHAIRMAN BOHNEN: You do recognize that  
11 those lots -- and there are more than three or  
12 four of them around town, it's substantial --  
13 they would support multimillion dollar homes.

14 MR. MARRS: Okay.

15 CHAIRMAN BOHNEN: They are being taxed  
16 as raw land that effectively raises the taxes of  
17 every other taxpayer in town.

18 MR. MARRS: Sure. I understand that.

08:34:00PM 19 CHAIRMAN BOHNEN: Because the levy is  
20 the levy. So we all have to compensate for the  
21 fact that somebody has been allowed to sit on  
22 land for 10 years and do nothing with it.

1 MR. PRISBY: So everyone else is  
2 getting penalized.

3 CHAIRMAN BOHNEN: Yes.

4 MR. PRISBY: So there is a penalty  
5 indirectly.

6 MR. MARRS: Right. So we will look at  
7 that, and I understand the tax burden shifting  
8 to everybody else, and see if we can do anything  
9 with that. Like I said, we will look at ways to  
10 get at this issue; but I just wanted to give you  
11 my initial impression.

12 MR. GONZALEZ: I have got a question.  
13 Maybe that should change, the fact you have  
14 empty land being taxed so low, maybe you have to  
15 be taxed higher.

16 MR. MARRS: Okay. That is an issue  
17 that has to be addressed to the county assessor  
18 because we don't have any direct control over  
19 that.

20 MR. GONZALEZ: I see.

21 MR. MARRS: They set the rates for  
22 vacant land versus commercial versus

1 residential.

2 MR. GONZALEZ: I see.

3 MR. MARRS: All right. The second  
4 bucket of properties are those in the historic  
5 districts. And in these cases, you know that  
6 you are advisory only. You can vote no all day  
7 long on giving them a Certificate of  
8 Appropriateness; but at the end of day they have  
9 to file their application, they have to go  
10 through the process. But ultimately, once they  
11 go through that process, you and the Village in  
12 general, the way things are currently set up,  
13 don't have currently any ongoing control over  
14 them. And so we are kind of in that same  
15 situation, we can't penalize somebody for doing  
16 something that they have a right to do, whether  
17 they are demoing and not building, or they are  
18 building something other than they told you.  
19 You just, your authority that's been delegated  
20 to you ends at the time you issued that ruling  
21 on your Certificate of Appropriateness.

22 So again, we can look at this. But

1 I'm less optimistic on these than I am on the  
2 landmarked properties. Now, that can change.  
3 If we were to move in kind of the direction that  
4 President Cauley outlined last night where the  
5 HPC makes a recommendation on these demolitions,  
6 and then they go to the Village Board, for  
7 instance, and they have some final authority  
8 over them, then it becomes much more similar to  
9 the landmarked properties. We can require them  
10 to build according to the plans and those sort  
11 of things. And under state law, you have the  
12 ability to make these kind of binding decisions  
13 in historic districts if the Village Board  
14 decides to utilize those powers. Okay?

15 And the final bucket of properties  
16 you discussed are those outside the historic  
17 districts. There was some talk about, you know,  
18 what can we do there. You, as the HPC, don't  
19 have any jurisdiction over those. Same thing  
20 with the Village Board, really we can try to do  
21 some things regarding demolitions in those areas  
22 in the form of incentives, for instance. I know



1       that was brought up, incentives to try to keep  
2       the property. But again, we don't have a way  
3       legally to say you can't demolish structures  
4       there because we are outside the Historic  
5       Preservation process, and that's state law. We  
6       are a non-home rule community so we are kind of  
7       limited there. As long as they are complying  
8       with Village building codes, zoning codes, and  
9       their other codes, there is a lot of freedom to  
10      do what they want.

11               Getting into your methodology about  
12      penalizing people the amount of the lost taxes,  
13      as a non-home rule community, you have some  
14      limitations on the kind of penalties you can  
15      impose on people; one being a max of \$750 as a  
16      fine that you can fine somebody.

17               And finally, you talked about how  
18      to address properties where construction is  
19      commenced but it's kind of abandoned partway  
20      through or somebody doesn't finish. I feel we  
21      have processes in place to address those things  
22      through our building code, our enforcement.

