



## MEETING AGENDA

**MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Wednesday, March 4, 2020  
6:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
19 E. CHICAGO AVENUE, HINSDALE, IL  
(Tentative & Subject to Change)**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES** – Review and approval of the minutes from the February 5, 2020 HPC meeting.
- 4. SIGN PERMIT REVIEW**
  - a) Case A-05-2020 – 14 W. Hinsdale Ave. – Guaranteed Rate – 1 New Wall Sign and 1 New Projecting Sign
  - b) Case A-06-2020 – 35 S. Washington St. – Berkshire Hathaway – 2 Wall Sign Updates
- 5. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS**
  - a) 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.
  - b) 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.
  - c) 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.
- 6. PUBLIC MEETING**
  - a) Historic Preservation Commission Title 14 Regulations Action Summary Review
- 7. PUBLIC COMMENT**
- 8. OTHER BUSINESS**
- 9. ADJOURNMENT**

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Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

February 5, 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 February 5, 2020, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Gonzalez,  
Commissioner Braden and Commissioner Haarlow  
Absent: Commissioner Weinberger and Commissioner Williams  
Also Present: Chan Yu, Village Planner and Mike D’Onofrio, Planning Consultant

**Minutes – January 13, 2020**

Chairman Bohnen introduced the minutes from the January 13, 2020, meeting and asked for any comments.

Commissioner Prisby requested that box 20, line 17, should state “newel post” rather than “new post”.

With no additional comments, the HPC **unanimously approved** the minutes for the January 13, 2020, HPC meeting, 5-0, (2 absent).

**Sign Permit Review**

Case A-38-2019 – 10 E. First Street – Turkoise – 1 New Wall Sign

The business owner introduced herself and the proposed new wall sign for 10 E. First Street.

Chairman Bohnen asked if the sign background is something the applicant painted.

The applicant responded yes, because the metal was very scratched and an ugly charcoal black, and painted it a brighter white.

Chairman Bohnen asked Chan about his concern if whether the entire white background counts towards the sign area.

Chan replied that the white background is part of the building façade, and if the proposed text was removed, it would still remain as part of the building façade. To this end, it is not counted towards the square footage of a signage backing.



Commissioner Gonzalez asked what the material is beneath the proposed sign near the ground.

The applicant responded there is brick on the bottom and the top part is tin, and showed an example of how thick the sign lettering would be.

Commissioner Braden recommended that the sign be broken up since it appears the text and logo gets lost in the white space. She referenced the business next door and its border around the wall sign as a potential idea.

The applicant appreciated the feedback and wasn't sure if that was allowed, and added that she would love to add a black border.

Commissioner Prisby asked how locked into the white is the applicant.

The applicant responded fairly locked into the white for the contrast and cheerful vibe it gives off. She also referenced the jewelry store across the street and thought it was elegant and classy. Additional references to surrounding paint colors ensued.

Commissioner Prisby offered an illustration of a border around the text, which the HPC generally supported.

The applicant thanked the HPC for the border recommendation would like to move forward with it.

With no additional comments, the HPC **unanimously recommended approval** for the sign, with the suggested black border, 5-0, (2 absent).

### **Sign Permit Review**

Case A-03-2020 – 8 E. Hinsdale Ave. – Coldwell Banker – 1 Awning Sign Update

Chairman Bohnen briefly reviewed the scope of this sign application.

The sign contractor clarified that the awning color would change from blue to black in color.

Chairman Bohnen clarified that removing the window sign is part of the condition for approval.

Chan replied correct.

Chairman Bohnen expressed that this is a straight forward request to replace the awning with a minor text revision.

With no additional comments, the HPC **unanimously recommended approval** for the sign, as submitted, 5-0, (2 absent).

### **Public Meeting**

Case A-46-2019 - 24 W. Hinsdale Ave. – Michael Abraham Architects – Major Adjustment to approved Exterior Appearance for new storefront façade (Initial Application Case A-18-2019).

At the February 5, HPC public meeting, Chairman Bohnen gave a brief history of the subject property and applicant. The building owner, Mr. Rino Burdi, and the architect, Mr. Michael Abraham, gave a comprehensive review of the events leading up to the major adjustment to exterior appearance/site plan application. Mr. Burdi and Mr. Abraham responded to questions by the Commission.

**Please refer to Attachment 1, for the transcript for Public Meeting Case A-46-2019**

A motion to continue the application until the results on the stain removal can be presented, was **unanimously approved**, 5-0 (2 absent).

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

Mr. Mike D'Onofrio introduced and reviewed the Title 14 regulations agenda item, and summarized the subsequent recommendations of the HPC discussions.

**Please refer to Attachment 2, for the transcript for Title 14 Regulations Action Summary Review.**

### **Adjournment**

The HPC unanimously agreed to adjourn at 8:17 PM on February 5, 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: )  
 )  
Case HPC A-46-2019 - 24 W. Hinsdale Ave )  
Michael Abraham Architects - Major )  
Adjustment to approved Exterior )  
Appearance for new storefront facade )  
(Initial Application Case A-18-2019). )

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 5th day of February, 2020, at  
6:34 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
MR. FRANK GONZALEZ, Member;  
MR. BILL HAARLOW, Member;  
MR. JIM PRISBY, Member;  
MS. ALEXIS BRADEN, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Planning</p> <p>4 Consultant;</p> <p>5 MR. MICHAEL J. ABRAHAM, Principal,</p> <p>6 Michael Abraham Architecture;</p> <p>7 MR. RINO BURDI, building owner;</p> <p>8 MS. MILENA RALEVA, owner's assistant;</p> <p>9 MR. CHARLES HARTLEY.</p> <p>10 * * *</p> <p>11 CHAIRMAN BOHNEN: Now we are going to</p> <p>12 do a couple of public meetings. And if those of</p> <p>13 you that intend to speak, please, would stand</p> <p>14 and be sworn in so that we can have you on the</p> <p>15 record. We'd ask that when you come to the</p> <p>16 podium, please speak into the microphone so the</p> <p>17 throngs of people at home can hear you.</p> <p>18 (Mr. Abraham, Mr. Burdi, Ms. Raleva,</p> <p>19 and Mr. Hartley sworn.)</p> <p>20 CHAIRMAN BOHNEN: The first public</p> <p>21 meeting is Case A-46-2019, 24 West Hinsdale</p> <p>22 Avenue, Major Adjustment to approved Exterior</p>	<p style="text-align: center;">4</p> <p>1 I know that I didn't feel -- Like maybe I</p> <p>2 should have been here, and I was out of the</p> <p>3 country; I needed to let you guys know what</p> <p>4 happened.</p> <p>5 Basically, I kind of put a</p> <p>6 presentation together. I think you are going to</p> <p>7 understand because everybody adheres to this</p> <p>8 kind of how this all happened to me. You would</p> <p>9 kind of be on the same track as me. I'm not</p> <p>10 kidding, I'm surprised I have any hair left.</p> <p>11 Basically, you know, from the very</p> <p>12 beginning, this building -- It's an old</p> <p>13 building, you know. And as I was unraveling the</p> <p>14 layers -- And it keeps happening to me, and it</p> <p>15 happens every day. But basically, I mean you</p> <p>16 can see from some of the pictures, these were</p> <p>17 the ones that were taken when I first bought the</p> <p>18 building or I was looking at the building.</p> <p>19 And that's the date that it was</p> <p>20 right there, December 1. That cladding there,</p> <p>21 and you can -- It's a shame because you can see</p> <p>22 from the top of that brick water would just</p>
<p style="text-align: center;">3</p> <p>1 Appearance for a new storefront facade in the</p> <p>2 historic downtown district. Thank you.</p> <p>3 So by way of background, the</p> <p>4 applicant came before us for their signage three</p> <p>5 meetings ago, I believe it was, and presented to</p> <p>6 us the facade of the new business venture. And</p> <p>7 somewhere along the process things have changed,</p> <p>8 and so now the applicant is coming back before</p> <p>9 us. And you have been to the Plan Commission,</p> <p>10 or you are going to the Plan Commission?</p> <p>11 MR. ABRAHAM: We have been. That's why</p> <p>12 we are here.</p> <p>13 CHAIRMAN BOHNEN: You have been to the</p> <p>14 Plan Commission, and now you are before us.</p> <p>15 MR. ABRAHAM: Right.</p> <p>16 CHAIRMAN BOHNEN: All right. So who</p> <p>17 would like to begin speaking?</p> <p>18 MR. BURDI: I think I would like to</p> <p>19 start. Basically, more so, I'm Rino Burdi, I'm</p> <p>20 the owner of 24 West Hinsdale. I think just a</p> <p>21 lot of like stuff kind of like happened in this</p> <p>22 mix-up for me. I never, you know, I came here,</p>	<p style="text-align: center;">5</p> <p>1 spill down and was coming down all over the side</p> <p>2 deteriorating. You could actually see through</p> <p>3 that hole there. Okay.</p> <p>4 So when I bought this building, I</p> <p>5 knew I had to do some work. It was like, that</p> <p>6 was known; and to where I wanted to get it to</p> <p>7 where I need it to be would, you know, it's</p> <p>8 going to take a while. It's going to take a lot</p> <p>9 of money. It's going to be, what I wanted to do</p> <p>10 always from the very beginning, I wanted to do</p> <p>11 something special. And even from the time I</p> <p>12 came to you guys, I even told you, I want to do</p> <p>13 something special.</p> <p>14 I hired Michael for a reason.</p> <p>15 Michael doesn't come inexpensively, but he does</p> <p>16 the best. I really wanted to create something</p> <p>17 really special here and to show you that I want</p> <p>18 to do something special here. We took this</p> <p>19 basically, this building, and put in all this</p> <p>20 love. Everything was done by hand. Everything</p> <p>21 that kind of like you see here wasn't chiseled</p> <p>22 off by a jackhammer. This was done by hand, you</p>

<p style="text-align: center;">6</p> <p>1 know. These are professionals. These guys have  2 been around for a long time. I have their  3 affidavit.  4               What they used, I know that was  5 thrown around, maybe they used concrete to do  6 the mortar. And this is basically the mortar  7 that they used. I have got affidavits stating  8 that. But I kind of want to just take you  9 through the process and some of the things that  10 I had to deal with. I mean this has been a love  11 thing, you know. But in the same token, a lot  12 of unforeseen and a lot of burden and a lot of  13 hardship; and it just keeps getting that way.  14               So I never planned on painting this  15 building or staining this building. I chose the  16 stain only for one reason because it was  17 translucent. I wanted to see the brick. I  18 didn't come here to say, oh, you know, I  19 thought, you know, it would look cool as a black  20 building. Believe me, and with all the problems  21 I have had, because I have stained this  22 building, I did not foresee any of that. I did</p>	<p style="text-align: center;">8</p> <p>1 from the very back to the front of this building  2 is very out of plumb. And all these things,  3 it's not a landmark. I asked Robb McGinnis,  4 Hey, look, I'm buying this building, I know it's  5 old; do I have any issues, is it a landmark, is  6 it historic?  7               No. So, again, why would I think  8 of any of this stuff being a problem for me?  9 Milena just injected these in there. These are  10 some of the buildings that kind of gave me like,  11 hey, you know what, if we were to stain this,  12 would this be something that can come out  13 pleasing.  14               And I think it was you, Alexis,  15 that actually said this meeting that I watched  16 on -- We paid, I mean just to tell you, how to  17 show you that none of this really made any sense  18 to me. I paid to have the signage in black  19 metal, you know, that seal was done.  20               And to your point where you won't  21 even see that, but I paid for that already.  22 This was something that came out after, after we</p>
<p style="text-align: center;">7</p> <p>1 not want any of it.  2               And if you look at -- And you will  3 see the video comparing my stain, comparing even  4 just to my next-door neighbor. I didn't know  5 that I couldn't stain it or paint it. The guy  6 to the right of me is painted. The guy to the  7 left of me is painted. There is painted  8 buildings all over in Hinsdale and black  9 buildings and white buildings, and I did not  10 know that I had to have an approval. I didn't  11 know that I had to come here and say, Hey, I  12 think I'm going to stain this building. I just  13 want to get it to aesthetically pleasing because  14 I had all these grout lines and mortar lines.  15               And yes, I know, I wish I knew  16 Frank. I talked to Frank for a while and he  17 does really know his stuff, but at the time I  18 didn't know him. We used a professional. We  19 thought we did it correctly. And you know, when  20 you see the videos, and you will see kind of  21 like how we got to this point.  22               This building is so out of plumb</p>	<p style="text-align: center;">9</p> <p>1 had started this whole project and came to this  2 problem, why I'm standing here today.  3               But here's a video kind of just  4 showing you how unplumb we are in this building.  5 And from back to front, it's just --  6               MS. RALEVA: Not available. I can't  7 play the video.  8               MR. GONZALEZ: I believe you, they are  9 all out of plumb. You don't have to convince  10 me.  11               MR. BURDI: You are absolutely right.  12 But here's the problem, there is a video here.  13 And you can walk in the building yourself.  14 Where from maybe that door to the front of that  15 door there is more than one brick difference,  16 and this is inside my store.  17               MS. BRADEN: I walked through this  18 morning.  19               MR. BURDI: Okay, thanks. I'm talking  20 about on the inside because it's still visible.  21 That part is not painted.  22               MS. BRADEN: They let me in.</p>

<p style="text-align: center;">10</p> <p>1 MR. BURDI: Oh, they let you in?</p> <p>2 MS. BRADEN: They were very nice.</p> <p>3 MR. BURDI: So there is this wall that</p> <p>4 we kind of did this work on. But it's</p> <p>5 definitely shorter on one side than the other.</p> <p>6 You can't just put slivers. We had to do it</p> <p>7 through mortar, and that's kind of like what we</p> <p>8 were having on the outside.</p> <p>9 But a lot of the problems that we</p> <p>06:55:52PM 10 had we didn't even know until we -- what is that</p> <p>11 called -- like mortared the joints and mortared</p> <p>12 the holes that were left after the canopy was</p> <p>13 taken down. And the things that were a dime</p> <p>14 size became a nickel size and then a quarter</p> <p>15 size. So there were problems everywhere.</p> <p>16 And I came here really because it's</p> <p>17 truthful. I wanted to let you know and hear my</p> <p>18 voice that I didn't do it to deceive anybody. I</p> <p>19 came, you know, I did this because I had a real</p> <p>06:56:21PM 20 issue. Everything I do is with passion. I want</p> <p>21 it done exactly right. I want it done, you</p> <p>22 know, and I hired the best. It's not like, you</p>	<p style="text-align: center;">12</p> <p>1 all blew up in my face when I was gone.</p> <p>2 So actually I'm going to turn it</p> <p>3 over to Milena because she did all the calling</p> <p>4 for me.</p> <p>5 MS. RALEVA: Hi. Good evening. So</p> <p>6 Frank's plan, he had a fix for us. We would</p> <p>7 strip the stain and go about fixing the brick.</p> <p>8 And his plan was hire Midwest Maintenance, that</p> <p>9 was one of the contractors on his presentation,</p> <p>10 and use the Prosoco products.</p> <p>11 So I reached out, I got Midwest</p> <p>12 Maintenance involved. They were ready. They</p> <p>13 went and purchased the Prosoco products that</p> <p>14 Frank had mentioned at that Plan committee</p> <p>15 meeting. And then just as we are about ready to</p> <p>16 execute, Mr. Gonzalez follows up and says, Wait,</p> <p>17 wait, wait, Prosoco has to do the test; you</p> <p>18 cannot just have these contractors do it.</p> <p>19 MS. BRADEN: On the sample of brick?</p> <p>06:57:52PM 20 MS. RALEVA: On the sample.</p> <p>21 MS. BRADEN: Do they use the same</p> <p>22 sample as what was on the building?</p>
<p style="text-align: center;">11</p> <p>1 know, again, I didn't know Frank. Frank makes a</p> <p>2 lot of great arguments.</p> <p>3 I even said, you know what, I was</p> <p>4 in Italy when you guys all showed up at this</p> <p>5 board meeting.</p> <p>6 MR. GONZALEZ: Got my name up there,</p> <p>7 thanks. You are doing all the talking this</p> <p>8 time.</p> <p>9 MR. BURDI: So I know Frank showed up</p> <p>06:56:51PM 10 and said we could have done it this way, and he</p> <p>11 was absolutely right. And he gave us some</p> <p>12 recommendations of how to get it off if we</p> <p>13 could.</p> <p>14 So from Italy, I tell Milena, Get</p> <p>15 on that. You know, Call these people that he's</p> <p>16 talking about and let's get this going. Okay?</p> <p>17 And by the way, I missed that</p> <p>18 meeting. I was ready to stay here. I called</p> <p>19 everyone. I even talked to Cauley. I talked to</p> <p>06:57:18PM 20 everyone. They all told me, Don't worry about</p> <p>21 it, it's just a formality. It's all going to</p> <p>22 work out, don't worry. Well, it, obviously, it</p>	<p style="text-align: center;">13</p> <p>1 MS. RALEVA: So we went about this</p> <p>2 testing phase, and we were going to have Midwest</p> <p>3 Maintenance do the test to see if this can be</p> <p>4 stripped. However, Frank said at one of the</p> <p>5 email exchanges that we could not have Midwest</p> <p>6 Maintenance, we have to wait for Prosoco, the</p> <p>7 vendor of that product, to do the test.</p> <p>8 And then following that, it turned</p> <p>9 out that the test has to be executed at</p> <p>06:59:01PM 10 50-degree weather. So we then looked into</p> <p>11 tenting the test. And then we heard from Robb</p> <p>12 McGinnis that we would have to allow 36-inches</p> <p>13 sidewalk space for pedestrians, which is not</p> <p>14 possible, because where the stained portions of</p> <p>15 the bricks in that building are there are trees</p> <p>16 on the sidewalk. So if we were to create a</p> <p>17 tent, there would not be any space for</p> <p>18 sidewalk --</p> <p>19 MR. BURDI: Use.</p> <p>06:59:33PM 20 MS. RALEVA: Yes.</p> <p>21 MS. BRADEN: Could I just interject</p> <p>22 real quick. And I'm so sorry if I'm</p>