08:38:21PM

1       There are other tools under state law that we  
2       can utilize in those cases. There is a  
3       demolition and repair statute where, if we are  
4       really concerned about something that's sitting,  
5       what we do as the attorneys is we get authority  
6       from the Village, we go into court. We send  
7       notices. We either force those people to finish  
8       it and repair it, or we can get the permission  
9       to take it down or, in some cases, to finish it  
10      if it's really close ourselves. And then we get  
11      to file super-priority liens, liens that are  
12      superior to other liens, on that property so  
13      that we recoup our cost when that's later sold.  
14      Okay? So those are the things that you brought  
15      up.

08:38:52PM

16                   I did want to talk a little bit  
17      about, I haven't been directly involved in your  
18      Title 14 changes, but I did have a -- Before we  
19      get into that, I had another suggestion off the  
20      top of my head as to how you can get more  
21      control was to widen up the manner in which  
22      properties can be landmarked. So in a number of

08:39:26PM

1 communities, properties can be nominated for  
2 landmark status by the HPC, by the Board, by  
3 people other than the owner. And here, in  
4 looking at it, to actually get a landmark you  
5 need the owner's consent. We have communities  
6 where properties are landmarked against owners'  
7 consent. They have to be notified. They have  
8 to have an opportunity to participate in the  
9 process. But if there are properties that are  
10 felt to be important in town and that you want  
11 to put through the landmark process, you could  
12 change your codes to give yourselves that power  
13 or the Board can, of course.

08:39:55PM

14 I'm dealing with one in another  
15 community right now where this guy has owned it  
16 for 30 years. It was landmarked against his  
17 wishes. He moans and complains every time he  
18 wants to do something about that, he didn't ask  
19 for this; but he's stuck with it. It's just the  
20 way it is because it's an important structure to  
21 the community.

22 MR. HAARLOW: Is that a home rule

1 community?

2 MR. MARRS: No. You can do that  
3 regardless of being --

4 MR. HAARLOW: You can do that without?

5 CHAIRMAN BOHNEN: I have an article on  
6 that.

7 MR. MARRS: All right. I also liked  
8 your ideas about creating incentives or facade  
9 improvement programs, different things that can  
10 help maintain, help people to financially want  
11 to keep things that you want to be preserved.  
12 Okay?

13 I had just a couple comments on the  
14 Title 14 changes. One of the things you guys  
15 suggested was HPC should review all applications  
16 for exterior improvements including painting  
17 regardless of whether a permit is required. I  
18 think that's a little problematic just from the  
19 point of view of what's going to trigger that if  
20 we don't have a permit. Now, one of the things  
21 that maybe we have talked about at staff based  
22 on some recent activity is to include painting

1 of some of the downtown buildings or others as  
2 something that may trigger a building code  
3 requirement, in which case we would have that  
4 trigger. But I just wanted to raise that is,  
5 standing alone, it's hard to say, well, any  
6 improvement is going to trigger this process  
7 because we are not going to know about all of  
8 them unless there is a permit.

08:41:22PM 9 You also say that at the Historic  
10 Preservation design advisory meeting the intent  
11 to this meeting is for the applicant to gain an  
12 understanding of the type of design elements the  
13 HPC would like on a new building. I was  
14 wondering if you had some specifics in mind, if  
15 those could be listed in the ordinance, kind of  
16 a general -- I know it's hard because each  
17 thing is different and fact-specific depending  
18 on the location. But just some general design  
19 concepts that you could express to give some  
08:41:47PM 20 people some guidance.

21 CHAIRMAN BOHNEN: Could we refer to the  
22 materials that we have on the website that came

1 out of the Design Review Commission?

2 MR. MARRS: Okay. Yes, that would be  
3 good.

4 CHAIRMAN BOHNEN: Would that work?

5 MR. MARRS: Sure.

6 MR. PRISBY: Did you see the  
7 applications? We actually created some  
8 applications.

9 MR. MARRS: I haven't.

08:42:02PM 10 MR. PRISBY: And that, what you are  
11 talking about is actually on those applications.

12 MR. MARRS: Okay, cool, that sounds  
13 great.

14 MS. WEINBERGER: I also like your  
15 question about why isn't the existing home  
16 working. I mean that's a piece of the --

17 MR. PRISBY: That's --

18 CHAIRMAN BOHNEN: It's on there.

19 MR. PRISBY: We are trying to save.

08:42:20PM 20 MR. MARRS: That's a great thing to  
21 ask, right?

22 MS. WEINBERGER: Yes.

1                   MR. MARRS: And the last thing I wanted  
2           to mention was you had some talk about the  
3           findings and timeframe for doing the findings.  
4           Consensus was to have findings read into the  
5           record as part of the approval/denial process  
6           the evening the matter is being considered.

7                   So there are a couple ways to do  
8           this. What we do with some commissions is to  
9           kind of try to predraft the findings. So in  
10          some cases, they have been through a number of  
11          meetings. We have a pretty good idea of what  
12          the general findings of the HPC might be, and  
13          you guys can kind of have those in front of you  
14          and tweak them as necessary as you are kind of  
15          finalizing your findings. So that's the good  
16          way to do it so that you can do it that evening.

17                  On important matters where you want  
18          to, there has been a lot of discussion, and you  
19          want to maybe be more thorough than you would  
20          with a routine application, I don't think you  
21          should bind yourself to approving them the night  
22          of. There may be cases where you want time for

1       them to be drafted. I just wanted to suggest  
2       that.

3               CHAIRMAN BOHNEN: Makes sense.

4               MR. MARRS: I'm happy to answer any  
5       other questions, but I appreciate the  
6       opportunity to talk to you guys.

7               CHAIRMAN BOHNEN: Well, thanks for  
8       waiting around, Michael. I appreciate it.

9               MR. MARRS: Sure.

08:43:36PM 10              CHAIRMAN BOHNEN: I think we are  
11       finally making some progress here.

12              MR. MARRS: Yes. It looks good.

13              CHAIRMAN BOHNEN: Good. Thank you very  
14       much.

15              MR. PRISBY: So, John, what would be  
16       the next step on this to get things like this  
17       implemented? Are we going to wait at this point  
18       until we see how this --

19              CHAIRMAN BOHNEN: I think the Board is  
20       ready to receive whatever we want to hand them.

21              MR. PRISBY: I know this whole  
22       moratorium discussion is going to Plan



1 Commission and then back to the Board of  
2 Trustees.

3 CHAIRMAN BOHNEN: That's a separate  
4 subject. Because your Title 14 rewrite is  
5 available, according to Michael D'Onofrio, if I  
6 may --

7 MR. D'ONOFRIO: The other Mike.

8 CHAIRMAN BOHNEN: The other Mike. I  
9 think we were saying that realistically we could  
10 do a first read at the March 17 Board meeting of  
11 our Title 14.

12 MR. PRISBY: I'm just wondering if they  
13 are tied together, if this is part of the  
14 changes that Tom Cauley talked about last night.

15 CHAIRMAN BOHNEN: My impression is that  
16 President Cauley wants to take the temperature  
17 of the community.

18 MR. PRISBY: Right.

19 CHAIRMAN BOHNEN: I don't know in what  
20 fashion he intends to do that.

21 MR. PRISBY: That's where I'm wondering  
22 if that information would be helpful for the

08:44:18PM

08:44:42PM

1 Title 14 changes, to gauge that appetite; and  
2 maybe something comes out of that that might  
3 affect what we are talking about. But at the  
4 same time, I want this like done tomorrow.

5 CHAIRMAN BOHNEN: We want to keep it  
6 moving.

7 MR. PRISBY: Right.

8 CHAIRMAN BOHNEN: I'm under the  
9 impression that taking the appetite of the  
10 community is a one-time current situation and  
11 would not be part of Title 14.

12 MR. PRISBY: Okay, fair enough.

13 CHAIRMAN BOHNEN: It's like when we  
14 voted to have the Robbins District become part  
15 of the National Register, that went out to the  
16 residents and they voted on it.

17 MR. PRISBY: Do you know, has there  
18 been talk yet -- it hasn't been 24 hours -- is  
19 that going to be the entire community or just  
20 the people in the District?

21 CHAIRMAN BOHNEN: I think it's the  
22 entire community.

1 MR. PRISBY: I hope so.

2 MS. BRADEN: To share their --

3 CHAIRMAN BOHNEN: The whole town.

4 MR. PRISBY: Because --

5 MS. BRADEN: Yes, they make up the  
6 community.

7 MR. PRISBY: I wasn't sure if that  
8 would really get limited to just the people in  
9 the District.

10 CHAIRMAN BOHNEN: Michael.

11 MR. MARRS: If I may, in talking to  
12 Mike, we were wondering if it might be -- Right  
13 now you just have this list of bullet points.  
14 Would it be beneficial for Mike to do the draft  
15 and for you guys to see the actual language  
16 before you moved it on to the Board?

17 CHAIRMAN BOHNEN: I think so, yes.

18 MS. WEINBERGER: Yes. Yes.

19 MR. PRISBY: Absolutely.

20 MR. MARRS: Because I have a feeling  
21 you guys are going to want to play around with  
22 it a little bit before you feel this is the

1 final product that we want approved, right?