<p style="text-align: center;">14</p> <p>1 backtracking a bit. But prior to applying the  2 stain, did you use a sample of the same material  3 to see how dark it would be?  4 MR. BURDI: Yes. As a matter of fact,  5 we had diluted it because I wanted see the  6 brick; that was always my intent. Actually the  7 vendor brought out other paints and whites and  8 this and that. I really genuinely wanted to see  9 the brick. The brick was important to me. It  10 always had been. And right now, too bad you  11 don't see this, because if you do see side by  12 side my neighbors' versus mine, you can clearly  13 see my brick.  14 I didn't know that we weren't going  15 to be able to take it off, not putting it up and  16 thinking like, oh, by the way, just in case, I  17 might be able to take this down. Who does that?  18 I mean I bought this system because I liked the  19 way it looked. I thought it was fixing my  20 problem with all the -- It looked like World  21 War III out there. And I'm sorry, that's not  22 how I operate. I want to present myself in a</p>	<p style="text-align: center;">16</p> <p>1 that we just left it be. Like if you looked on  2 the inside, and you were there, we have steel  3 columns now holding up that front wall that has  4 pins, these giant screws basically, going from  5 the steel all the way through into the brick;  6 and that has some sort of bonding agent that  7 expands and fills any void and creates a  8 one-piece unit. That was all done through a  9 structural engineer that I had no idea that we  10 had to do.  11 MS. BRADEN: Sure.  12 MR. BURDI: Again, thinking we need a  13 new roof, got to replace the windows. This is  14 my life since I bought this place. I'm not here  15 to complain because I love my building, but it's  16 constant. And I didn't mean to come -- And I'm  17 here basically to tell you I didn't come out  18 here to deceive you.  19 This is something that it happened  20 to me. And you know what, I was ready to take  21 that stuff off or try to take it off. I didn't  22 know that it wasn't going to be able to be</p>
<p style="text-align: center;">15</p> <p>1 way, and that's who I am.  2 MS. BRADEN: I think for this, it's a  3 contributing structure in the historic district  4 so we always like to look at how that affects  5 the streetscape.  6 MR. BURDI: Absolutely.  7 MS. BRADEN: And I appreciate you  8 taking the canopy down because I think that the  9 building actually looks more historic with the  10 canopy gone. And I understand, my hang-up here  11 is, once that canopy was down, it would be with  12 the understanding that there would be holes and  13 patchwork needed to do. When I looked at it  14 today, I still see holes that haven't been  15 filled. So I think I'm just --  16 MR. BURDI: Those holes are from when  17 they put that blade up there. In order to lift  18 those blades, those were anchored to the front  19 of that. I've got them on my phone. I think  20 you should see what we are talking about. What,  21 you know, like how much a structural engineer  22 went into fixing that front wall. It wasn't</p>	<p style="text-align: center;">17</p> <p>1 removed. We did get a letter. We had  2 specialists comment, saying it's not going to  3 come off. You know?  4 The other thing is that, you know,  5 the historic part of this building -- And I'm  6 so glad that, you know, Mr. Hartley showed up on  7 his own. I didn't ask him to come. He  8 surprised me here today.  9 But I think just to kind of tell  10 you who I am as, you know, like as part of this  11 community now, anybody that I have come into  12 contact, I am here, I'm real, I want to be  13 somebody good in the community, not somebody  14 that's going to hurt the community. And thank  15 you, Mr. Hartley, for showing up today.  16 MR. HARTLEY: You're welcome.  17 MR. BURDI: But I know I have bought  18 things. I have gone into John Bohnen's store.  19 Brian is doing a ton of work for me. So you can  20 ask him how I have treated him. I treat  21 everybody -- Avi from down the street. So it's  22 not just coming in and spending money in my</p>

<p style="text-align: center;">18</p> <p>1 building. It's also about being a part of this</p> <p>2 community. I didn't, you know --</p> <p>3 MS. BRADEN: Right.</p> <p>4 MR. ABRAHAM: Maybe you could head it</p> <p>5 up in terms of investigating removing the stain.</p> <p>6 MS. RALEVA: So going back to the plan,</p> <p>7 I reached out to Prosoco directly because we</p> <p>8 were going to have a 52-degree weather day on a</p> <p>9 Sunday. I wanted see if they can schedule a</p> <p>10 field test for us. So I spoke to two of their</p> <p>11 specialists. And when I told them that we had</p> <p>12 used this NawTone product, they basically said,</p> <p>13 no, the heavy-duty stripper will not help you.</p> <p>14 It is for paint that would be on the surface of</p> <p>15 the brick.</p> <p>16 So then I have an email exchange</p> <p>17 here with Ken Hatfield that says exactly that,</p> <p>18 they do not --</p> <p>19 MR. GONZALEZ: I know a lot of people</p> <p>20 from Prosoco. Where is he based from?</p> <p>21 MS. RALEVA: I am not too sure.</p> <p>22 MR. GONZALEZ: He may not be here. He</p>	<p style="text-align: center;">20</p> <p>1 MR. BURDI: No. I wasn't mislead. I</p> <p>2 didn't know -- What do you mean by that?</p> <p>3 MR. ABRAHAM: We were taking</p> <p>4 Mr. Gonzalez's advice to hire this company and</p> <p>5 hiring their technician to do a test. When we</p> <p>6 sent the specifications for the material that is</p> <p>7 on the wall from there, these are their</p> <p>8 specialists from the company that was</p> <p>9 recommended to us.</p> <p>10 Their specialists said, We do not</p> <p>11 have a product -- If you read the email, We do</p> <p>12 not have a product that can remove that stain.</p> <p>13 And that's where we are.</p> <p>14 MS. BRADEN: Sorry. I wasn't able to</p> <p>15 finish. I was asking about when originally the</p> <p>16 stain was applied.</p> <p>17 MR. BURDI: Okay.</p> <p>18 MS. BRADEN: And you were told that it</p> <p>19 was going to be much lighter?</p> <p>20 MR. BURDI: No. Actually when they</p> <p>21 were applying it, it was much darker. I had it</p> <p>22 lightened in the sense of more translucent.</p>
<p style="text-align: center;">19</p> <p>1 may be somewhere in another state.</p> <p>2 MR. BURDI: But he still is talking</p> <p>3 about the same product, though.</p> <p>4 MR. GONZALEZ: No. I understand that,</p> <p>5 because I have called on several of them. But</p> <p>6 I'm just asking, the individual that does their</p> <p>7 local testing is here in Chicago. There is only</p> <p>8 one person that does the testing, and that's the</p> <p>9 only person that they have. So calling their</p> <p>10 headquarters, it's great; but they still have to</p> <p>11 speak to their local representative who actually</p> <p>12 physically does their testing.</p> <p>13 MR. BURDI: But they said that they</p> <p>14 don't have this product that could actually</p> <p>15 remove it and so does Nawkaw say the same thing.</p> <p>16 I'm willing to try anything here just to open</p> <p>17 up. I have got merchandise that's sitting</p> <p>18 there. I have got to be open by March. I don't</p> <p>19 know what else to do. I mean I'm at your mercy</p> <p>20 here.</p> <p>21 MS. BRADEN: Do you feel like you were</p> <p>22 misled by the vendor that it was that dark?</p>	<p style="text-align: center;">21</p> <p>1 MS. BRADEN: The same.</p> <p>2 MR. BURDI: Because I wanted to see</p> <p>3 more brick.</p> <p>4 MS. RALEVA: So basically we don't</p> <p>5 think we can strip this stain now. This is</p> <p>6 where we are. And it's a pity that you cannot</p> <p>7 see the video because it does a beautiful</p> <p>8 job walking you through the building.</p> <p>9 MR. BURDI: I'm more calm, for one. I</p> <p>10 mean I haven't slept, I'm not kidding you. This</p> <p>11 has been a real hardship to me. I know it's</p> <p>12 really simple for a lot of -- But for me, I</p> <p>13 take this to heart because I feel like</p> <p>14 everything I have done has been in vane. I put</p> <p>15 a lot of heart and soul into this building, and</p> <p>16 I have no problem doing it because it's a</p> <p>17 generational thing for me.</p> <p>18 My dad bought his building down in</p> <p>19 Chicago. We have been around for a long time.</p> <p>20 We are at 51 years in business. And you</p> <p>21 wouldn't last being crooked and shady and doing</p> <p>22 stuff that's not ethical.</p>



<p style="text-align: center;">22</p> <p>1 CHAIRMAN BOHNEN: I think the problem</p> <p>2 we have is the downtown is in the national</p> <p>3 historic district. Okay? And we and the Plan</p> <p>4 Commissioners are custodians for that. It's the</p> <p>5 brand of the town. I'm a lifelong resident. I</p> <p>6 think that the Village finally realizes that the</p> <p>7 historic downtown is our brand. It's something</p> <p>8 to be cherished and to be preserved.</p> <p>9 MR. BURDI: I agree with you.</p> <p>07:08:05PM 10 CHAIRMAN BOHNEN: I understand. I</p> <p>11 think where we are at is that had you come</p> <p>12 before us originally with a black facade on the</p> <p>13 building, we wouldn't have approved it. You</p> <p>14 came before us with a red brick, natural facade,</p> <p>15 and everybody felt very good about it. In fact,</p> <p>16 at the time you went to some extremes to explain</p> <p>17 that you also liked the red brick.</p> <p>18 MR. BURDI: I would like it back, too.</p> <p>19 CHAIRMAN BOHNEN: So we were all on the</p> <p>07:08:34PM 20 same page until we weren't. And if I'm reading</p> <p>21 between the lines is you've come across some</p> <p>22 problems. You're confronting winter. You have</p>	<p style="text-align: center;">24</p> <p>1 CHAIRMAN BOHNEN: Whether you intended</p> <p>2 to do it or not, I'm not here to assign</p> <p>3 villainous behavior. I'm just simply saying</p> <p>4 that's what we are left with.</p> <p>5 MR. BURDI: Yes.</p> <p>6 CHAIRMAN BOHNEN: So now it appears</p> <p>7 that when we relied upon the advice of our</p> <p>8 architects here on this Commission, they felt</p> <p>9 that the stain could be removed. You are</p> <p>10 presenting something that's saying, that says</p> <p>11 the stain can't be removed. Whether or not it</p> <p>12 can or can't probably isn't known until somebody</p> <p>13 tries to remove the stain.</p> <p>14 But I'm reading here now, there is</p> <p>15 nothing that's going on now that's impacting</p> <p>16 your ability to proceed. Right? There is no</p> <p>17 stop work orders or anything of that nature?</p> <p>18 MR. BURDI: No.</p> <p>19 CHAIRMAN BOHNEN: So if we weren't</p> <p>07:10:02PM 20 concerned about black stain right now,</p> <p>21 everything would be going along as fast as you</p> <p>22 are physically able to do it towards your</p>
<p style="text-align: center;">23</p> <p>1 got some windows that are coming, and you are</p> <p>2 concerned about getting the facade buttoned up</p> <p>3 so you can get inside and finish your work.</p> <p>4 MR. BURDI: Yes, sir.</p> <p>5 CHAIRMAN BOHNEN: And meet your</p> <p>6 deadlines. And all that makes very good sense.</p> <p>7 Except that somewhere along the line either you</p> <p>8 or you and your architect, or whomever decided</p> <p>9 that a remedy for the facade of the building</p> <p>07:09:09PM 10 would be to put a black stain on it, and that</p> <p>11 was done without any prior approval or review.</p> <p>12 So there is a mentality in Hinsdale</p> <p>13 over the years, you know, people do things and</p> <p>14 then beg for forgiveness. And that sort of</p> <p>15 circumvents the whole notion of having zoning</p> <p>16 codes and procedures and commissions and</p> <p>17 everything else.</p> <p>18 MR. BURDI: You are absolutely right.</p> <p>19 CHAIRMAN BOHNEN: So we find ourselves</p> <p>07:09:39PM 20 and you are in violation of the approval that</p> <p>21 was given prior.</p> <p>22 MR. BURDI: You are absolutely right.</p>	<p style="text-align: center;">25</p> <p>1 deadline; is that correct?</p> <p>2 MR. BURDI: Yes.</p> <p>3 CHAIRMAN BOHNEN: So you are not being</p> <p>4 financially impacted as you outlined in here?</p> <p>5 MR. BURDI: Well, I just put the</p> <p>6 windows up because Mr. Cauley told me that I</p> <p>7 could. I couldn't measure our door. Obviously,</p> <p>8 we don't have a front entrance; that just got</p> <p>9 measured two or three days ago.</p> <p>07:10:50PM 10 CHAIRMAN BOHNEN: Well, what I'm saying</p> <p>11 is, all things being equal, you haven't been</p> <p>12 unduly impacted by the fact --</p> <p>13 MR. BURDI: We are still working on the</p> <p>14 inside.</p> <p>15 CHAIRMAN BOHNEN: Right. You have been</p> <p>16 able to move continue your build-out and move</p> <p>17 toward your March 1 date?</p> <p>18 MR. BURDI: Yes.</p> <p>19 CHAIRMAN BOHNEN: So really what we are</p> <p>07:11:10PM 20 doing is circling the wagon and still just</p> <p>21 talking about the facade, the stain on the front</p> <p>22 of the building.</p>

<p style="text-align: center;">26</p> <p>1 MR. BURDI: Yes.</p> <p>2 CHAIRMAN BOHNEN: And it would be my</p> <p>3 opinion that we ought to make an attempt to see</p> <p>4 if that stain can be removed.</p> <p>5 Now, again, Mr. Gonzalez has had a</p> <p>6 lifetime of experience with historical</p> <p>7 buildings. I owned a company that did</p> <p>8 historical reconstruction down in Chicago. I</p> <p>9 spent many years restoring buildings. Our</p> <p>07:11:39PM 10 parent company owned Illinois Brick Company. So</p> <p>11 we come from some experience. We are not being</p> <p>12 arbitrary about these things. We are not</p> <p>13 doubting what you found. We are only saying</p> <p>14 that --</p> <p>15 MR. BURDI: Here is the thing,</p> <p>16 Mr. Bohnen, once we do get this down, we are</p> <p>17 left with all the same lines again and all the</p> <p>18 same holes.</p> <p>19 CHAIRMAN BOHNEN: All of which can be</p> <p>07:11:59PM 20 repaired with masonry, finding the right bricks,</p> <p>21 going there and doing the necessary restoration.</p> <p>22 MR. BURDI: We have got a 100-year-old</p>	<p style="text-align: center;">28</p> <p>1 or not, having never really removed that</p> <p>2 product, I can't tell you whether it can or</p> <p>3 whether it can't.</p> <p>4 MR. BURDI: I couldn't either.</p> <p>5 MR. ABRAHAM: We will need the specific</p> <p>6 person that will be acceptable to you. Can you</p> <p>7 give us his name?</p> <p>8 MR. GONZALEZ: I can do that. It's on</p> <p>9 an email. It's on an email there. And a phone</p> <p>07:13:07PM 10 number, his direct cell phone. Yes. Jim Lucas.</p> <p>11 He's on there next to one of the emails I sent a</p> <p>12 while ago.</p> <p>13 MR. ABRAHAM: Well, I would assume if</p> <p>14 it's a really good company that everybody that</p> <p>15 works, the people that represent the company</p> <p>16 would represent their product.</p> <p>17 MR. GONZALEZ: Right. The way the --</p> <p>18 MR. ABRAHAM: I don't know. So we will</p> <p>19 call the exact person you want us to.</p> <p>07:13:28PM 20 MR. GONZALEZ: You have to schedule</p> <p>21 him. He's flying, not flying. He's all over</p> <p>22 the Midwest. He's in Wisconsin and goes</p>
<p style="text-align: center;">27</p> <p>1 building. Even if we found the same bricks,</p> <p>2 it's never going to match. You know that better</p> <p>3 than me.</p> <p>4 I'll tell you what, I'm in the</p> <p>5 clothing business. If somebody came to me and</p> <p>6 said, I've got a hole in my pants, I need a new</p> <p>7 pant to go with my suit jacket; that can be made</p> <p>8 only a few months ago, I could never match that</p> <p>9 the same.</p> <p>07:12:23PM 10 CHAIRMAN BOHNEN: I'm not here to argue</p> <p>11 with you, I'm really not.</p> <p>12 MR. BURDI: I don't want to argue with</p> <p>13 anybody either.</p> <p>14 CHAIRMAN BOHNEN: I feel badly about</p> <p>15 your plight, but you do have a plight here. I</p> <p>16 won't agree with you that it can't be fixed. It</p> <p>17 certainly can be fixed. All right. So that you</p> <p>18 need to understand.</p> <p>19 MR. BURDI: Okay.</p> <p>07:12:42PM 20 CHAIRMAN BOHNEN: Frank can tell you</p> <p>21 that, or there are companies that will tell you</p> <p>22 that. Whether or not the stain can be removed</p>	<p style="text-align: center;">29</p> <p>1 everywhere, Indiana. So you have to schedule</p> <p>2 him in, and then you look into the contractor</p> <p>3 because this guy is so busy.</p> <p>4 But what he does, he does multiple</p> <p>5 tests, not one test. And then the way it works</p> <p>6 is several tests are being performed. Some you</p> <p>7 have to use the product that's recommended.</p> <p>8 Other, he may use a similar product. He knows</p> <p>9 his product line. He will know what works, what</p> <p>07:13:59PM 10 doesn't.</p> <p>11 Now, the question for any -- He's</p> <p>12 removed thousands of products on buildings,</p> <p>13 stains, and so on. He will most likely do</p> <p>14 several attempts. That's what I'm trying to get</p> <p>15 to.</p> <p>16 MR. ABRAHAM: Even if the brick, if the</p> <p>17 stain can be removed, we still have the issue of</p> <p>18 repairing brick, the multiple different kinds of</p> <p>19 bricks and everything there will be extremely</p> <p>07:14:24PM 20 expensive.</p> <p>21 MR. GONZALEZ: Wait, wait. Multiple</p> <p>22 brick? The building had multiple colors to</p>

<p style="text-align: center;">30</p> <p>1 begin with on the top, that was normal.</p> <p>2 MR. ABRAHAM: That's what I said.</p> <p>3 MR. GONZALEZ: Right. Right. But</p> <p>4 there is also brown brick on the side.</p> <p>5 MR. ABRAHAM: Even if we replace that</p> <p>6 brick and get it to its closest color as what's</p> <p>7 there, we still have the extreme expense of</p> <p>8 tuckpointing the entire facade to the level of</p> <p>9 your presentation would be extremely expensive.</p> <p>07:14:48PM 10 No? Do you have an estimate?</p> <p>11 MR. GONZALEZ: No. I don't have an</p> <p>12 estimate. You would have to --</p> <p>13 MR. ABRAHAM: I have an idea. It will</p> <p>14 be extremely expensive.</p> <p>15 CHAIRMAN BOHNEN: Mike, if I might. If</p> <p>16 I might, okay? I live in a 125-year-old house.</p> <p>17 I have lived in Hinsdale all my life. I pride</p> <p>18 myself in maintaining my house the correct way.</p> <p>19 I have very unique brick on the house. Okay. I</p> <p>07:15:16PM 20 went to Illinois Brick and found brick that I</p> <p>21 could use that would match the vitrified butt</p> <p>22 ends of the bricks that I have, the patterns</p>	<p style="text-align: center;">32</p> <p>1 MR. BURDI: I'm willing to paint it</p> <p>2 white. I want to work with you. I just don't</p> <p>3 want to see the lines.</p> <p>4 MR. ABRAHAM: I'm not making a point</p> <p>5 for why it should be painted. I'm just trying</p> <p>6 to give you some of the history of this building</p> <p>7 and as a contributing building, it was built and</p> <p>8 maintained for a long period as a white</p> <p>9 building, painted building. I don't know what</p> <p>07:16:36PM 10 year the paint was removed but at least --</p> <p>11 CHAIRMAN BOHNEN: Well, back then the</p> <p>12 downtown area was not on the historical</p> <p>13 register.</p> <p>14 MR. ABRAHAM: The thing that makes it</p> <p>15 historical was when it was built.</p> <p>16 MR. HARTLEY: Mr. Bohnen, what year was</p> <p>17 it put in the register?</p> <p>18 CHAIRMAN BOHNEN: I think 2001,</p> <p>19 Charlie, I think.</p> <p>07:16:57PM 20 MR. HARTLEY: Thank you.</p> <p>21 MR. ABRAHAM: But it had to be built in</p> <p>22 the 1920s for it to be historic.</p>
<p style="text-align: center;">31</p> <p>1 throughout house. Things can be done. They are</p> <p>2 expensive, but expense is not our concern.</p> <p>3 Okay? It's not our concern.</p> <p>4 Our concern, our purview, if you</p> <p>5 will, is strictly maintaining the historic</p> <p>6 nature of the downtown. When you buy --</p> <p>7 MR. ABRAHAM: That's what I was getting</p> <p>8 to. I wasn't really finished.</p> <p>9 CHAIRMAN BOHNEN: Yes.</p> <p>07:15:40PM 10 MR. ABRAHAM: But so part of the</p> <p>11 history of this building is it's not always as a</p> <p>12 red brick building. It spent more than</p> <p>13 two-thirds of its life as a painted building.</p> <p>14 Originally it was built, it had a white facade,</p> <p>15 1926.</p> <p>16 MR. BURDI: 64 years it was painted</p> <p>17 white.</p> <p>18 CHAIRMAN BOHNEN: Over that brick?</p> <p>19 MR. BURDI: Over the brick. When</p> <p>07:16:07PM 20 Mr. Hartley bought the building, it was white.</p> <p>21 MR. ABRAHAM: It was white from 1924</p> <p>22 until at least 1988.</p>	<p style="text-align: center;">33</p> <p>1 CHAIRMAN BOHNEN: Right. I understand</p> <p>2 that.</p> <p>3 MR. BURDI: I'd like to just find a</p> <p>4 color that you guys would be happy with.</p> <p>5 Because at the end of the day, I want to be able</p> <p>6 to pick my finishes on the inside. I bought</p> <p>7 gold now and I got black letters. So it would</p> <p>8 be kind of nice to let me know which way to go,</p> <p>9 and I really came here to work with you.</p> <p>07:17:18PM 10 CHAIRMAN BOHNEN: Understood. We are</p> <p>11 not trying to be difficult. We are trying to</p> <p>12 find a solution.</p> <p>13 MR. BURDI: Thank you.</p> <p>14 MR. ABRAHAM: The only reason, what we</p> <p>15 are trying to do here, too, is cover multiple</p> <p>16 avenues here at the same time. In other words,</p> <p>17 from the research and the feedback that Milena</p> <p>18 has gotten from our conversations that the</p> <p>19 companies have recommended, we were being told</p> <p>07:17:38PM 20 that the odds of getting the stain off are very</p> <p>21 slim. This isn't us talking. These are other</p> <p>22 people.</p>

<p style="text-align: center;">34</p> <p>1 And we will keep pursuing this,  2 right? But at the same time there are other  3 avenues we can pursue, other colors possibly.  4 If we are going back to history, it has been  5 historically a white building. Is that an  6 option? I'm just --  7 CHAIRMAN BOHNEN: I don't know. Again,  8 I go back to what was presented to us, what our  9 decisions were.  10 MR. ABRAHAM: What was presented --  11 You have to kind of go with me just for a  12 second. I understand that. But if the stain  13 cannot be removed, cannot be removed --  14 CHAIRMAN BOHNEN: Well, if that's the  15 case, and the stain cannot be removed --  16 MR. ABRAHAM: Yes.  17 CHAIRMAN BOHNEN: Then that is not a  18 viable option. Okay? I mean if it cannot be  19 removed --  20 MR. ABRAHAM: If this company says it  21 cannot --  22 CHAIRMAN BOHNEN: -- it cannot be</p>	<p style="text-align: center;">36</p> <p>1 from opening, right?  2 CHAIRMAN BOHNEN: No. No.  3 MR. BURDI: Well, I would like to have  4 a sign out there. I would like it to look like --  5 The canopy is not done right now because I know  6 that you guys didn't want me to do anything  7 outside.  8 MS. BRADEN: You have a set of gold  9 letters and a set of black letters?  10 MR. BURDI: I own both of those.  11 MS. BRADEN: Sure.  12 MR. BURDI: Because I was always going  13 for that brick, and those were black. And you  14 are absolutely right, I saw the -- We can't  15 have black on black, that wouldn't make any  16 sense.  17 MS. BRADEN: Right.  18 MR. BURDI: So I started buying brass  19 fixtures to go with this brass color.  20 MS. BRADEN: If you did have to wait  21 until spring to do a test on the stain, you  22 could still have signage up. It's not like you</p>
<p style="text-align: center;">35</p> <p>1 removed.  2 MR. ABRAHAM: If it cannot be removed,  3 it cannot be removed?  4 CHAIRMAN BOHNEN: Correct.  5 MR. ABRAHAM: And you are saying that's  6 not --  7 CHAIRMAN BOHNEN: I mean who could  8 quarrel with that.  9 MR. YU: If I may, the applicant --  10 CHAIRMAN BOHNEN: So the point is to  11 what ends do you have to prove that it can't be  12 removed. That's where we are at.  13 MR. ABRAHAM: All we are doing is kind  14 of giving you an update of the information we  15 have received to date. Because of the weather,  16 we haven't gotten anyone out there.  17 CHAIRMAN BOHNEN: It may be something  18 we may have to go and attempt this in May or  19 something, if the weather has to be certain  20 conditions. I don't know. Or maybe we don't, I  21 don't know.  22 MR. PRISBY: This doesn't prevent them</p>	<p style="text-align: center;">37</p> <p>1 have to -- You already have two sets in  2 different colors, correct?  3 MR. BURDI: Well, that has to be  4 soldered onto that metal blade up there. I mean  5 it's not -- It has to be lit. It's not just a  6 thing that I can swap in the window.  7 MS. BRADEN: Okay. Okay.  8 MR. BURDI: It's a pretty big deal.  9 Those letters are probably that big.  10 MS. BRADEN: I understand.  11 MR. BURDI: They are made of steel.  12 The other ones are made out of brass.  13 CHAIRMAN BOHNEN: The Catch-22 is that  14 if you put up the bronze letters --  15 MR. BURDI: I could put them on both  16 sides and just knock one over.  17 CHAIRMAN BOHNEN: Put up the bronze  18 letters. And if it's determined that the stain  19 can be removed and go back to red brick, then we  20 have bronze letters. In a sense, we should  21 rescind our approval of the signage that we  22 approved to Plan because it may not be the sign</p>

<p style="text-align: center;">38</p> <p>1 that's going to be on the building.</p> <p>2 MR. BURDI: I wanted to tell you --</p> <p>3 This is kind of like who we are as a neighbor.</p> <p>4 I also want to bring the door inwards. Because</p> <p>5 if that door swings out, I don't want to hit</p> <p>6 anybody walking by. We do have a narrow</p> <p>7 walkway. And I just, I feel more comfortable,</p> <p>8 even though we were approved for it to swing out</p> <p>9 with that low, you know, walk-by. But I think</p> <p>07:21:02PM 10 it would be better if we did it this way,</p> <p>11 brought it inward. It eats up some of my square</p> <p>12 footage. But at the same token, it's a little</p> <p>13 safer for anybody walking by.</p> <p>14 But this is the kind of stuff that</p> <p>15 we have been doing for everyone. My neighbor,</p> <p>16 too bad this video doesn't work. You know, we</p> <p>17 were spilling out water. He had taken all of</p> <p>18 his gutters, all of his every downspout that he</p> <p>19 had on his property, and it was all being</p> <p>07:21:29PM 20 connected to one tube on the side of my</p> <p>21 building, which somebody who came to fix his AC</p> <p>22 unit outside had cracked because he was standing</p>	<p style="text-align: center;">40</p> <p>1 MR. BURDI: I don't know what it is.</p> <p>2 CHAIRMAN BOHNEN: But we want to be</p> <p>3 proactive and try and help you, too.</p> <p>4 MR. BURDI: Thank you. Thank you.</p> <p>5 CHAIRMAN BOHNEN: We value you as a</p> <p>6 merchant and certainly hope you do very well in</p> <p>7 our downtown.</p> <p>8 MR. BURDI: And you can imagine, retail</p> <p>9 today. But out of all times, but I really need</p> <p>07:22:40PM 10 to get this going. I do have three storage</p> <p>11 rooms already. Bags everywhere, things that</p> <p>12 have come in just for the store that I know it's</p> <p>13 got nothing to do with you. You are not holding</p> <p>14 me back. I'm just saying I'm ready. I've just</p> <p>15 got to get this thing going.</p> <p>16 MS. RALEVA: I have a procedural</p> <p>17 question. If we have this appearance approval</p> <p>18 pending, can we get occupancy permit?</p> <p>19 CHAIRMAN BOHNEN: It would be my</p> <p>07:23:07PM 20 recommendation -- And again, I would defer to</p> <p>21 the Commission. We don't issue the permits. We</p> <p>22 make advisory recommendations. It would be my</p>
<p style="text-align: center;">39</p> <p>1 on it. So there is a tube that cracked.</p> <p>2 But we had replaced all of this and</p> <p>3 replaced that tube for him because every pipe</p> <p>4 from his property ran into that tube. And guess</p> <p>5 what, that tube ran right into the front of our</p> <p>6 building and his building spilling out onto the</p> <p>7 sidewalk. I took this, I took those pipes and I</p> <p>8 rerouted them underneath the concrete on the</p> <p>9 sidewalk so that it won't spill out so the</p> <p>07:22:04PM 10 people can walk by in the winter and not have,</p> <p>11 you know, 10 downspouts going to one. I'm</p> <p>12 really trying to be --</p> <p>13 CHAIRMAN BOHNEN: We don't doubt that.</p> <p>14 In fact, we applaud you for having the</p> <p>15 conscience and understanding of the nature of</p> <p>16 the downtown.</p> <p>17 MR. BURDI: Thank you. I'm trying.</p> <p>18 CHAIRMAN BOHNEN: I understand. We</p> <p>19 will arrive at a solution.</p> <p>07:22:22PM 20 MR. BURDI: Thank you.</p> <p>21 CHAIRMAN BOHNEN: I'm not sure I know</p> <p>22 what it is right now.</p>	<p style="text-align: center;">41</p> <p>1 recommendation that we give you an occupancy</p> <p>2 permit with conditions that we continue to try</p> <p>3 and test the removal of the stain on the front</p> <p>4 of building.</p> <p>5 MR. BURDI: I have a question, and</p> <p>6 maybe Frank would know this more than anybody.</p> <p>7 The stuff that we are going to put on this brick</p> <p>8 to remove the stain, would that damage any of</p> <p>9 the things that we are putting up on the</p> <p>07:23:39PM 10 outside? Because that could be also a problem</p> <p>11 for me, too.</p> <p>12 MR. GONZALEZ: What things? For</p> <p>13 example, what will it damage?</p> <p>14 MR. BURDI: Well, my canopy that we</p> <p>15 will be putting out there.</p> <p>16 MR. GONZALEZ: No. We would do it off</p> <p>17 to the side from the side of the canopy. I mean</p> <p>18 they would have to be covered up in heavy-duty</p> <p>19 tarps, but that's up the contractor to do that</p> <p>07:23:59PM 20 protection.</p> <p>21 MR. BURDI: But here is the thing, if</p> <p>22 it eats away at, you know, at grout or mortar</p>

<p style="text-align: center;">42</p> <p>1 and brick, will it not eat away tarps?</p> <p>2 MR. GONZALEZ: It's not like</p> <p>3 sandblasting, don't worry. It's not</p> <p>4 sandblasting.</p> <p>5 MR. BURDI: Okay.</p> <p>6 MR. PRISBY: I think you are still</p> <p>7 worried about a chemical, whatever the product</p> <p>8 is, affecting aluminum clad or steel.</p> <p>9 MR. BURDI: Sure. I'm affected by that</p> <p>10 and people walking by. I want to be proactive.</p> <p>11 MR. PRISBY: If the test is successful,</p> <p>12 then you have to do it for the whole building,</p> <p>13 above window, that's your concern.</p> <p>14 MR. HARTLEY: What falls down, doesn't</p> <p>15 fall up, down on the windows.</p> <p>16 MR. GONZALEZ: When it's finally</p> <p>17 executed or whatever, approved to do, everything</p> <p>18 is tarped up, sealed tight. And it has to be</p> <p>19 done gently by an experienced contractor. It</p> <p>20 can't just be with a hose shooting water. It's</p> <p>21 done delicately, so is tuckpointing done</p> <p>22 delicately.</p>	<p style="text-align: center;">44</p> <p>1 you to hear my voice.</p> <p>2 CHAIRMAN BOHNEN: We are pleased that</p> <p>3 you came before us.</p> <p>4 MR. BURDI: I have not been here and I</p> <p>5 feel like you needed to hear me. You know,</p> <p>6 that's all.</p> <p>7 CHAIRMAN BOHNEN: Well, we appreciate</p> <p>8 that. It's not that we don't respect and know</p> <p>9 Mike and trust his interpretations of things;</p> <p>10 but it's always nice to talk to the owners</p> <p>11 because then we get a sense of who you are and</p> <p>12 what your attitude is.</p> <p>13 I'm quite sure this was an</p> <p>14 expeditious decision made without thinking about</p> <p>15 potential consequences.</p> <p>16 MR. BURDI: I had no idea.</p> <p>17 CHAIRMAN BOHNEN: And I will take that</p> <p>18 as to be the case.</p> <p>19 MR. BURDI: Thank you. Thank you. I</p> <p>20 appreciate it.</p> <p>21 CHAIRMAN BOHNEN: So that no one again</p> <p>22 is assigning any villainous behavior to anybody.</p>
<p style="text-align: center;">43</p> <p>1 CHAIRMAN BOHNEN: Even if the final</p> <p>2 solution, the stain cannot be removed and the</p> <p>3 final solution was all the powers that be decide</p> <p>4 they would like to bring it back to the red</p> <p>5 facade and use a different material on the front</p> <p>6 of the building, even that would require care in</p> <p>7 how it was applied so it doesn't ruin your</p> <p>8 mullions and your windows and your signs and</p> <p>9 things.</p> <p>10 MR. BURDI: And it's all brand-new, the</p> <p>11 last thing I want to do.</p> <p>12 CHAIRMAN BOHNEN: I understand. There</p> <p>13 are contractors that do this and do it</p> <p>14 carefully. It can all be done.</p> <p>15 MR. BURDI: You know contractors, it</p> <p>16 still happens. And it still happens, yes.</p> <p>17 CHAIRMAN BOHNEN: Well --</p> <p>18 MR. BURDI: You can be as careful as</p> <p>19 you want to be.</p> <p>20 CHAIRMAN BOHNEN: We are not going to</p> <p>21 solve this here tonight.</p> <p>22 MR. BURDI: That's okay. I just want</p>	<p style="text-align: center;">45</p> <p>1 It's just it's a problem that we are going to</p> <p>2 try and deal with here as best we can.</p> <p>3 MR. BURDI: Thank you. I appreciate</p> <p>4 it.</p> <p>5 CHAIRMAN BOHNEN: So do other people</p> <p>6 have comments to make?</p> <p>7 MR. PRISBY: I just want to see an</p> <p>8 attempt made and make some decisions from there.</p> <p>9 I have no problem giving them temporary</p> <p>10 occupancy, and I know there are other issues</p> <p>11 associated with that; but that would be my</p> <p>12 recommendation. I would echo that.</p> <p>13 CHAIRMAN BOHNEN: Bill, what do you</p> <p>14 think?</p> <p>15 MR. HAARLOW: I do think we need to try</p> <p>16 because, you know, I do understand, from</p> <p>17 aesthetics what you are describing, this clearly</p> <p>18 was a more-involved project than you ever</p> <p>19 anticipated.</p> <p>20 MR. BURDI: You know what's funny, just</p> <p>21 last week -- It's like comical. I mean you</p> <p>22 think I have seen it all. But then we go to</p>

<p style="text-align: center;">46</p> <p>1 buff the concrete floor. What do you think is</p> <p>2 underneath there? Bright red concrete. And</p> <p>3 it's like, I mean like are you kidding me? We</p> <p>4 were going for light gray, and here we polished</p> <p>5 all this concrete. We did all this work and</p> <p>6 just to get to this. It's bright as the red</p> <p>7 door that was on that thing.</p> <p>8 CHAIRMAN BOHNEN: You mean there was</p> <p>9 coloring put into the ready mix when they poured</p> <p>10 the floor?</p> <p>11 MR. BURDI: Into the actual mix of the</p> <p>12 concrete, and there it is right there. Look how</p> <p>13 red that is. I mean it just --</p> <p>14 CHAIRMAN BOHNEN: You were planning on</p> <p>15 just burnishing it?</p> <p>16 MR. BURDI: I have had it up to here.</p> <p>17 CHAIRMAN BOHNEN: No. You are going to</p> <p>18 have a great store when it's all done.</p> <p>19 MR. BURDI: Thank you.</p> <p>20 CHAIRMAN BOHNEN: And you will be very</p> <p>21 successful.</p> <p>22 MR. BURDI: Thank you. I'm counting on</p>	<p style="text-align: center;">48</p> <p>1 columns. They are not just, they are -- The</p> <p>2 one, the columns that I keep referring to were</p> <p>3 not only the 2 inches shorter on one side; but</p> <p>4 they are actually pulling down on one side. So</p> <p>5 things that they were supposed to support the</p> <p>6 ceiling, they were actually pulling down the</p> <p>7 roof.</p> <p>8 MR. GONZALEZ: Maybe it was settling,</p> <p>9 that happens with old buildings.</p> <p>10 MR. BURDI: That is crazy.</p> <p>11 MR. HAARLOW: Two things. I hope that</p> <p>12 you understand, we do want to try and work with</p> <p>13 you.</p> <p>14 MR. BURDI: I feel it already. I'm</p> <p>15 glad I'm here. Thank you.</p> <p>16 MR. HAARLOW: I hope you can appreciate</p> <p>17 that your group, this is was presented last</p> <p>18 summer and this was approved. So if it's not as</p> <p>19 if there was never any, you know, look at this</p> <p>20 before all of this happened. This was what was</p> <p>21 presented to us, and this is what we --</p> <p>22 MR. BURDI: Again, it's a rendering,</p>
<p style="text-align: center;">47</p> <p>1 you actually.</p> <p>2 CHAIRMAN BOHNEN: The joys of working</p> <p>3 with old buildings. I empathize with you there.</p> <p>4 I have been in my house now 45 years and redid</p> <p>5 one prior to that.</p> <p>6 MR. BURDI: I don't want to come out</p> <p>7 aggressive here. I just, you know, I speak from</p> <p>8 the heart. And sometimes it just sounds like I</p> <p>9 want to say all this stuff because I have</p> <p>10 actually have gone through this meeting through</p> <p>11 my mind every day, you know, and it's --</p> <p>12 CHAIRMAN BOHNEN: You did a good job.</p> <p>13 You rehearsed.</p> <p>14 MR. BURDI: No, not really. Actually</p> <p>15 I'm on Xanax trying to relax.</p> <p>16 MR. PRISBY: Thank you for putting this</p> <p>17 together. I kind of wish I had seen this.</p> <p>18 MR. BURDI: We just did it now.</p> <p>19 MR. PRISBY: As part of the package.</p> <p>20 MR. BURDI: I wish this video would</p> <p>21 have worked because I think that would have, you</p> <p>22 would have seen that. I mean it's crazy the</p>	<p style="text-align: center;">49</p> <p>1 though. I didn't know. You are right. You are</p> <p>2 absolutely right.</p> <p>3 MR. HAARLOW: So you appreciate our</p> <p>4 position.</p> <p>5 MR. BURDI: I still would have been</p> <p>6 good with that, that's what I wanted. It was</p> <p>7 only when we had all the crazy lines and holes</p> <p>8 everywhere. And you know what, I didn't have</p> <p>9 somebody like Frank to guide us or how we can</p> <p>10 get there. I just didn't know him.</p> <p>11 MR. HAARLOW: So the second thing is</p> <p>12 are you asking us tonight for approval of having</p> <p>13 the doors set further in?</p> <p>14 MR. BURDI: I'm sorry, the approval?</p> <p>15 MR. ABRAHAM: The front door.</p> <p>16 CHAIRMAN BOHNEN: Recessing your door.</p> <p>17 MR. BURDI: If you can approve on that,</p> <p>18 that would be great because I could get that</p> <p>19 built.</p> <p>20 MR. PRISBY: That isn't our purview, is</p> <p>21 it? We are just signage other than this is</p> <p>22 referred to us. This is facade. It's the front</p>