2 Possibly.

3 CHAIRMAN BOHNEN: We felt we were in a  
4 footrace.

5 MR. MARRS: Right, but does the  
6 moratorium maybe take a little bit of the  
7 pressure off?

8 CHAIRMAN BOHNEN: Absolutely.  
9 Absolutely.

10 MR. MARRS: Okay.

11 CHAIRMAN BOHNEN: Absolutely.

12 MR. YU: So in that case, I don't know  
13 if we can make the March 17 Board meeting.

14 CHAIRMAN BOHNEN: It's not that  
15 important.

16 MR. D'ONOFRIO: You will want to see  
17 the changes in the context of the existing code  
18 and sign off on that before it goes to the  
19 Board. I just wanted to clarify that. So the  
20 next time you will see this, you will be seeing  
21 this, we will shoot for in the next regularly  
22 scheduled meeting.

1                   CHAIRMAN BOHNEN: Which is something we  
2     need to talk about, too, because we have Easter  
3     vacation coming in early April.

4                   MR. D'ONOFRIO: Whatever the Commission  
5     desires.

6                   CHAIRMAN BOHNEN: We have Easter  
7     vacations taking place in early April so we need  
8     to decide when our next meeting is. It will  
9     have to be a special meeting.

08:47:35PM 10                   But no, Mike, that's fine, and  
11     Mike. Mike and Mike.

12                   MR. PRISBY: If those are done prior to  
13     when the packages get delivered, I would love  
14     that in my hands as soon as it gets done.

15                   MS. WEINBERGER: I completely agree.

16                   MS. WILLIAMS: I agree, too.

17                   MS. WEINBERGER: It's really hard.  
18     There is always a big packet that takes our  
19     immediate attention, and I need time to just  
20     look at that.

08:47:59PM 21                   MR. PRISBY: I want to be able to, from  
22     an architect/builder perspective, to almost run

1       it through a couple of examples in the office.  
2       If I had to go through the process one more  
3       time, am I going to come up with something that  
4       I see in Title 14 that it really don't come  
5       across in the bullet points; but when we put it  
6       in the ordinance, it creates an issue. I'm  
7       going to need a little time to do that.

8               MR. D'ONOFRIO: Well, I'm going to need  
9       a little time, too. No. Your concerns are  
10       heard. I don't want to get something to Chan  
11       the day before. I will work my schedule and  
12       work with Chan in terms of how much time I'm  
13       going to need to draft this. Unfortunately or  
14       fortunately, I have other commitments so this  
15       isn't my only job; but I understand the  
16       importance of it. I would just as soon keep it  
17       moving along myself just because of my ability  
18       to kind of forget stuff.

19              CHAIRMAN BOHNEN: I think it's very  
20       poignant right now with all that's going on that  
21       we try and wrap this up.

22              MR. D'ONOFRIO: Right.

1                   CHAIRMAN BOHNEN:   Good.   Any further  
2   comments?

3                   MR. PRISBY:   Earlier --   I'm sorry.  
4   You are looking that way.   You talked about  
5   providing bullet points for 716 South Oak  
6   Street.

7                   CHAIRMAN BOHNEN:   Yes.

8                   MR. PRISBY:   Do we know what that date  
9   is?   Do we want to talk about what those are?   I  
10   have a couple notes that I really didn't have a  
11   chance to bring up that I did bring up with  
12   Julie at 641 South Elm.   I would really like to  
13   see, because of the lot situation, you are  
14   talking about the existing house as is right now  
15   on the overall lot.

16                  CHAIRMAN BOHNEN:   That's what  
17   Shannon --

18                  MS. WEINBERGER:   That's what I have  
19   been asking for.

20                  MR. PRISBY:   Then I can't remember what  
21   her name was that's talking about the trees.

22                               Chan, have they submitted for

1 permit for that, for 716 South Oak? Is that in  
2 for permit?

3 MR. YU: That almost sounds like  
4 comments by the forester. So yes, I think so.  
5 I can't confirm.

6 MR. PRISBY: If it hasn't gone in for  
7 permit, they wouldn't have drawings with tree  
8 preservations on there for review yet.

9 MR. YU: Right.

08:50:11PM 10 MR. PRISBY: That's why I want to know  
11 where we were in the process of what we were  
12 reviewing for that property. It sounds to me  
13 like they have finished construction documents.  
14 When they were talking, it didn't sound like  
15 they were 100 percent finalized, zeroed in, at  
16 which point the Village would not have a  
17 submittal that showed trees.

18 I find it very hard to believe,  
19 knowing John Finnell, as I have, in dealings  
20 with him over the last, what, couple of  
21 decades -- right? -- that he would ever allow a  
22 parkway tree to be touched without significant



1 funds.

2 CHAIRMAN BOHNEN: I agree.

3 MR. PRISBY: I think it's like a  
4 \$25,000 fine per tree if something comes down.  
5 So I think a lot of people get confused with the  
6 tree ordinance. They look at trees coming down  
7 and they think that the preservation is going to  
8 save all these trees. As you know next door, it  
9 has nothing to do with trees on the site. It's  
10 the parkway trees and anything within 25 feet of  
11 that property. So she may have seen trees that  
12 appeared to be in the parkway that were actual  
13 trees onsite, and there is nothing any of us can  
14 do.

15 CHAIRMAN BOHNEN: It might be hard to  
16 determine parkway over there.

17 MR. PRISBY: Could be.

18 CHAIRMAN BOHNEN: Because I'm not sure  
19 where we have sidewalks.

20 MS. BRADEN: We have sidewalks.

21 CHAIRMAN BOHNEN: Both sides?

22 MR. HAARLOW: There are sidewalks

1 particularly in that district. They are not  
2 always corresponding to the parkway. I know  
3 that on 6th Street, for example, the Village  
4 maintains, John Finnell maintains two massive  
5 trees on the north side of 6th between Park and  
6 Garfield that are inside fences.

7 CHAIRMAN BOHNEN: Really.

8 MR. HAARLOW: But they are on public --  
9 So technically that's why the Village maintains  
10 them. Yes. So you can't rely on the sidewalks  
11 alone to say that's parkway and that's not.

12 CHAIRMAN BOHNEN: Just as an aside, in  
13 our tree ordinance or in our Zoning Code, if  
14 somebody like the gentleman next door to me took  
15 down 20 trees on his site, he has no requirement  
16 to plant anything there?

17 MR. PRISBY: Nothing. So part of the  
18 issue of the ordinance -- And I don't mind  
19 sharing this with everyone. When we draw  
20 something architecturally and we are going to  
21 submit for permit, let's say, for an addition or  
22 a new home, and we are going to be forced to go

1 through tree preservation.

2 A couple things you can do. One,  
3 on property, I can show every tree coming down  
4 and may come down. I get a permit for that.  
5 There is nothing anybody can say for that. Now,  
6 if I decide I want to leave a few up, I have to  
7 go through the process of showing how I'm going  
8 to protect that tree, what kind of tree it is.  
9 I have to pay for the service. I have to then  
10 put fencing up around it, maintain it throughout  
11 construction. There is a lot that goes on.  
12 Well, guess what, if I just show it coming down  
13 and it happens to stay, everybody is happy; and  
14 I didn't have to do anything. That's how the  
15 ordinance is written. And yes, I think it's  
16 ridiculous.

17 We everyone thinks we have this  
18 tree preservation ordinance, it's not for your  
19 particular property. There is nothing that says  
20 you take it down, you have to replace it with  
21 something. Take it all down, Mr. T the whole  
22 lot as they say. Right? And then do whatever

1       you want after that.

2                   MS. BRADEN:   You can't touch anything  
3       in California.

4                   MR. PRISBY:   They are trying to  
5       preserve -- Our complaints that people had  
6       decades ago were trees that were very close to  
7       the property line, especially oak trees, which  
8       are easily damaged, were dying because of the  
9       construction of teardowns that were happening  
10      next to them.

11                   CHAIRMAN BOHNEN:   Sure.

12                   MR. PRISBY:   If it was within 25 feet  
13      and it was over 6 inches around and 6-feet high,  
14      they qualified for the tree preservation and you  
15      had to protect them.

16                   Like on your property, if something  
17      is near or within that 25 feet, they are  
18      supposed to come in with an arborist, treat the  
19      roots, check the tree, maintain it throughout  
20      construction, just to make sure that they are  
21      not damaging your tree. That's the key to the  
22      preservation act. And of course, John Finnell

1 is the forester.

2 CHAIRMAN BOHNEN: Okay.

3 MR. PRISBY: Fortunately, we don't deal  
4 with the whole tree preservation. But I believe  
5 we are going to be talking about some trees as  
6 part of the Title 14 changes because they are  
7 important, as they say, tonight. They do affect  
8 the streetscape.