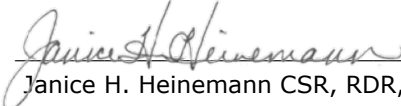
<p style="text-align: center;">50</p> <p>1 door.</p> <p>2 MR. GONZALEZ: Is that an egress issue?</p> <p>3 That's what I'm trying to find out, when the</p> <p>4 doors are opening inward?</p> <p>5 MR. BURDI: They are not opening, they</p> <p>6 are opening outward.</p> <p>7 MR. GONZALEZ: Oh, outward. You are</p> <p>8 just setting them back?</p> <p>9 CHAIRMAN BOHNEN: You are recessing?</p> <p>07:30:31PM 10 MR. GONZALEZ: You are recessing.</p> <p>11 MR. BURDI: So they don't hit anybody.</p> <p>12 CHAIRMAN BOHNEN: The insurance carrier</p> <p>13 probably likes this way better.</p> <p>14 MR. BURDI: It was more my idea. I</p> <p>15 just really don't, it's a 3-foot door going out</p> <p>16 on 4-foot of sidewalk. It's going to definitely</p> <p>17 hit somebody.</p> <p>18 MR. PRISBY: This is our thing.</p> <p>19 CHAIRMAN BOHNEN: I would imagine this</p> <p>07:30:50PM 20 goes to Plan Commission.</p> <p>21 MR. GONZALEZ: Plan will have to make</p> <p>22 sure. I agree with you, it's just that they</p>	<p style="text-align: center;">52</p> <p>1 the stain on the building. I put brass instead</p> <p>2 of black.</p> <p>3 MR. PRISBY: I have to think about that</p> <p>4 a little bit. I'm so focused on the color</p> <p>5 issue, right?</p> <p>6 MR. BURDI: There it is right there.</p> <p>7 MR. PRISBY: Once there is a solution</p> <p>8 for that, then I'm thinking I can weigh in on</p> <p>9 what the changes would be on the signage. I</p> <p>07:31:48PM 10 just know for like now I don't think the doors</p> <p>11 are our say.</p> <p>12 CHAIRMAN BOHNEN: I don't think so. I</p> <p>13 think from the aesthetic standpoint we have no</p> <p>14 problem with that. We can put that in our</p> <p>15 findings for Plan Commission. This may have to</p> <p>16 go back to Plan Commission for the door, right?</p> <p>17 MR. YU: But I'm just curious if the</p> <p>18 HPC is comfortable enough tonight to make a</p> <p>19 recommendation to the PC based on the</p> <p>07:32:10PM 20 conversation.</p> <p>21 MR. GONZALEZ: What are the doors? Are</p> <p>22 they wood?</p>
<p style="text-align: center;">51</p> <p>1 have to approve it.</p> <p>2 MR. PRISBY: I think this has been --</p> <p>3 CHAIRMAN BOHNEN: Aesthetically we</p> <p>4 don't have any problem.</p> <p>5 MR. PRISBY: No. Correct me if I'm</p> <p>6 wrong, this has been referred back to us because</p> <p>7 of the stain on the brick.</p> <p>8 CHAIRMAN BOHNEN: This was referred to</p> <p>9 us. They have an application in for a major</p> <p>07:31:09PM 10 adjustment.</p> <p>11 MR. PRISBY: Other than that, we are</p> <p>12 signage.</p> <p>13 CHAIRMAN BOHNEN: Correct.</p> <p>14 MR. PRISBY: For the historic downtown.</p> <p>15 MR. BURDI: Are you okay with the brass</p> <p>16 sign if I put it up there? The brass-colored</p> <p>17 sign, are you okay with that?</p> <p>18 CHAIRMAN BOHNEN: We have not seen</p> <p>19 that.</p> <p>07:31:24PM 20 MR. PRISBY: We haven't seen that. The</p> <p>21 color I brought up.</p> <p>22 MR. BURDI: I own both of them. That's</p>	<p style="text-align: center;">53</p> <p>1 MR. BURDI: They were always wood.</p> <p>2 MR. PRISBY: The doors?</p> <p>3 MR. YU: Everything we talked about</p> <p>4 here today.</p> <p>5 CHAIRMAN BOHNEN: Here, let's back up a</p> <p>6 minute. Okay? They are before us tonight</p> <p>7 asking for a major change to a --</p> <p>8 MR. YU: For the stain.</p> <p>9 MR. HAARLOW: Your presentation says</p> <p>07:32:38PM 10 you are asking for three things.</p> <p>11 MR. BURDI: Yes, if it's okay.</p> <p>12 MR. HAARLOW: So maybe we need to take</p> <p>13 them one at a time.</p> <p>14 CHAIRMAN BOHNEN: Well, okay.</p> <p>15 MR. BURDI: I totally agree with you on</p> <p>16 the brass-color sign. If that's what you think,</p> <p>17 and it has to go back to a different color or</p> <p>18 whatever. Even if you guys said, you know what,</p> <p>19 it's been a white building most of the time,</p> <p>07:33:03PM 20 let's do it white, I will put a black sign on</p> <p>21 there. It's up to you guys.</p> <p>22 CHAIRMAN BOHNEN: Now we are getting a</p>



<p style="text-align: right;">54</p> <p>1 little off in different directions. I think</p> <p>2 what's before us now is you are asking, in</p> <p>3 theory, you are asking for an approval for a</p> <p>4 major adjustment.</p> <p>5 MR. BURDI: Okay.</p> <p>6 CHAIRMAN BOHNEN: To an approved plan.</p> <p>7 And that can only be granted by the Board of</p> <p>8 Trustees.</p> <p>9 MR. BURDI: Okay.</p> <p>07:33:23PM 10 CHAIRMAN BOHNEN: So the Board of</p> <p>11 Trustees pushes this back to Plan Commission,</p> <p>12 pushes it back to us. And each of our</p> <p>13 Commissions are advisory, and the Board of</p> <p>14 Trustees does what they do have. Okay?</p> <p>15 MR. BURDI: Okay.</p> <p>16 CHAIRMAN BOHNEN: So any vote that we</p> <p>17 are taking here tonight is on that matter and</p> <p>18 that matter alone.</p> <p>19 Now if we are being asked to opine</p> <p>07:33:44PM 20 on a brass-colored sign or a recessed door,</p> <p>21 that's --</p> <p>22 MR. BURDI: Let's just deal with the</p>	<p style="text-align: right;">56</p> <p>1 what --</p> <p>2 MR. PRISBY: The stain.</p> <p>3 CHAIRMAN BOHNEN: -- what the stain is.</p> <p>4 MR. PRISBY: I agree with that, but I</p> <p>5 would like to see an attempt made.</p> <p>6 CHAIRMAN BOHNEN: So if that were to</p> <p>7 come up as a motion, we would have discussion</p> <p>8 and have our vote, it may very well be that we</p> <p>9 do not approve the change to the major</p> <p>07:35:01PM 10 adjustment; and that's the findings that we then</p> <p>11 give to the Board. Would that be correct?</p> <p>12 MR. YU: To the Plan Commission and</p> <p>13 then to the Board.</p> <p>14 CHAIRMAN BOHNEN: To the Plan</p> <p>15 Commission and then to the Board, okay.</p> <p>16 MR. BURDI: Okay. As far as the</p> <p>17 brass-colored sign --</p> <p>18 MR. ABRAHAM: Let's address that once</p> <p>19 we have a color for the facade.</p> <p>07:35:18PM 20 MR. BURDI: We own both of them.</p> <p>21 CHAIRMAN BOHNEN: And you don't want to</p> <p>22 ruin a third set either by the way.</p>
<p style="text-align: right;">55</p> <p>1 recessed door. The signage I totally agree with</p> <p>2 you, until we figure out the color. Can we</p> <p>3 recess the door so I could order it?</p> <p>4 MR. YU: We can put the door in the</p> <p>5 Plan Commission for next Wednesday. We could do</p> <p>6 that.</p> <p>7 CHAIRMAN BOHNEN: That's more their</p> <p>8 purview than ours.</p> <p>9 MR. YU: Yes. What they are waiting</p> <p>07:34:11PM 10 for is a recommendation of the HPC for the</p> <p>11 stain, so if we can keep that in motion.</p> <p>12 CHAIRMAN BOHNEN: That's where we are</p> <p>13 directed.</p> <p>14 MR. YU: And we can add that.</p> <p>15 MR. BURDI: I'm okay with that. I</p> <p>16 don't care. I can wait another week, you know,</p> <p>17 before we order the door.</p> <p>18 CHAIRMAN BOHNEN: I don't want to speak</p> <p>19 for the Commission at this juncture, but it</p> <p>07:34:34PM 20 would be my impression that we would not approve</p> <p>21 the major adjustment at this point in time to</p> <p>22 the approved building because we don't know</p>	<p style="text-align: right;">57</p> <p>1 MR. BURDI: We have the clear ones.</p> <p>2 MR. ABRAHAM: Let's just address the</p> <p>3 recessed door if we can. And if that can be</p> <p>4 done and the Plan Commission can approve that --</p> <p>5 MR. PRISBY: So, again, I don't think</p> <p>6 the doors are us.</p> <p>7 CHAIRMAN BOHNEN: I don't think you</p> <p>8 need to mention that to us.</p> <p>9 MR. ABRAHAM: What Chan is saying, a</p> <p>07:35:41PM 10 recommendation to the Plan Commission, they are</p> <p>11 going to be looking to the -- That's why we are</p> <p>12 here is they defer architectural decisions to</p> <p>13 you guys. They were uncomfortable making</p> <p>14 architectural decisions.</p> <p>15 MR. YU: No, that was the stain. Just</p> <p>16 for the stain, just for the stain.</p> <p>17 MR. ABRAHAM: Okay.</p> <p>18 MR. YU: They will look at this next</p> <p>19 Wednesday.</p> <p>07:35:57PM 20 CHAIRMAN BOHNEN: We won't opine on the</p> <p>21 door.</p> <p>22 MR. ABRAHAM: Fine.</p>

<p style="text-align: center;">58</p> <p>1 CHAIRMAN BOHNEN: We are going to</p> <p>2 discuss the major adjustment. Okay? We will</p> <p>3 take a vote on that, and our findings will go to</p> <p>4 the Plan Commission that will go to the Board.</p> <p>5 But I'm not opposed to making a</p> <p>6 motion that we recommend that they get a</p> <p>7 temporary occupancy permit while all this is</p> <p>8 being adjudicated so that it doesn't impede</p> <p>9 their progress to open their business.</p> <p>07:36:28PM 10 MR. PRISBY: Yes.</p> <p>11 CHAIRMAN BOHNEN: Are we?</p> <p>12 MR. ABRAHAM: There is no real need to</p> <p>13 go back to the Board to the Plan Commission</p> <p>14 until the test is done. I guess the procedural</p> <p>15 question is what is our next step. In other</p> <p>16 words, next week --</p> <p>17 CHAIRMAN BOHNEN: Your next step</p> <p>18 predicated on what we decide here, when we take</p> <p>19 a vote on the major adjustment, if we decide</p> <p>07:36:48PM 20 that we do not approve the major adjustment, the</p> <p>21 black facade on the building -- Correct?</p> <p>22 MR. ABRAHAM: Right.</p>	<p style="text-align: center;">60</p> <p>1 photographs of the product themselves. I have</p> <p>2 done this several times.</p> <p>3 MR. ABRAHAM: This is what I'm getting</p> <p>4 at.</p> <p>5 MR. GONZALEZ: It's done very</p> <p>6 sequential. You just don't say, oh, well, look</p> <p>7 at it.</p> <p>8 MR. BURDI: Right.</p> <p>9 MR. ABRAHAM: We are not going to do</p> <p>07:37:59PM 10 that. I hope you understand by the presentation</p> <p>11 that is what we did. We are going to take every</p> <p>12 necessary step to do this right. I'm just</p> <p>13 trying to identify what the next steps are.</p> <p>14 And I want to know, if we miss one</p> <p>15 of these things that you are talking about, I</p> <p>16 don't want to get bounced.</p> <p>17 MR. GONZALEZ: I'm trying to help</p> <p>18 everybody. So if we know for a fact it can't be</p> <p>19 removed, it can't be removed.</p> <p>07:38:18PM 20 So this is more a question to you,</p> <p>21 Chan, or rather, Robb, because someone has to --</p> <p>22 we call it monitoring, just watching the test</p>
<p style="text-align: center;">59</p> <p>1 CHAIRMAN BOHNEN: At that point in time</p> <p>2 that goes to Plan, Plan takes it to the Board.</p> <p>3 It's probably sitting in limbo until testing is</p> <p>4 done.</p> <p>5 MR. ABRAHAM: I'm saying instead of</p> <p>6 going to Plan Commission and to the Board and</p> <p>7 back to you, I'm saying if we do this test,</p> <p>8 let's say it's next week, the findings are</p> <p>9 positive or negative; we come back to you?</p> <p>07:37:16PM 10 CHAIRMAN BOHNEN: Well, we can --</p> <p>11 THE WITNESS: If someone comes out and</p> <p>12 says the stain can't come off --</p> <p>13 CHAIRMAN BOHNEN: I'm hearing you.</p> <p>14 MR. GONZALEZ: This is what I was going</p> <p>15 to get to, and I've been waiting. If the test</p> <p>16 is going to be, somebody from the Village has to</p> <p>17 be there from the Village photographing,</p> <p>18 documenting everything. So it goes on the</p> <p>19 records that, yes, it can be removed. The</p> <p>07:37:40PM 20 person did several tests. They are going to</p> <p>21 count how many tests. They are going to count</p> <p>22 the duration of the test, make sure they take</p>	<p style="text-align: center;">61</p> <p>1 when they are out there, and taking notes, and</p> <p>2 making a record. Because saying it can't be</p> <p>3 removed, we need physical evidence, not a</p> <p>4 hearsay or a verbal somebody saying, no, oh,</p> <p>5 that's what they said. Because in my</p> <p>6 profession --</p> <p>7 MR. BURDI: It's not hearsay. We did</p> <p>8 get an email.</p> <p>9 MR. GONZALEZ: I'm trying to help you.</p> <p>07:38:44PM 10 MR. BURDI: Okay.</p> <p>11 MR. GONZALEZ: So you don't have to</p> <p>12 come back.</p> <p>13 MR. BURDI: Okay.</p> <p>14 MR. GONZALEZ: Because then it's</p> <p>15 physical evidence. Okay? So they have to be</p> <p>16 there, Robb, you. I don't mind being there, but</p> <p>17 I'm not taking notes. I'm just going to watch</p> <p>18 you all just take notes of this. Because in</p> <p>19 reality, I can't be involved in that scenario.</p> <p>07:39:08PM 20 So maybe Jim, anybody else is</p> <p>21 welcome just to watch it. It's a slow process.</p> <p>22 It's not done very quickly.</p>

<p style="text-align: center;">62</p> <p>1 So my thought is that this has to</p> <p>2 be said with steps. So when everything is said</p> <p>3 and done, we have physical evidence that, yes,</p> <p>4 this is what occurred, this is what they could</p> <p>5 remove, or this is what they couldn't remove;</p> <p>6 and then we will base a decision on that</p> <p>7 information. Does that make sense?</p> <p>8 MR. YU: Yes.</p> <p>9 CHAIRMAN BOHNEN: But to answer your</p> <p>07:39:40PM 10 question, if the testing is done, whenever the</p> <p>11 testing is done, and it's determined that it</p> <p>12 can't be removed, okay, at that point in time</p> <p>13 you still need to find out whether or not the</p> <p>14 Village will approve a black facade on that</p> <p>15 building or whether their solution will be</p> <p>16 something different, say, a red facade,</p> <p>17 different material, or whatever. That's got to</p> <p>18 come back through the channel, doesn't it?</p> <p>19 MR. YU: Yes, but that's what the</p> <p>07:40:18PM 20 request is right now is for the black stain. So</p> <p>21 if the HPC was comfortable enough to make a</p> <p>22 motion that, let's say the stain cannot be</p>	<p style="text-align: center;">64</p> <p>1 In fact, Mr. Cauley walked by and</p> <p>2 said, I didn't even know it was paint. It's</p> <p>3 translucent.</p> <p>4 CHAIRMAN BOHNEN: It's a stain.</p> <p>5 MR. BURDI: It's a stain. That's why</p> <p>6 it penetrated.</p> <p>7 CHAIRMAN BOHNEN: Okay. So this is a</p> <p>8 complicated motion to come up with.</p> <p>9 MR. ABRAHAM: Can it be continued to</p> <p>07:41:43PM 10 the next meeting so we don't have to go to Plan</p> <p>11 Commission or Board in -- Because the Plan</p> <p>12 Commission is looking for your recommendation of</p> <p>13 whatever we end up with.</p> <p>14 CHAIRMAN BOHNEN: Yes. Right, right.</p> <p>15 MR. ABRAHAM: So in the meantime, if we</p> <p>16 can get these tests done between now and the</p> <p>17 next, say between maybe now and the next meeting</p> <p>18 after that. I don't know. It depends on the</p> <p>19 weather. That way we wouldn't have to go at</p> <p>07:42:07PM 20 least out a month to the Plan Commission or</p> <p>21 Board because they are going to send it back to</p> <p>22 you no matter what.</p>
<p style="text-align: center;">63</p> <p>1 removed, how does it feel about the black stain</p> <p>2 that's on the building right now? That way they</p> <p>3 would have an answer.</p> <p>4 CHAIRMAN BOHNEN: So then they would</p> <p>5 not have to come back unless we said we don't</p> <p>6 like the black facade.</p> <p>7 MR. YU: Right. And then, you know,</p> <p>8 basically --</p> <p>9 CHAIRMAN BOHNEN: Then we'd have to see</p> <p>07:40:43PM 10 them again because we don't know what the</p> <p>11 next --</p> <p>12 MR. YU: Well, that would depend on how</p> <p>13 the Plan Commission would feel because then they</p> <p>14 would come back with a different stain.</p> <p>15 MR. BURDI: Mind you, the more we stain</p> <p>16 this thing, and where I didn't want to be, I</p> <p>17 wanted to see the brick. I like the translucent</p> <p>18 part of where we are at right now. So another</p> <p>19 stain on top of that will hinder that again, and</p> <p>07:41:11PM 20 it's out there. You can go look and see for</p> <p>21 yourself. I mean it's definitely translucent</p> <p>22 compared to the paint.</p>	<p style="text-align: center;">65</p> <p>1 CHAIRMAN BOHNEN: I get it.</p> <p>2 MR. HAARLOW: I think it's a good idea</p> <p>3 until we continue it, until we get the stain</p> <p>4 results. In the meantime, go to Plan and get</p> <p>5 approval for the door so you can move ahead with</p> <p>6 the door.</p> <p>7 CHAIRMAN BOHNEN: Make sense?</p> <p>8 MR. ABRAHAM: That's what I was kind of</p> <p>9 looking for the next step.</p> <p>07:42:31PM 10 CHAIRMAN BOHNEN: Good suggestion.</p> <p>11 Thank you.</p> <p>12 MR. HAARLOW: Permits don't fall under</p> <p>13 our purview.</p> <p>14 CHAIRMAN BOHNEN: No.</p> <p>15 MS. BRADEN: So the occupancy doesn't --</p> <p>16 CHAIRMAN BOHNEN: No, but I think we</p> <p>17 should go on record that we don't want to impede</p> <p>18 their ability to open their business.</p> <p>19 MR. BURDI: Thank you.</p> <p>07:42:47PM 20 CHAIRMAN BOHNEN: If asked, we have</p> <p>21 opined that they be given a temporary occupancy</p> <p>22 permit so they can get their business going and</p>

<p style="text-align: right;">66</p> <p>1 proceed. Yes.</p> <p>2 MR. ABRAHAM: And we will keep Chan</p> <p>3 apprised of where we are at. We will give</p> <p>4 acceptable time if we are not ready by the next</p> <p>5 meeting so we can stay on the agenda kind of</p> <p>6 automatically.</p> <p>7 CHAIRMAN BOHNEN: Right. We just go on</p> <p>8 hold here with this Commission until we figure</p> <p>9 out --</p> <p>07:43:11PM 10 MR. BURDI: I'm cool with that. I want</p> <p>11 to work with you.</p> <p>12 CHAIRMAN BOHNEN: We want to work with</p> <p>13 you. No, we do.</p> <p>14 MR. ABRAHAM: Yes. I guess if we can</p> <p>15 just be continued.</p> <p>16 MR. BURDI: Until the warmer weather.</p> <p>17 MR. ABRAHAM: Until we come back</p> <p>18 with --</p> <p>19 CHAIRMAN BOHNEN: Do we need to make a</p> <p>07:43:31PM 20 formal recommendation on the temporary --</p> <p>21 MR. YU: No.</p> <p>22 CHAIRMAN BOHNEN: We are on the record.</p>	<p style="text-align: right;">68</p> <p>1 please.</p> <p>2 MR. HAARLOW: So I will move to</p> <p>3 continue Case A-46-2019, 24 West Hinsdale</p> <p>4 Avenue, until such time as we have results on</p> <p>5 the stain removal.</p> <p>6 CHAIRMAN BOHNEN: Any discussion?</p> <p>7 Second, please.</p> <p>8 MR. PRISBY: Second.</p> <p>9 CHAIRMAN BOHNEN: All in favor say aye?</p> <p>10 (A chorus of ayes.)</p> <p>11 * * *</p> <p>12 (Whereupon the further hearing of</p> <p>13 the above-entitled cause was</p> <p>14 continued sine die.)</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">67</p> <p>1 MR. YU: Right. You are on the record</p> <p>2 of supporting that.</p> <p>3 MR. BURDI: Great.</p> <p>4 CHAIRMAN BOHNEN: Thank you very much</p> <p>5 for appearing before us.</p> <p>6 MR. BURDI: I'm really glad I did. You</p> <p>7 guys really made me feel better.</p> <p>8 CHAIRMAN BOHNEN: I am, too.</p> <p>9 MR. BURDI: You don't have any idea. I</p> <p>07:43:52PM 10 have been out of my mind.</p> <p>11 MR. GONZALEZ: I'm sure you have, but</p> <p>12 any time you do work like this you lose some</p> <p>13 hair.</p> <p>14 CHAIRMAN BOHNEN: It takes its toll.</p> <p>15 Old buildings will leave an indelible mark.</p> <p>16 MR. BURDI: I appreciate it. I</p> <p>17 appreciate everybody's time. Thank you.</p> <p>18 CHAIRMAN BOHNEN: So may I have a</p> <p>19 motion to continue this matter until the next</p> <p>07:44:13PM 20 meeting and get a status, right?</p> <p>21 MR. YU: Yes.</p> <p>22 CHAIRMAN BOHNEN: Okay. A motion,</p>	<p style="text-align: right;">69</p> <p>STATE OF ILLINOIS )</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE )</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.</p> <p style="text-align: center;">   Janice H. Heinemann CSR, RDR, CRR  License No. 084-001391 </p>

<b>0</b>	<b>ability</b> [2] - 24:16, 65:18	<b>aggressive</b> [1] - 47:7	<b>assign</b> [1] - 24:2	<b>blade</b> [2] - 15:17, 37:4
<b>084-001391</b> [1] - 69:12	<b>able</b> [7] - 14:15, 14:17, 16:22, 20:14, 24:22, 25:16, 33:5	<b>ago</b> [4] - 3:5, 25:9, 27:8, 28:12	<b>assigning</b> [1] - 44:22	<b>blades</b> [1] - 15:18
<b>1</b>	<b>above-entitled</b> [2] - 1:12, 68:13	<b>agree</b> [6] - 22:9, 27:16, 50:22, 53:15, 55:1, 56:4	<b>assistant</b> [1] - 2:8	<b>blew</b> [1] - 12:1
<b>1</b> [2] - 4:20, 25:17	<b>ABRAHAM</b> [42] - 2:5, 3:11, 3:15, 18:4, 20:3, 28:5, 28:13, 28:18, 29:16, 30:2, 30:5, 30:13, 31:7, 31:10, 31:21, 32:4, 32:14, 32:21, 33:14, 34:10, 34:16, 34:20, 35:2, 35:5, 35:13, 49:15, 56:18, 57:2, 57:9, 57:17, 57:22, 58:12, 58:22, 59:5, 60:3, 60:9, 64:9, 64:15, 65:8, 66:2, 66:14, 66:17	<b>Ahead</b> [1] - 65:5	<b>associated</b> [1] - 45:11	<b>Board</b> [12] - 54:7, 54:10, 54:13, 56:11, 56:13, 56:15, 58:4, 58:13, 59:2, 59:6, 64:11, 64:21
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<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Planning</p> <p>4 Consultant.</p> <p>5 * * *</p> <p>6 MR. D'ONOFRIO: I don't want to go</p> <p>7 through a lot this evening. I think this was</p> <p>8 just a follow-up to our last meeting where I put</p> <p>9 together a revised memo just kind of summarizing</p> <p>10 and identifying the changes that we have all</p> <p>11 gone through over the past four or five</p> <p>12 meetings.</p> <p>13 I would be glad to go over anything</p> <p>14 with you that we haven't already touched base</p> <p>15 on, but I won't belabor the point.</p> <p>16 MR. PRISBY: Can I get right to it</p> <p>17 then?</p> <p>18 MR. D'ONOFRIO: Go for it.</p> <p>19 MR. PRISBY: Second page, C, "Any</p> <p>20 decision should be accompanied with written</p> <p>21 findings. There was discussion by the HPC</p> <p>22 members as to the time frame for completing</p>	<p style="text-align: center;">4</p> <p>1 we can implement it.</p> <p>2 MR. D'ONOFRIO: It's good to know I can</p> <p>3 still pay attention.</p> <p>4 CHAIRMAN BOHNEN: Mike, if I may, two</p> <p>5 things that we mentioned in the meeting.</p> <p>6 MR. D'ONOFRIO: Sure.</p> <p>7 CHAIRMAN BOHNEN: I'll have to find it</p> <p>8 in the transcript.</p> <p>9 MR. D'ONOFRIO: That's fine.</p> <p>10 CHAIRMAN BOHNEN: But the two things</p> <p>11 that I continue to be bothered about, and I'd</p> <p>12 like to write it in. It's going to probably</p> <p>13 require more input than ours, frankly, before</p> <p>14 it's codified. But I'm still concerned about</p> <p>15 the fact that people, if they come before us and</p> <p>16 they show us the house that they are going to be</p> <p>17 building and through, hopefully, that 120-day</p> <p>18 period we all come to see the final drawings,</p> <p>19 and that's what we like, and everybody is at</p> <p>20 kumbaya; that if by any chance they don't build</p> <p>21 that house, that there would be some sort of</p> <p>22 recourse. There probably would have to be a</p>
<p style="text-align: center;">3</p> <p>1 findings. The consensus was to have findings</p> <p>2 read into the record as part of the approval/</p> <p>3 denial process the evening the matter is being</p> <p>4 considered."</p> <p>5 MR. D'ONOFRIO: Right.</p> <p>6 MR. PRISBY: Are we good with this? I</p> <p>7 just wanted to make sure. I wasn't, as I</p> <p>8 thought back on it, I wasn't sure if we had</p> <p>9 consensus on that at the last meeting.</p> <p>10 Alexis wasn't here. I think Sandy</p> <p>11 was in favor of -- I don't want to speak for</p> <p>12 her. But if I remember correctly, she was in</p> <p>13 favor of getting it done that night, as was I;</p> <p>14 so that we could keep these people moving along.</p> <p>15 MR. GONZALEZ: Right.</p> <p>16 MR. PRISBY: But I thought somebody</p> <p>17 thought that wasn't the best idea, and I just</p> <p>18 wanted to make sure that we had consensus on</p> <p>19 that.</p> <p>20 Other than that, Mike, I was really</p> <p>21 happy with the changes that came out of the last</p> <p>22 meeting. It looked like you hit everything so</p>	<p style="text-align: center;">5</p> <p>1 couple kinds of recourse, okay?</p> <p>2 If they don't build that house --</p> <p>3 For instance, somebody comes before us, and they</p> <p>4 are going to build a big house on a big lot.</p> <p>5 They show us the big house on the big lot. And</p> <p>6 we say, you know what, that looks like a really</p> <p>7 nice, big house. And based on what you are</p> <p>8 showing us, you are already for permits; and we</p> <p>9 are going to give you the go-ahead on that, and</p> <p>10 we are going to give you the go-ahead on the</p> <p>11 demo of the house you are knocking down.</p> <p>12 And then once they knock the house</p> <p>13 down, they say, you know what, we went through</p> <p>14 our numbers again, and we don't think it's</p> <p>15 viable for us to build a big house. We think</p> <p>16 maybe we are going to subdivide this lot and</p> <p>17 build two houses.</p> <p>18 Well, in the meantime, whether</p> <p>19 there was a game plan or whether it was just</p> <p>20 rethinking reality, we have been deceived. We</p> <p>21 have given approval for a demo predicated on</p> <p>22 knowing what's going to get built only to find</p>

<p style="text-align: center;">6</p> <p>1 that it won't be built. I think there has to be  2 some sort of fine or legal resource on that.  3 And then the second element of that  4 is if someone were to come in here and show us a  5 home they were going to build, and we went  6 through our 120-day process, and we decided to  7 go forward with it; and we give the demo permit  8 accordingly. And then they decide, you know  9 what, we decided we are going to wait until next  10 spring or next fall to start building. And  11 spring comes and fall comes and years go by, and  12 we have more of these vacant lots in town. They  13 never seem to get built upon.  14 Now, the code only says they have  15 to at least level the lots out and replant them  16 so that they are not an eyesore. But I suspect  17 that the code ought to say, or I suggest that  18 the code ought to say that if we make a decision  19 that a demolition is predicated upon something  20 being built then that thing needs to be what's  21 built; and it needs to be started to be built  22 within a period of time, a reasonable period of</p>	<p style="text-align: center;">8</p> <p>1 and behold they didn't do either one.  2 I want to see that written into  3 this code now and not have to go back and do an  4 amendment to the latest text amendment that we  5 have or maybe we should do an amendment to that  6 text amendment. It might be quicker, faster,  7 easier.  8 But those are two items that I want  9 to see addressed here as long as we have got the  10 books open and we are recodifying things.  11 Because like it or not, there is an element out  12 there that's going to try and game the system no  13 matter what we write.  14 The only way to really write these  15 things correctly is to brainstorm the mindsets  16 of those that will take advantage and try and  17 game the system and try and write the -- if you  18 can get rid of the loopholes in a way when you  19 are doing so, they can't come at us at a later  20 date. We may not be able to stop everything,  21 but these are two things that are very  22 concerning to me.</p>
<p style="text-align: center;">7</p> <p>1 time, such as 6 months, we will say. And if it  2 isn't, then there should be fines and legal  3 redress.  4 MR. GONZALEZ: What if it's abandoned  5 halfway through construction?  6 CHAIRMAN BOHNEN: Well, now you are  7 going to get complicated on me. I mean that's  8 another thought.  9 MR. GONZALEZ: Oh, okay.  10 CHAIRMAN BOHNEN: If for whatever  11 reason they weren't able to complete a house,  12 I'm not aware of that happening; but it always  13 could.  14 But where I'm going is there is a  15 crowd out there that is, they are I think  16 speculating on our land. We are the losers for  17 that because the lots stay vacant. We are  18 deprived of tax dollars, certainly our schools  19 are deprived of tax dollars. We've lost all  20 control of what's going to get built because we  21 only allow them to tear down predicated on what  22 they were going to build within 6 months, and lo</p>	<p style="text-align: center;">9</p> <p>1 MR. PRISBY: I don't know, John. If  2 you have got somebody that is trying to game the  3 system, they want their demo, they want to take  4 the thing down, and just land bank it; right?  5 CHAIRMAN BOHNEN: Yes.  6 MR. PRISBY: The example of somebody  7 getting halfway through construction and,  8 obviously, abandoning the work, I can't see  9 somebody actually getting to that point if that  10 was their game plan. To me someone quitting  11 halfway through construction and had to stop  12 probably has some serious issues there and  13 probably not doing this with nefarious  14 intentions.  15 MR. BOHNEN: Right, and I don't think  16 we can possibly address what financial  17 difficulty somebody might come upon. I mean  18 there is a section of the code where if houses  19 don't have their utilities in, let's say a half-  20 finished house, in some respects, it's not  21 habitable, then our code addresses that; and I  22 believe that house would be taken down.</p>

<p style="text-align: right;">10</p> <p>1 MR. PRISBY: Yes. It would be their</p> <p>2 responsibility to take it down.</p> <p>3 CHAIRMAN BOHNEN: Exactly.</p> <p>4 MR. PRISBY: And I believe it's still a</p> <p>5 year to complete construction with some</p> <p>6 flexibility by Robb to make a judgment call.</p> <p>7 CHAIRMAN BOHNEN: Right. They will</p> <p>8 renew the permit.</p> <p>9 MR. PRISBY: Or you have to take out a</p> <p>07:55:13PM 10 whole new permit. So if it stops for any length</p> <p>11 of time, you are already penalizing them with</p> <p>12 potentially some high permit costs.</p> <p>13 CHAIRMAN BOHNEN: And again, it's not</p> <p>14 that I mind talking about that; but I really</p> <p>15 want to address the first two elements that I</p> <p>16 brought to the table.</p> <p>17 MR. PRISBY: So part of this is a tax</p> <p>18 problem, correct? We lose tax money for</p> <p>19 something not being on that site. I like the</p> <p>07:55:41PM 20 idea of having some kind of penalty for someone</p> <p>21 that would back out at the last minute or</p> <p>22 actually starting construction. And just my</p>	<p style="text-align: right;">12</p> <p>1 consistency in our village government that we</p> <p>2 want to open up home rule to the vagaries of new</p> <p>3 boards that form every four years. So I don't</p> <p>4 think home rule is the way to go on this.</p> <p>5 I don't know what latitudes we have</p> <p>6 under the Illinois code, but it's a question we</p> <p>7 can certainly ask Mike to ask our attorneys.</p> <p>8 MR. D'ONOFRIO: Let me, you will have</p> <p>9 to forgive me, I'm working in multiple</p> <p>07:57:06PM 10 communities at one time so I need to ask Chan --</p> <p>11 and I hate to put him on the spot, I will be the</p> <p>12 attorney who doesn't know the answer before I</p> <p>13 ask him -- but are demolition permits issued</p> <p>14 prior to approval of plans for a new house?</p> <p>15 MR. YU: I think so. Yes. You can</p> <p>16 apply for a demo permit.</p> <p>17 MR. D'ONOFRIO: Some municipalities</p> <p>18 I've worked in we wouldn't issue a demo permit</p> <p>19 until the plans for the new house were approved.</p> <p>07:57:39PM 20 CHAIRMAN BOHNEN: Right. And we are --</p> <p>21 MR. D'ONOFRIO: That doesn't get to</p> <p>22 everything you have --</p>
<p style="text-align: right;">11</p> <p>1 opinion, I would love to see that penalty be</p> <p>2 something equivalent to what the taxes are</p> <p>3 before they tore it down.</p> <p>4 CHAIRMAN BOHNEN: You certainly could</p> <p>5 go back to the taxes on the old house.</p> <p>6 MR. PRISBY: Correct.</p> <p>7 CHAIRMAN BOHNEN: You might not be able</p> <p>8 to brainstorm what the taxes would be on the one</p> <p>9 that they presented to us. But it was paying,</p> <p>07:58:13PM 10 the house that was on the lot prior to being</p> <p>11 demoed, was paying taxes at a certain rate, and</p> <p>12 the Village and the schools benefited by that</p> <p>13 amount. And I think you go back to that as</p> <p>14 your touchstone.</p> <p>15 MR. PRISBY: Is that enforceable?</p> <p>16 MS. BRADEN: That was my question.</p> <p>17 MR. PRISBY: From the County, from the</p> <p>18 tax standpoint?</p> <p>19 CHAIRMAN BOHNEN: I think if we were</p> <p>07:58:35PM 20 home rule, it's very easily done. We have</p> <p>21 explored home rule from time to time, and the</p> <p>22 popular wisdom is we don't feel there is enough</p>	<p style="text-align: right;">13</p> <p>1 CHAIRMAN BOHNEN: But where we tend to</p> <p>2 dwell is in the historic districts. But in</p> <p>3 reality, it's probably a good idea for the</p> <p>4 Village to look at this in the total scheme of</p> <p>5 the Village because it's a problem that could</p> <p>6 occur in any quadrant. It may not be something</p> <p>7 that originates in Title 14. It may be codified</p> <p>8 in a section of the actual zoning code.</p> <p>9 But I would like to get an opinion</p> <p>07:58:14PM 10 on that. A, if we can do it as a Village; And</p> <p>11 B, if we can, who would put it forth. We could</p> <p>12 make a recommendation to the Board because we do</p> <p>13 get involved in other areas of the Village</p> <p>14 certainly, tax assessment freezes and things of</p> <p>15 that nature. But right now we are writing it</p> <p>16 into our code that we won't give a demo permit</p> <p>17 until we see what you are going to build.</p> <p>18 That's here.</p> <p>19 MR. D'ONOFRIO: Right, but that's --</p> <p>07:58:50PM 20 CHAIRMAN BOHNEN: That's not throughout</p> <p>21 the --</p> <p>22 MR. D'ONOFRIO: It's a distinction with</p>