9 CHAIRMAN BOHNEN: Well, to your point  
10 about the punch list that we are going to  
11 provide to the applicant for 716 South Oak  
12 Street, would it not make more sense for us to  
13 go back to our homes and think about this for a  
14 few days and then submit a list and compile it?

15 MR. PRISBY: I think it's a great idea.  
16 I was going to suggest kind of look at their  
17 notes and remember the meeting and just send  
18 somebody --

19 CHAIRMAN BOHNEN: Just be careful with  
20 the Open Meetings Act. I mean everybody can  
21 come up with the list.

22 MR. PRISBY: Send something to you and

1 copies to Chan?

2 MS. BRADEN: Hopefully we can have the  
3 opportunity to walk through.

4 CHAIRMAN BOHNEN: I would love to see  
5 that.

6 MR. GONZALEZ: The fact that they cut  
7 the power and all that, things will deteriorate  
8 very quickly. It wouldn't surprise me that they  
9 would let it just, you know, fall apart and have  
10 holes in the roof; and you know what happens.  
11 So that might be a game plan that they might be  
12 considering, let's just say that.

13 MS. BRADEN: That's right.

14 CHAIRMAN BOHNEN: Okay. Is there  
15 anything else we need to talk about?

16 MR. HAARLOW: Just one question. And  
17 this, Michael, this relates to what you were  
18 saying. So in terms of landmarked properties --

19 CHAIRMAN BOHNEN: Locally landmarked.

20 MR. HAARLOW: Locally landmarked,  
21 right, where we had the most -- I don't know  
22 if, Chan, you know answer to this or maybe

1 Shannon, you do, or Sandy, you may know. How  
2 many of those do we have in the two districts?

3 MS. WEINBERGER: Oh, in the two  
4 districts?

5 CHAIRMAN BOHNEN: 15, 17.

6 MS. WEINBERGER: No, in the actual two  
7 districts?

8 CHAIRMAN BOHNEN: Downtown and Robbins?

9 MS. WEINBERGER: I think it's --

08:56:22PM 10 MS. WILLIAMS: No. I don't know the  
11 exact number.

12 MR. HAARLOW: Do we know, if we leave  
13 downtown aside, do we know what's in Robbins  
14 District, how many we have?

15 MS. WEINBERGER: Not off the top of my  
16 head. But, Sandy, didn't Bob just tell us in  
17 one of his emails?

18 MS. WILLIAMS: Yes, I think so.

19 MS. WEINBERGER: I can get it to you  
20 easily. There aren't very many landmarked homes  
21 to begin with so it would be pretty easy to find  
22 that out quickly. I mean to me, to your

1 point --

2 MS. WILLIAMS: I think they are all  
3 listed somewhere on the Village website also.

4 MS. WEINBERGER: They are. To your  
5 point, then really our charge, once we can start  
6 breathing after this is, the ordinance is in  
7 place, is an effort to start landmarking again  
8 because there are some beautiful houses outside  
9 of the Historic District that can go down  
10 immediately which, you know, is frightening  
11 because we have got a couple that are there now  
12 so --

13 CHAIRMAN BOHNEN: That's why with the  
14 tax freeze incentive, we thought we would -- a  
15 byproduct of that could be landmarking. In  
16 other words, you have to landmark. But now when  
17 Michael brings up the remark about third party  
18 landmark, I do have an article on that; and  
19 that's another option.

20 MS. WILLIAMS: That's a difficult one.

21 CHAIRMAN BOHNEN: I'm sorry? There  
22 will be a lot of surprises for that one.



1 MR. GONZALEZ: That will be our next  
2 step.

3 CHAIRMAN BOHNEN: Okay. Anybody else?

4 MR. PRISBY: No.

5 MR. GONZALEZ: One hurdle at a time.

6 CHAIRMAN BOHNEN: Are we good for the  
7 evening?

8 Okay. No further comment. Can I  
9 have a motion to adjourn, please.

10 MS. WEINBERGER: I move to adjourn.

11 CHAIRMAN BOHNEN: Second, please.

12 MR. GONZALEZ: Second.

13 CHAIRMAN BOHNEN: All in favor?

14 (A chorus of ayes.)

15 \* \* \*

16 (Whereupon the hearing ended  
17 at 8:58 p.m. and was  
18 continued sine die.)

19


20

21

22

DSTATE OF ILLINOIS)  
COUNTY OF DU PAGE ) ss.

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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