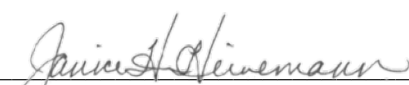
<p style="text-align: center;">14</p> <p>1 a difference. Okay? Now I'm thinking, I put my  2 hat on as a community development director out  3 there. You are saying you want to see what the  4 design is before you will sign off on it?  5 CHAIRMAN BOHNEN: Yes.  6 MR. D'ONOFRIO: What you are talking  7 about is what kind of -- I don't want to say  8 bait and switch -- but I just said that but I  9 don't want to say it -- where a developer is  10 going to say this is what we are going to build  11 with no intention of -- Nefarious conduct.  12 CHAIRMAN BOHNEN: Right.  13 MR. D'ONOFRIO: So you approve it and  14 they never have any intention of doing that.  15 They get the demo permit, they demo the house,  16 now you have a vacant lot.  17 CHAIRMAN BOHNEN: Right.  18 MR. D'ONOFRIO: I'm sure the Village  19 has requirements that say the lot needs to be  20 regraded, seeded, so on, and so forth. But the  21 fact of the matter is the house is gone. It's a  22 vacant property. It's assessed as a vacant</p>	<p style="text-align: center;">16</p> <p>1 have been talking about a process, right?  2 CHAIRMAN BOHNEN: Right. But I will  3 put on my other hat that I don't have and be a  4 trustee for a moment. In the other quadrants of  5 Village that are not in the historic districts,  6 I don't suspect the Village is going to be that  7 concerned about what exactly is going to be get  8 built before they issue a demo permit; but they  9 want to make sure that something is going to get  10 built. So maybe they have a one-tier  11 consideration in all the districts that are  12 nonhistoric, and a two-tier concern in the  13 historic, in the streetscape, something. You  14 follow me?  15 MR. D'ONOFRIO: I'm not going to play a  16 lawyer and comment on that.  17 CHAIRMAN BOHNEN: No. But again, I  18 don't think we have the authority to opine about  19 Monroe school district.  20 MR. YU: Right. So the Robbins Park  21 and the downtown district, if you do apply for  22 the demo permit, you do need plans for the new</p>
<p style="text-align: center;">15</p> <p>1 property, so on and so forth. So, in effect,  2 land-banking the property; right?  3 CHAIRMAN BOHNEN: Correct.  4 MR. D'ONOFRIO: So I think what you  5 want to get at is what kind of regulations can  6 be in place to -- I don't want to say prohibit  7 that but, you know, have some kind of procedure  8 in place that, if that happens, there is some --  9 looking for the right word here --  10 CHAIRMAN BOHNEN: Redress.  11 MR. D'ONOFRIO: -- recourse. I mean so  12 that there is some kind of penalty or recourse  13 to address the situation like that down the  14 road. Is that a fair characterization?  15 CHAIRMAN BOHNEN: Right. And where the  16 distinction would be in the historic district  17 where we are, our purview is to consider  18 streetscape. We want to see exactly what's  19 going to get built. Okay?  20 In other sections of the Village --  21 MR. D'ONOFRIO: What we were just  22 talking about is in addition to that. I mean we</p>	<p style="text-align: center;">17</p> <p>1 building; that was already approved.  2 CHAIRMAN BOHNEN: Yes. Right. That's  3 approved. So we got that in the text amendment?  4 MR. YU: Yes.  5 CHAIRMAN BOHNEN: Okay. So we have got  6 that going on. Now we can talk about the what-  7 ifs. What if somebody doesn't start building?  8 Or what if somebody says, I'm not going to build  9 what I proffered to you when you approved my  10 demo? So that's Robbins and downtown. Okay.  11 However, I suggest that the Village  12 should be concerned about the other quadrants.  13 All right? And it probably doesn't come in  14 Title 14. But they should be concerned, too,  15 because tax dollars being as dear as they are,  16 and Hinsdale land being as dear as it is, if  17 people are speculating on bitcoins, they sure as  18 hell are going to speculate on Hinsdale land  19 because that's in the Village.  20 So it would seem to me, as we  21 discussed, that the least we can do if something  22 wasn't started within six months at Monroe</p>

<p style="text-align: center;">18</p> <p>1 school, we could go back and start taxing or</p> <p>2 penalizing to the degree that we would have been</p> <p>3 receiving those tax dollars.</p> <p>4 And the question is can that be,</p> <p>5 can that be done without home rule; and I don't</p> <p>6 know the answer to that.</p> <p>7 MR. D'ONOFRIO: We can, we can check</p> <p>8 with the Village attorney on that.</p> <p>9 MR. YU: Yes.</p> <p>08:03:15PM 10 MR. PRISBY: I would think that would</p> <p>11 just be, again -- I'm not an attorney either,</p> <p>12 right? -- just picking a fine amount or how you</p> <p>13 calculate that fine, that's not County money at</p> <p>14 that point.</p> <p>15 CHAIRMAN BOHNEN: No.</p> <p>16 MR. PRISBY: But it would be --</p> <p>17 CHAIRMAN BOHNEN: It's our portion of</p> <p>18 what the tax dollars would be.</p> <p>19 MS. BRADEN: Where would those funds</p> <p>08:03:35PM 20 go, the Village, the school district?</p> <p>21 CHAIRMAN BOHNEN: I think they are the</p> <p>22 proportion that they would --</p>	<p style="text-align: center;">20</p> <p>1 monies that Hinsdale and Hinsdale schools are</p> <p>2 not getting.</p> <p>3 MR. PRISBY: Correct.</p> <p>4 CHAIRMAN BOHNEN: You are not going to</p> <p>5 be collecting for the forest preserve.</p> <p>6 MR. PRISBY: Right.</p> <p>7 CHAIRMAN BOHNEN: I don't think you</p> <p>8 could. Now your reach is getting beyond your</p> <p>9 boundaries. But I think you could determine if</p> <p>08:04:54PM 10 there was a 30,000 tax bill on the house, 10 is</p> <p>11 raw land, there is a \$20,000 deficit, that</p> <p>12 becomes -- you look at it, and then you end up</p> <p>13 with \$16,000. You could levy for \$16,000 and</p> <p>14 distribute that in the proportions that would</p> <p>15 typically go to the schools and to the Village I</p> <p>16 would think.</p> <p>17 MR. PRISBY: I like that idea.</p> <p>18 MS. BRADEN: And I meant Robbins</p> <p>19 Historic District, not Robbins Park.</p> <p>08:05:21PM 20 MR. GONZALEZ: John, you could just say</p> <p>21 whatever the prior tax, if there was a house</p> <p>22 there, if they don't build within a certain</p>
<p style="text-align: center;">19</p> <p>1 MR. PRISBY: Put in the Village bucket.</p> <p>2 CHAIRMAN BOHNEN: Into the Village</p> <p>3 buckets and school buckets.</p> <p>4 MS. BRADEN: Okay.</p> <p>5 CHAIRMAN BOHNEN: I would think because</p> <p>6 the Village gets such a small portion of</p> <p>7 whatever the tax dollars are. But the schools</p> <p>8 get 80, 90 percent.</p> <p>9 MS. BRADEN: Right.</p> <p>08:04:00PM 10 CHAIRMAN BOHNEN: So it's important to</p> <p>11 the schools that they have taxable properties.</p> <p>12 MS. BRADEN: Well, especially in</p> <p>13 Robbins Park. Oak School is under-enrolled, and</p> <p>14 so that does make a big difference.</p> <p>15 MR. PRISBY: I think that could be a</p> <p>16 substantial fine, too. If you are talking about</p> <p>17 a house with a \$30,000 tax bill, that empty land</p> <p>18 on the same property is \$10,000, you could have</p> <p>19 a \$20,000 a year penalty in place if you so</p> <p>08:04:34PM 20 chose.</p> <p>21 CHAIRMAN BOHNEN: Well, you certainly</p> <p>22 could collect to the extent that to offset the</p>	<p style="text-align: center;">21</p> <p>1 period, then they have to start paying equal</p> <p>2 taxes; right?</p> <p>3 CHAIRMAN BOHNEN: Well, I agree with</p> <p>4 what you are saying. We are talking the same</p> <p>5 thing as a different version, but I don't know</p> <p>6 that we have the authority to do that.</p> <p>7 MR. GONZALEZ: Oh, I see.</p> <p>8 CHAIRMAN BOHNEN: I can smell a couple</p> <p>9 of deals out there now where I think we are</p> <p>08:05:43PM 10 getting played; and I think they are going to</p> <p>11 end up tearing the house down and saying, oh,</p> <p>12 gees, we changed our mind. And the Village is</p> <p>13 going to get cut a substantial amount of money</p> <p>14 and schools. And we have made it easy for</p> <p>15 people to speculate on our land and destroy the</p> <p>16 ambiance of our historic neighborhoods.</p> <p>17 So you know, you've got to get out</p> <p>18 in front of this stuff. Acknowledging that the</p> <p>19 Village attorneys are always making sure that we</p> <p>08:06:11PM 20 are not getting into legal situations, rather</p> <p>21 than playing a defense on this sort of thing, I</p> <p>22 would prefer that we play offense and take our</p>

<p style="text-align: right;">22</p> <p>1 chances like Lake Forest and a couple other</p> <p>2 villages do.</p> <p>3 MR. PRISBY: Okay.</p> <p>4 MR. GONZALEZ: That's fine.</p> <p>5 CHAIRMAN BOHNEN: Other than that, I'm</p> <p>6 okay.</p> <p>7 MR. D'ONOFRIO: Okay.</p> <p>8 MR. PRISBY: When can we get something</p> <p>9 to the trustees, and actually get this put in</p> <p>10 motion? I mean it's been very productive talk</p> <p>11 over the past few months. I'm thrilled by the</p> <p>12 progress. Now it's what do we have to do to get</p> <p>13 this implemented.</p> <p>14 MR. YU: Waiting for the March Board</p> <p>15 meeting.</p> <p>16 CHAIRMAN BOHNEN: March 4?</p> <p>17 MR. YU: The first Tuesday in March.</p> <p>18 CHAIRMAN BOHNEN: Great.</p> <p>19 MR. PRISBY: And this goes to Board of</p> <p>20 Trustees?</p> <p>21 MR. YU: Yes.</p> <p>22 MR. PRISBY: And if they decide this is</p>	<p style="text-align: right;">24</p> <p>1 MR. D'ONOFRIO: -- then you are under</p> <p>2 that. So if you come after the regulation, the</p> <p>3 ordinance has been adopted, then you are</p> <p>4 subject to the new ordinance.</p> <p>5 MR. PRISBY: I have some issues in the</p> <p>6 past where changes were made in the zoning code</p> <p>7 where I'm in the middle of the project where the</p> <p>8 change that was approved required 100 hours</p> <p>9 worth of my time to fix it. And it was, well,</p> <p>10 you weren't in yesterday.</p> <p>11 MR. D'ONOFRIO: In my experience, in my</p> <p>12 lovely 25 years experience as a community</p> <p>13 development director, zoning administrator, dot,</p> <p>14 dot, dot, it's always been -- and it may be</p> <p>15 different here -- but it's always been my</p> <p>16 understanding that you are kind of vetted at</p> <p>17 basically at your point of application.</p> <p>18 Unless the Village Board says, this</p> <p>19 is going to be retroactive, you know, to some</p> <p>20 date, it follows the date of application, either</p> <p>21 entitles you to this bundle of rights versus</p> <p>22 that bundle of rights.</p>
<p style="text-align: right;">23</p> <p>1 a good idea, does it get implemented that night;</p> <p>2 or is there 30-day grace period?</p> <p>3 MR. YU: There are two meetings.</p> <p>4 MR. PRISBY: Okay.</p> <p>5 MR. YU: So the Tuesday after that, the</p> <p>6 third Tuesday.</p> <p>7 CHAIRMAN BOHNEN: Two weeks after that.</p> <p>8 MR. YU: Yes.</p> <p>9 CHAIRMAN BOHNEN: And then as far as</p> <p>10 the codification, does Sterling write that?</p> <p>11 MR. YU: The Village attorneys, they</p> <p>12 write that. And Sterling, they codify it.</p> <p>13 MR. PRISBY: And will there be any kind</p> <p>14 of grace period for projects that are already in</p> <p>15 the works?</p> <p>16 CHAIRMAN BOHNEN: There probably has to</p> <p>17 be.</p> <p>18 MR. D'ONOFRIO: Well, generally how it</p> <p>19 works is, for example, with the building code,</p> <p>20 if you are in for whatever application at the</p> <p>21 time, what the regulation is --</p> <p>22 MR. YU: Right.</p>	<p style="text-align: right;">25</p> <p>1 So, Chan, would you --</p> <p>2 MR. YU: Yes, I agree with that.</p> <p>3 MR. PRISBY: I know in the past they</p> <p>4 have had some changes that were made. And it</p> <p>5 was, these would go into effect in 30 days to</p> <p>6 allow projects that were already in the works to</p> <p>7 get in under the wire.</p> <p>8 MR. D'ONOFRIO: Well, I would take it a</p> <p>9 step further and say you are entitled to the old</p> <p>10 ordinance. Whenever it's adopted, you know, you</p> <p>11 don't have to get anything in within 30 days.</p> <p>12 Whenever you get it in, if you were an</p> <p>13 application, if you had an application in, you</p> <p>14 are entitled to that even if it would take you</p> <p>15 another 3 months to get the plans finalized and</p> <p>16 so on and so forth; but that's just based on my</p> <p>17 experience.</p> <p>18 MR. PRISBY: Okay.</p> <p>19 CHAIRMAN BOHNEN: Anybody have anything</p> <p>20 else?</p> <p>21 MR. YU: Do we have a motion for the</p> <p>22 Summary, the Regulations Review?</p>

<p style="text-align: right;">26</p> <p>1 CHAIRMAN BOHNEN: Yes.</p> <p>2 MR. YU: So this will be forwarded on</p> <p>3 to the Village Board of Trustees if you have a</p> <p>4 motion, please.</p> <p>5 CHAIRMAN BOHNEN: I guess we are</p> <p>6 looking for a motion to continue the major</p> <p>7 change?</p> <p>8 MR. YU: To approve this document.</p> <p>9 This is a summary of what the HPC would like</p> <p>08:10:15PM 10 changed.</p> <p>11 CHAIRMAN BOHNEN: Oh, I'm sorry.</p> <p>12 MR. YU: Yes.</p> <p>13 CHAIRMAN BOHNEN: A motion to approve.</p> <p>14 MR. HAARLOW: But you want to have the</p> <p>15 language about the demo in here?</p> <p>16 CHAIRMAN BOHNEN: Yes.</p> <p>17 MR. HAARLOW: So I don't think we are</p> <p>18 ready to approve this as is.</p> <p>19 MR. YU: So you would ask for the</p> <p>08:10:34PM 20 condition of the two, with the two</p> <p>21 recommendations based on a fine or a fee for --</p> <p>22 Well, I don't know if, is that part</p>	<p style="text-align: right;">28</p> <p>1 It's getting the opinion from the Village</p> <p>2 attorney. Because I can draft pretty much</p> <p>3 anything, but whether or not -- I'm not an</p> <p>4 attorney, but I have slept at a Holiday Inn</p> <p>5 Express. No. I mean I would have to sit down</p> <p>6 with staff and draft something out.</p> <p>7 But ultimately, you know, here is</p> <p>8 what I would recommend. If you want that part</p> <p>9 of your consideration, then you ought to have</p> <p>08:12:11PM 10 something that you guys agree to before it all</p> <p>11 goes to the council.</p> <p>12 CHAIRMAN BOHNEN: So if we had a</p> <p>13 special meeting, so Mike can start drafting what</p> <p>14 we just discussed, if we had a special meeting,</p> <p>15 and at that point in time we could give you a</p> <p>16 motion to approve it.</p> <p>17 How many days prior to March 4 do</p> <p>18 you need that? Just basically if you, you are</p> <p>19 going to have a first reading and second reading</p> <p>08:12:38PM 20 anyway. But we could have a special meeting</p> <p>21 between now and March 4.</p> <p>22 MR. YU: I mean there are two meetings.</p>
<p style="text-align: right;">27</p> <p>1 of -- I don't think that's part of Title 14. I</p> <p>2 think you wanted something --</p> <p>3 CHAIRMAN BOHNEN: I think it should be.</p> <p>4 There is a section in Title 14 that should</p> <p>5 address this, and it's a two-tiered section. It</p> <p>6 has to do with building what you say you are</p> <p>7 going to build and starting that building within</p> <p>8 a certain amount of time. Both situations would</p> <p>9 trigger a fine if it wasn't complied with.</p> <p>08:11:18PM 10 MS. BRADEN: False pretenses.</p> <p>11 CHAIRMAN BOHNEN: For false pretenses.</p> <p>12 And again the question of</p> <p>13 recovering tax dollars, which until we get a</p> <p>14 legal opinion on that --</p> <p>15 MR. YU: Okay. Well, if it's premature</p> <p>16 then --</p> <p>17 CHAIRMAN BOHNEN: I don't want to miss</p> <p>18 March 4.</p> <p>19 MR. YU: Yes. So that's the problem.</p> <p>08:11:34PM 20 CHAIRMAN BOHNEN: I understand. So how</p> <p>21 fast can you draft tonight?</p> <p>22 MR. D'ONOFRIO: Well, it's not just me.</p>	<p style="text-align: right;">29</p> <p>1 The Village Board has two meetings a month. So</p> <p>2 we don't necessarily have to make the first</p> <p>3 meeting in March. We could make the second</p> <p>4 meeting.</p> <p>5 MR. PRISBY: But if we want to make the</p> <p>6 first --</p> <p>7 MR. YU: Also I mean --</p> <p>8 CHAIRMAN BOHNEN: We think it's</p> <p>9 expedient to move ahead. So if we had a special</p> <p>08:12:58PM 10 meeting sometime between now and March, the 1st</p> <p>11 of March. Okay? Whereupon Mike gives us the</p> <p>12 drafting of these items that we just discussed,</p> <p>13 and we all vote to make a motion. Then that</p> <p>14 motion can go before the Board on March 4,</p> <p>15 right?</p> <p>16 MR. YU: Right.</p> <p>17 MR. HAARLOW: Chan, two questions. One</p> <p>18 of them is -- So March 4 is a Wednesday.</p> <p>19 MR. YU: March 3 then.</p> <p>08:13:24PM 20 MR. HAARLOW: So if the Board is</p> <p>21 meeting on the 3rd, we on the 4th. Our regular</p> <p>22 meeting would be on Wednesday, March 4. So if</p>

<p style="text-align: center;">30</p> <p>1 it is March 4, March 4 is the first Tuesday,  2 that would be the first board meeting in March.  3 CHAIRMAN BOHNEN: So we have to meet  4 prior to that if we want to get before them for  5 a first read first but Mike has got to draft --  6 Today is, what, the 5th or 6th?  7 MR. D'ONOFRIO: It's not just me  8 drafting something. It's having the opportunity  9 to sit down with staff and then run it by the  10 Village attorney because I don't think -- It's,  11 you know, I think to your point, if there is  12 some kind of fine or whatever, if the Village  13 attorney says, no, you can't do that, then I  14 think it's fair to you guys --  15 It's not fair to say, Here, throw  16 this up in front of the Board; and then the  17 Village attorney is going to go, no, you can't  18 do it.  19 CHAIRMAN BOHNEN: No.  20 MR. D'ONOFRIO: So here is what I  21 suggest. I have the opportunity to sit down  22 with staff, flush this out a little bit, talk to</p>	<p style="text-align: center;">32</p> <p>1 CHAIRMAN BOHNEN: So maybe we get  2 before the Board on the 11th or 10th,  3 March 10th?  4 MR. YU: No. 17th. Yes.  5 CHAIRMAN BOHNEN: I think that's -- So  6 the 17th and then you do April?  7 MR. YU: I think the 17th would be more  8 realistic since you have the regular meeting on  9 the 4th anyway.  10 MR. D'ONOFRIO: And then we can bring  11 that back.  12 CHAIRMAN BOHNEN: Can we count on that?  13 MR. D'ONOFRIO: That's what I will  14 shoot for, yes. Because I would like to have  15 you guys review it, sign off on it; and then it  16 just becomes part of the package.  17 MR. YU: Take a vote on it. That way  18 the Board knows how you, what the vote turns out  19 to be.  20 MR. HAARLOW: Chan, for something to be  21 on the Village agenda, Village trustee agenda,  22 for Tuesday, is it the prior Friday at 5:00? Is</p>
<p style="text-align: center;">31</p> <p>1 the Village attorney, and say, hey, what kind of  2 penalty phase or what kind of fine or to address  3 this issue. What under your nonhome-rule powers  4 can the Village do, and then draft something  5 based on that.  6 CHAIRMAN BOHNEN: So the question  7 becomes, if we are trying to get something  8 before the Board on March 3, is it realistic  9 between now and then to have you meet with the  10 staff, meet with the Village attorney, draft  11 something to get before us in a special meeting  12 prior to our regular meeting?  13 MR. D'ONOFRIO: And I know there is  14 lead time with staff to get agenda packets  15 together and so on and so forth. To be  16 perfectly honest with you, I think that would be  17 pretty tough. I mean it wouldn't take me long  18 to do it. But to go through the process to talk  19 to staff, to talk to the Village attorney, and  20 some back and forth on it, I think that might be  21 difficult to meet that deadline. I'm just being  22 honest.</p>	<p style="text-align: center;">33</p> <p>1 that the deadline?  2 MR. YU: It's actually the afternoon.  3 However, it's the Wednesday. It's basically we  4 have to have our memos done two weeks in advance  5 before it's on the agenda because it needs to be  6 reviewed by the admin department, and then they  7 review with President Cauley. So it's not just  8 a matter of getting it in the packet the Friday  9 before the meeting.  10 CHAIRMAN BOHNEN: So March 17 is the  11 first meeting?  12 MR. YU: Yes. So the 4th, March 4 is  13 something I would have to submit to the village  14 manager for review.  15 MR. HAARLOW: So if we met on the 3rd,  16 our regular meeting -- I'm sorry. If we meet  17 on the 4th, that is, we are meeting in the  18 evening. But you are saying you have to have it  19 in two weeks prior on that Wednesday. So  20 actually what you submitted for the 17th would  21 be due on the 4th, and we wouldn't be voting on  22 this until the evening on the 4th.</p>

<p style="text-align: right;">34</p> <p>1 MR. YU: Yes, but I would be talking</p> <p>2 about it on or Wednesday staff meetings up to</p> <p>3 that point. So it's not completely brand-new to</p> <p>4 them, so a couple days. So it could happen.</p> <p>5 MR. HAARLOW: So it could happen for</p> <p>6 the 17th even if you don't submit that until</p> <p>7 Wednesday or Thursday, March 5?</p> <p>8 MR. YU: Yes. Yes.</p> <p>9 CHAIRMAN BOHNEN: So between now and</p> <p>08:17:43PM 10 March 4 is Mike and staff and the attorneys?</p> <p>11 MR. YU: Yes.</p> <p>12 CHAIRMAN BOHNEN: And yada, yada.</p> <p>13 MR. YU: Yes.</p> <p>14 CHAIRMAN BOHNEN: Something you can do,</p> <p>15 Mike?</p> <p>16 MR. D'ONOFRIO: Yes. I'm just looking</p> <p>17 at my calendar. I'm free that week of March 2.</p> <p>18 So I would be able to attend the meeting on the</p> <p>19 4th. And between now and then we can get</p> <p>08:18:10PM 20 together in the next week and get going on this,</p> <p>21 so if Chan will have me for a visit.</p> <p>22 MR. YU: Always welcome.</p>	<p style="text-align: right;">36</p> <p>1 (A chorus of ayes.)</p> <p>2 CHAIRMAN BOHNEN: We are adjourned.</p> <p>3 * * *</p> <p>4 (Whereupon further proceedings of</p> <p>5 the above-entitled cause were</p> <p>6 continued to March 4, 2020.)</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">35</p> <p>1 MR. D'ONOFRIO: Actually, I do always</p> <p>2 enjoy spending time in Hinsdale. So I won't say</p> <p>3 it's a labor of love but I enjoy it.</p> <p>4 MR. HAARLOW: John has some houses</p> <p>5 he'll show you.</p> <p>6 CHAIRMAN BOHNEN: Move in.</p> <p>7 MR. D'ONOFRIO: No. No. I always make</p> <p>8 it a policy never live in the town you work in.</p> <p>9 It served me well for 30 years.</p> <p>08:18:59PM 10 MR. GONZALEZ: Show up on your</p> <p>11 doorstep, by the way --</p> <p>12 MR. D'ONOFRIO: Okay.</p> <p>13 CHAIRMAN BOHNEN: Yes.</p> <p>14 MR. YU: Thank you, Mike.</p> <p>15 MR. D'ONOFRIO: Thank you.</p> <p>16 CHAIRMAN BOHNEN: Thank you, Mike.</p> <p>17 With that, we can close the public</p> <p>18 hearing. And may I have a motion for</p> <p>19 adjournment.</p> <p>08:19:14PM 20 MR. HAARLOW: Move to adjourn.</p> <p>21 MR. PRISBY: Second.</p> <p>22 CHAIRMAN BOHNEN: All in favor, aye.</p>	<p style="text-align: right;">37</p> <p>STATE OF ILLINOIS )</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE )</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>do hereby certify that I am a court reporter</p> <p>doing business in the State of Illinois, that I</p> <p>reported in shorthand the testimony given at the</p> <p>hearing of said cause, and that the foregoing is</p> <p>a true and correct transcript of my shorthand</p> <p>notes so taken as aforesaid.</p> <p style="text-align: center;">   Janice H. Heinemann CSR, RDR, CRR  License No. 084-001391 </p>

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## MEMORANDUM

**DATE:** March 4, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 14 W. Hinsdale Avenue, 2<sup>nd</sup> Floor – Guaranteed Rate – 1 New Wall Sign and 1 New Projecting Sign - Case A-05-2020

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### Summary

The Village of Hinsdale has received a sign application from Olympik Signs, on behalf of Guaranteed Rate, to install one (1) new wall sign and one (1) new projecting sign on the building at 14 W. Hinsdale Avenue in the B-2 Central Business District and within the Historic Downtown District.

### Request and Analysis

The building at 14 W. Hinsdale Avenue is a two-story commercial building and faces north on W. Hinsdale Avenue and east on Harrison Place (alley). The proposed non-illuminated wall sign is 2' tall and 5' long for an area of 10 SF. The location for the wall sign is near the front entrance and 18' from grade to the top of the sign, and below the bottom of the second story window. The proposed sign includes three (3) colors, white text and a red downward arrow logo on a black sign backing background.

The requested projecting sign mirrors the appearance of the wall sign, and also includes three (3) colors, white text and a red downward arrow logo on a black sign backing background. The projecting sign would be located above the door and entrance to the second floor where Guaranteed Rate is located. The projecting sign is 18" tall and 2' long for an area of 3 SF. This request is Code compliant.

### Process

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

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Two Street Views of 14 W. Hinsdale Avenue
- Attachment 4 - Birds Eye View of 14 W. Hinsdale Avenue

guaranteed **Rate**®

**14 West Hinsdale Avenue #A**  
**Hinsdale, IL 60521**

Wall Sign  
Blade Sign

**OLYMPIK**  
**SIGNS**

1130 N. Garfield  
Lombard, IL 60148

Ph.#

**630.424.6100**

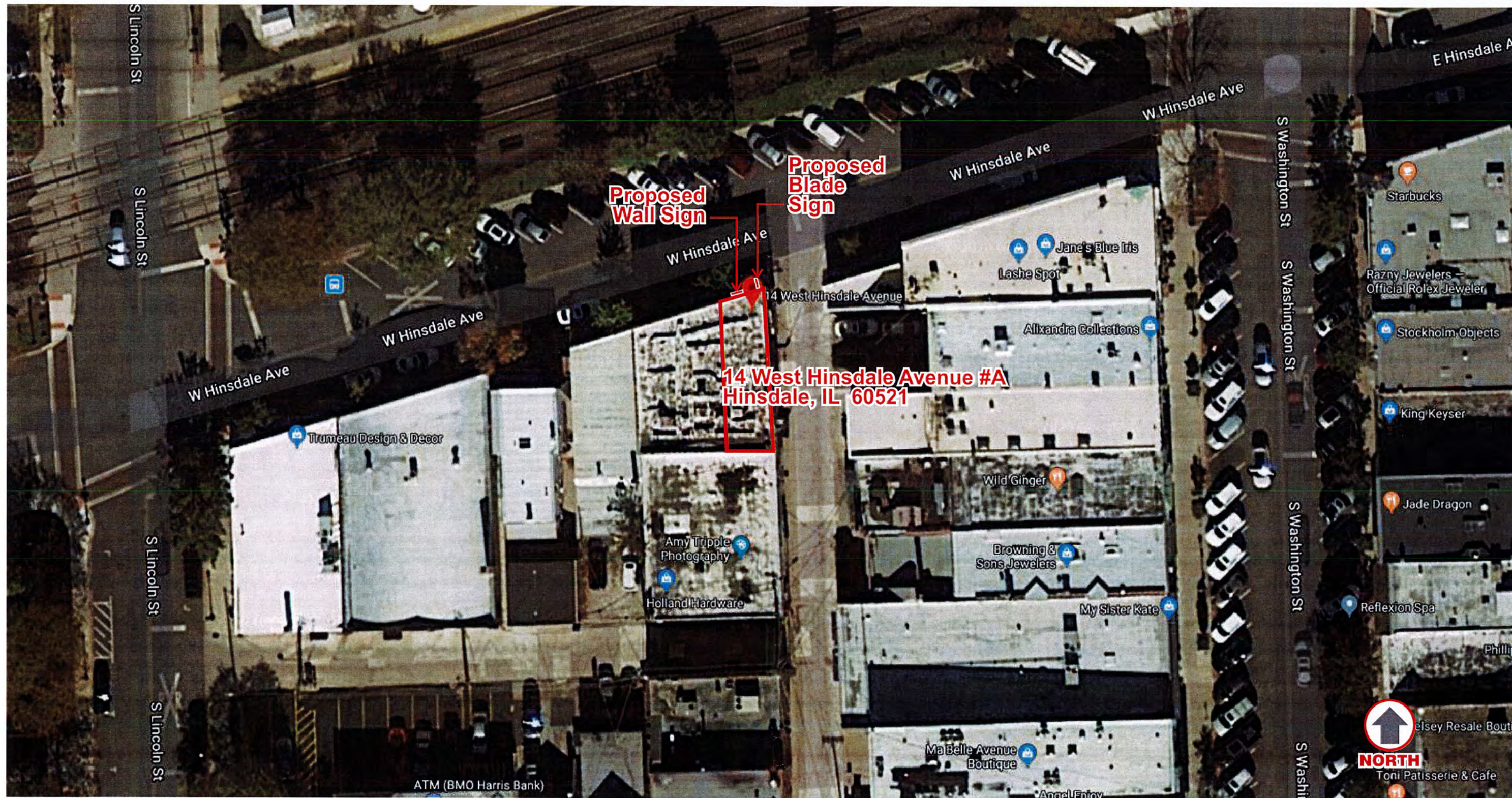
Fx.# 630.424.6120

**WWW.OLYSIGNS.COM**

job#: 20-8099

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Site Plan -

guaranteed **Rate**®



1130 N. Garfield  
Lombard, IL 60148

account representative  
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A  
Hinsdale, IL 60521

drawn by  
PAMELA F

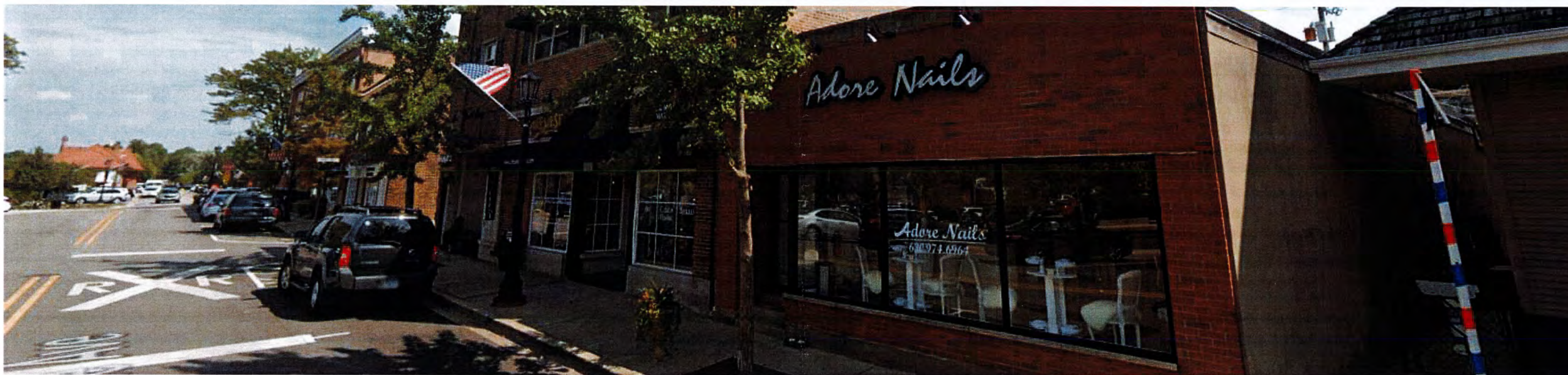
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SITE PLAN





Street Views of Site -

guaranteed Rate®

**OLYMPIK**  
**SIGNS**

account representative  
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A  
Hinsdale, IL 60521

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PAMELA F

• job#: 20-8099  
• 01-21-20  
• rev.# 02-18-20

Comments:

1130 N. Garfield  
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

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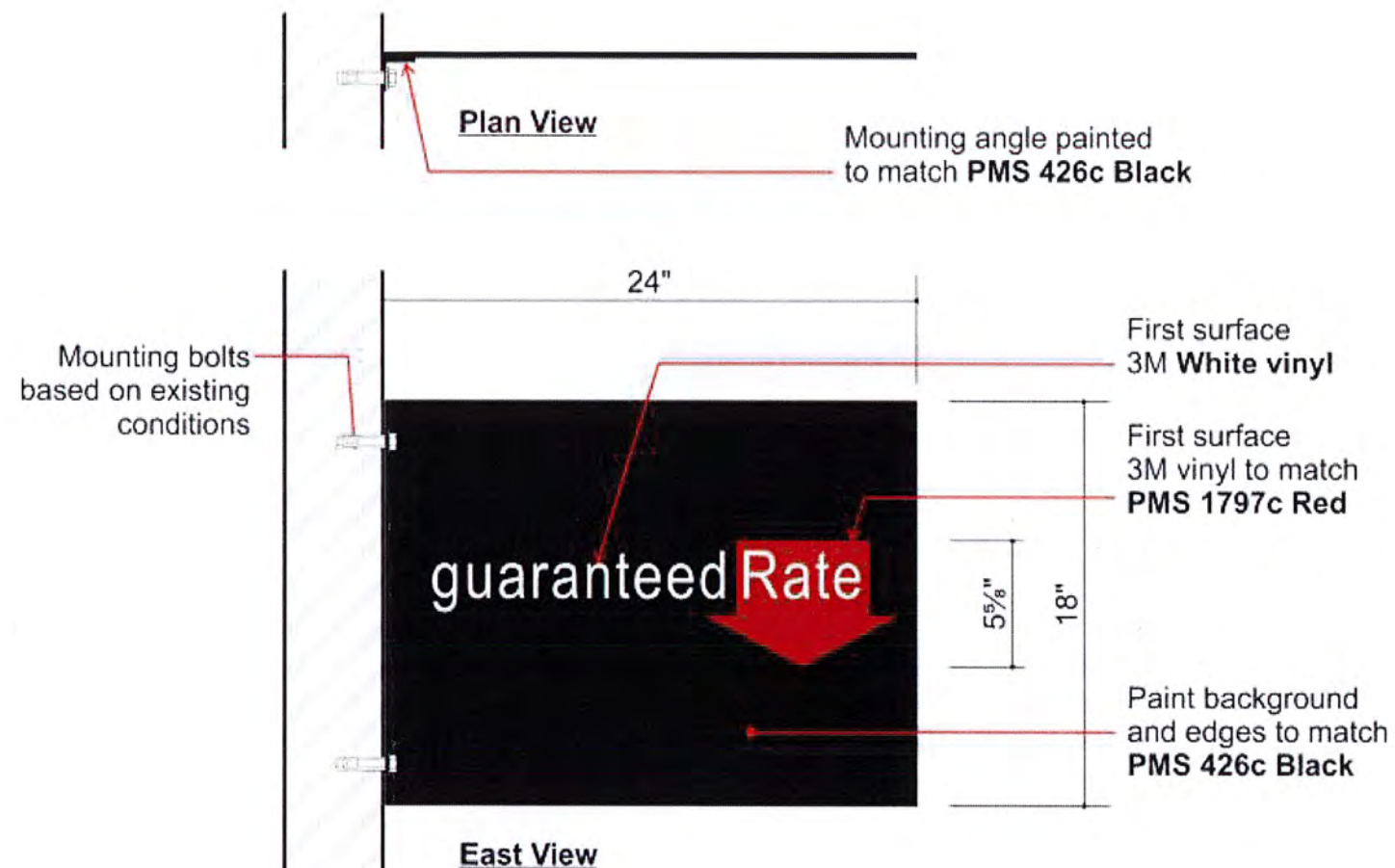




**North Building Elevation - Before**



**North Building Elevation - AFTER**



### D/F Non-Illuminated Blade Sign -

Scale 1 1/2" = 1'-0"

Qty: (1) Required

Square Footage: 3.0

Flat aluminum panel blade sign, painted Black with first surface applied vinyl graphics.

Panel attached to mounting angle and fastened to existing wall with mounting bolts.

Field survey required prior to fabrication. Drawing for concept purposes.

#### 3.1 Color

Quoted color is primary color only.

1. GR Red - Pantone 1797 C

2. White

3. GR Grey - Pantone 426 C

Secondary colors are used on occasion, but only with prior approval from the design department or in specific cases noted elsewhere in this document.



**guaranteed Rate**

**OLYMPIK  
SIGNS**

1130 N. Garfield  
Lombard, IL 60148

account representative  
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 20-8099  
• 01-21-20  
• rev.# 02-18-20

**Comments:**

**SIGN LAYOUT**

Attachment 1

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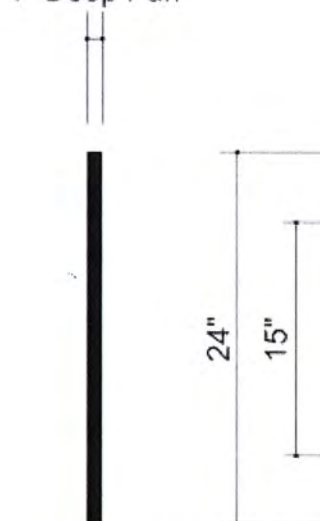


North Building Elevation - Before

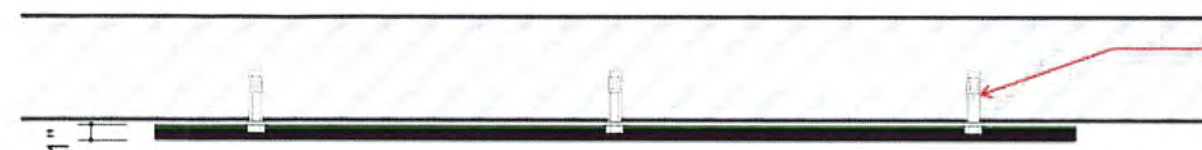


North Building Elevation - AFTER

1" Deep Pan

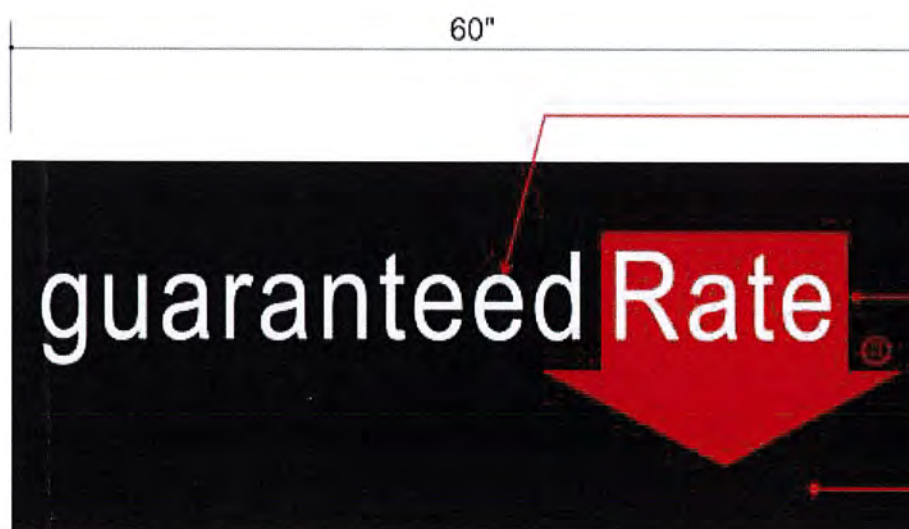


Side View



Plan View

Mounting bolts  
based on existing  
conditions



1/4" Aluminum FCOs  
"guaranteed Rate" Letters,  
painted White and  
pin mounted to sign face

Arrow and ® First surface  
3M vinyl to match  
PMS 1797c Red

Paint background  
and returns to match  
PMS 426c Black

Front View

### S/F Non-Illuminated Wall Sign -

Scale 1" = 1'-0"

Qty: (1) Required

Square Footage: 10.0

Flat aluminum panel blade sign, painted Black with first surface applied vinyl graphics.  
Panel attached to mounting angle and fastened to existing wall with mounting bolts.

Field survey required prior to fabrication. Drawing for concept purposes.

### 3.1 Color

Guaranteed Rate's primary colors are:

1. GR Red - Pantone 1797 C
2. White
3. GR Grey - Pantone 426 C

Secondary colors are based on colorimetric data only with prior approval from the design department or in specific cases noted elsewhere in this document.



guaranteedRate®

**OLYMPIK**  
**SIGNS**

account representative  
R WHITEHEAD JR

client

14 West Hinsdale Avenue #A  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 20-8099  
• 01-21-20  
• rev.# 02-18-20

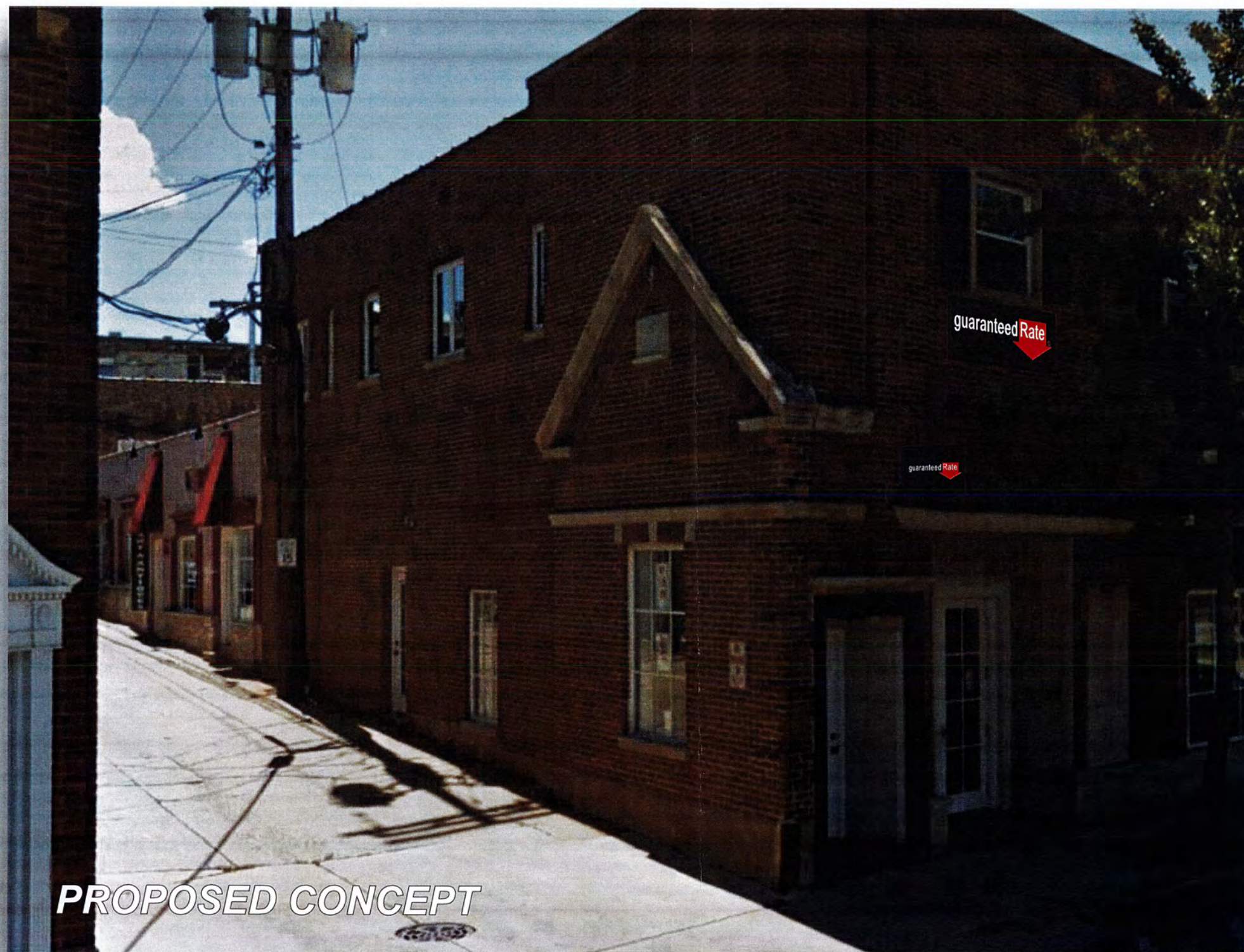
Comments:

**SIGN LAYOUT**

Attachment 1

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*PROPOSED CONCEPT*

guaranteedRate®



account representative / client  
R WHITEHEAD JR

14 West Hinsdale Avenue #A  
Hinsdale, IL 60521

drawn by  
PAMELA F

• job#: 20-8099  
• 01-21-20  
• rev.# 02-18-20

1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

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page 5 of 5

Comments:

**SIGN CONCEPT**

Attachment 1





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT



<b>Applicant</b>
Name: <u>Olympik Signs</u>
Address: <u>1130 N. GARFIELD</u>
City/Zip: <u>Lombard, IL 60148</u>
Phone/Fax: <u>(630) 652-4165</u> / <u>630-424-6120</u>
E-Mail: <u>RWhiteheadja@olympik.com</u>
Contact Name: <u>Robby Whitehead</u>

<b>Contractor</b>
Name: <u>Olympik Signs</u>
Address: <u>1130 N. GARFIELD</u>
City/Zip: <u>Lombard, IL 60148</u>
Phone/Fax: <u>(630) 652-4165</u> / <u>630-424-6120</u>
E-Mail: <u>RWhiteheadja@olympik.com</u>
Contact Name: <u>Robby Whitehead</u>

<b>ADDRESS OF SIGN LOCATION:</b> <u>14 W. HINSDALE AVE. Unit A (Guaranteed Rate)</u>
<b>ZONING DISTRICT:</b> Please Select One →
<b>SIGN TYPE:</b> Please Select One → <u>wall</u>
<b>ILLUMINATION</b> Please Select One → <u>None, Non-illuminated</u>

<b>Sign Information:</b>	<b>Site Information:</b>
Overall Size (Square Feet): <u>10</u> ( <u>24"</u> x <u>60"</u> )	Lot/Street Frontage: <u>50'</u>
Overall Height from Grade: <u>16</u> Ft.	Building/Tenant Frontage: <u>17'</u>
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
① <u>Black</u>	Business Name: <u>N/A</u>
② <u>White</u>	Size of Sign: <u>N/A</u> Square Feet
③ <u>Red</u>	Business Name: <u>N/A</u>
	Size of Sign: <u>N/A</u> Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Robby Whitehead  
Signature of Applicant

1-27-20  
Date

AR Satri  
Signature of Building Owner

1/2/20  
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

BLADE  
SIGN

**Applicant**

Name: Olympic Signs  
Address: 1130 N. GARFIELD  
City/Zip: Lombard, IL 60148  
Phone/Fax: (630) 652-4105 / 630-424-6120  
E-Mail: RWhiteheadja@olympic.com  
Contact Name: Robby Whitehead

**Contractor**

Name: Olympic Signs  
Address: 1130 N. GARFIELD  
City/Zip: Lombard, IL 60148  
Phone/Fax: (630) 652-4105 / 630-424-6120  
E-Mail: RWhiteheadja@olympic.com  
Contact Name: Robby Whitehead

ADDRESS OF SIGN LOCATION: 14 W. HINSDALE AVE. UNIT A (Guaranteed Rate)

ZONING DISTRICT: Please Select One →

SIGN TYPE: Please Select One → BLADE

ILLUMINATION Please Select One → None, Non-illuminated

**Sign Information:**

Overall Size (Square Feet): 3 (18" x 24")

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③ Red

**Site Information:**

Lot/Street Frontage: 50'

Building/Tenant Frontage: 17'

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Robby Whitehead  
Signature of Applicant

1-27-20  
Date

AL Entrie  
Signature of Building Owner

1/2/20  
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_





**Attachment 3: Street View of 14 W. Hinsdale Ave. (facing south)**  
Proposed Blade and Wall Signs





**Attachment 4: Birds Eye View of 14 W. Hinsdale Avenue (facing south)**






## MEMORANDUM

**DATE:** March 4, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 35 S. Washington Street – Berkshire Hathaway (on 2<sup>nd</sup> floor) – 2 Wall Sign Replacement Case A-06-2020

---

### Summary

The Village of Hinsdale has received a sign application from Signmax, Inc., on behalf of Berkshire Hathaway Home Services Chicago, to replace two (2) existing wall signs on the corner 2-story building at 35 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

### Request and Analysis

The building at 35 S. Washington Street is located on the corner of Washington Street and Hinsdale Avenue, and currently has 1 wall sign facing west and 1 wall sign facing north, respectively. The existing wall signs are 2' tall and 6' long for an area of 12 SF each. The proposed 2 wall sign replacements are smaller, 2' tall and 3'-6" long for an area of 7 SF each.

The requested signs have 2 colors, white text (only) on a painted burgundy ("BHHS Cabernet") sign backing. The proposed signs are not internally illuminated, however, would utilize existing gooseneck light fixtures. This request is Code compliant.

### Process

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

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Two Street Views of 35 S. Washington Street
- Attachment 4 - Birds Eye View of 35 S. Washington Street





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Berkshire Hathaway Home Services Chicago  
Address: 35 S. Washington Street  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (<sup>847</sup>) 853-6644 / \_\_\_\_\_  
E-Mail: dterrell@BHHSChicago.com  
Contact Name: Darla Terrell

**Contractor**

Name: Signmax, Inc.  
Address: 1018 Lunt Avenue  
City/Zip: Schaumburg, IL 60193  
Phone/Fax: (<sup>847</sup>) 534-7135 / \_\_\_\_\_  
E-Mail: info@thesignmax.com  
Contact Name: Gokhan Oner

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Wall Sign

**ILLUMINATION** None

**Sign Information:**

Overall Size (Square Feet): 7 ( 2 x 3.5 )

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ① BHHS Cabernet
- ② White
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 52.25' / 70'

Building/Tenant Frontage: 30' / 37'

Existing Sign Information:

Business Name: Berkshire Hathaway Home Services

Size of Sign: (x2) 12 Square Feet

Business Name: Berkshire Hathaway Home Services Chicago

Size of Sign: (x2) 12 Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Gokhan Oner  
Signature of Applicant

2-3-20  
Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

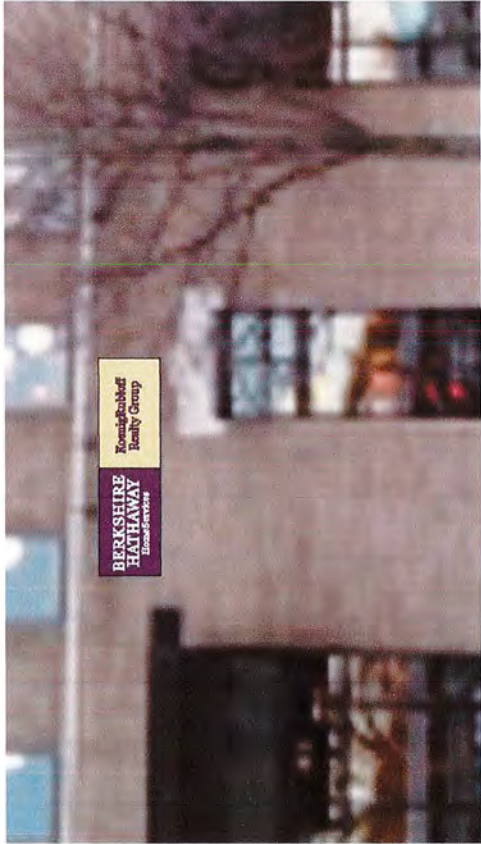
Total square footage: \_\_\_\_\_ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

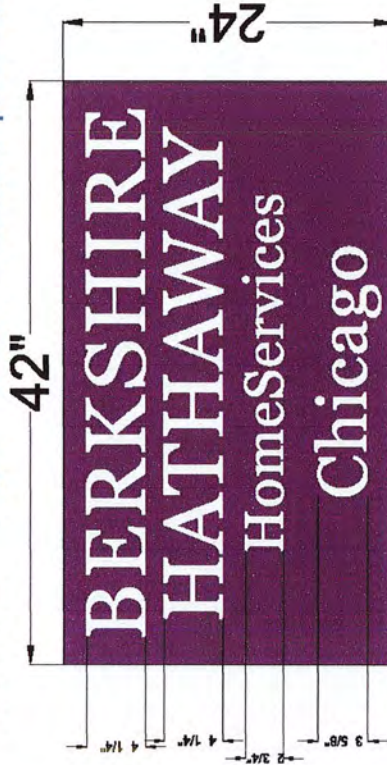
EAST ELEVATION, EXISTING



SOUTH ELEVATION, EXISTING



QTY : 2 non illuminated panel

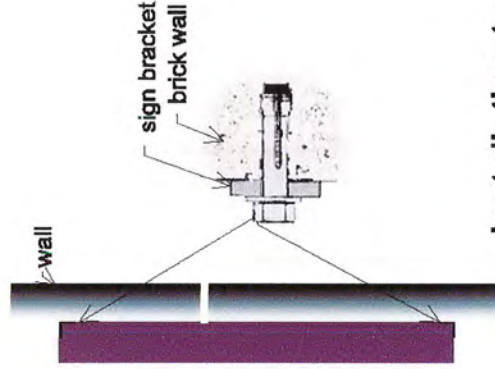


PROPOSED

BHHS Cabernet  
Pantone 7659  
MP70169 SATIN

panel : 7659 painted (MP 70169 satin)  
letters: white

installation type



**SIGNMAX**  
MANUFACTURING-SERVICE-INSTALLATION  
1018 Lunt Ave Schaumburg IL 60193  
Phone (847) 594-7855 Fax (847) 594-5694

Job name: **BERKSHIRE HATHAWAY**  
HomeServices  
Address: **35 S. Washington st, Hinsdale**

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LOC # 35





Job name: **BERKSHIRE HATHAWAY HomeServices**  
 Address: **35 S. Washington st, Hinsdale**

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**SIGNMAX**  
 MANUFACTURING-SERVICE-INSTALLATION  
 1018 Lunt Ave Schaumburg, IL 60193  
 Phone (847) 584-7195 Fax (847) 584-5584





**SIGNMAX**  
 MANUFACTURING-SERVICE-INSTALLATION  
 1018 Lunt Ave Schaumburg IL 60195  
 Phone (847) 534-7105 Fax (847) 534-5594

**BERKSHIRE HATHAWAY**  
 HomeServices  
 Address: 35 S. Washington st, Hinsdale  
 Job name:  
 Address:  
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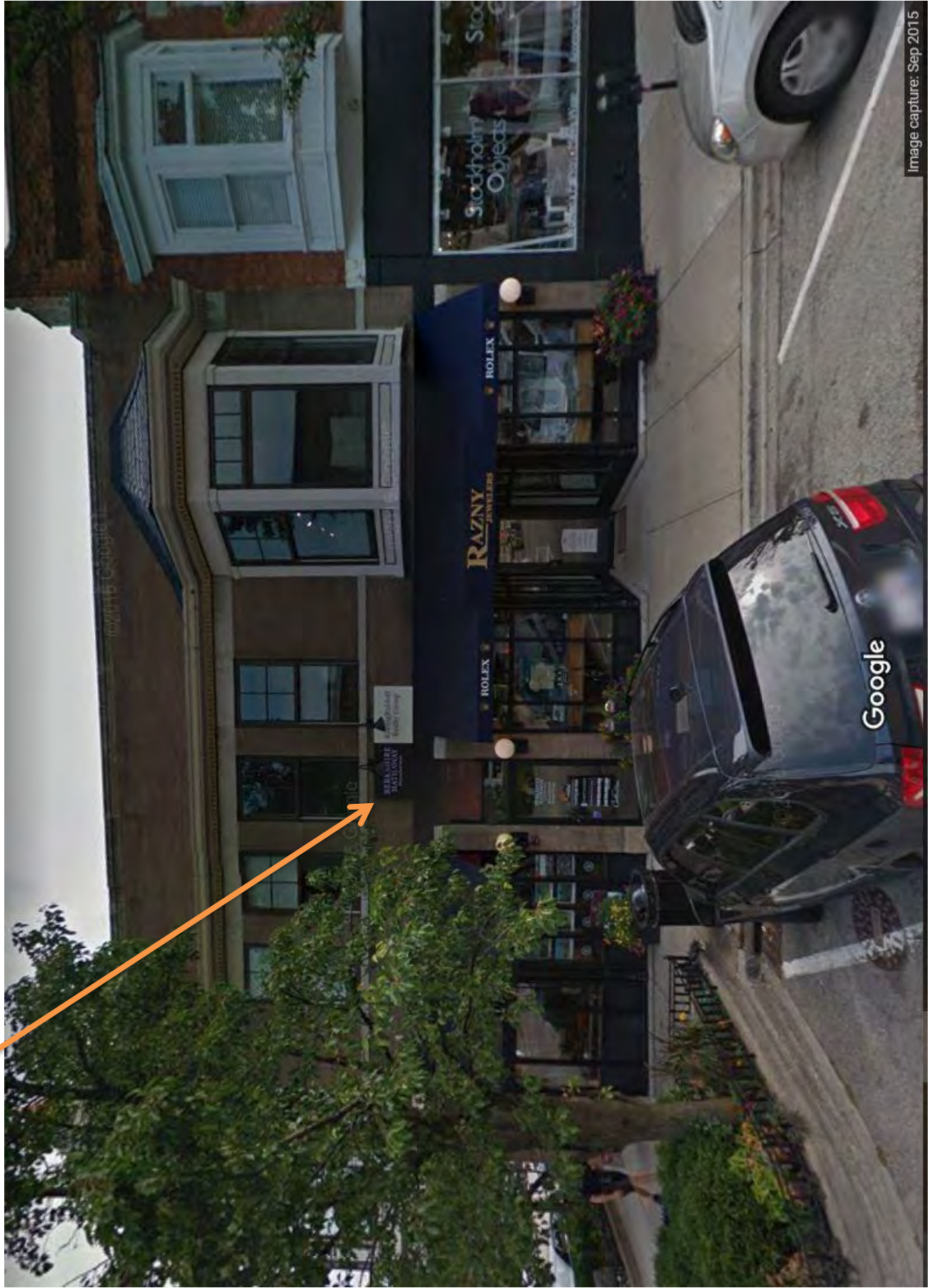


**Attachment 3: Street View of 35 S. Washington St. (on Hinsdale Ave. facing north)**  
**Subject Wall Sign 1**



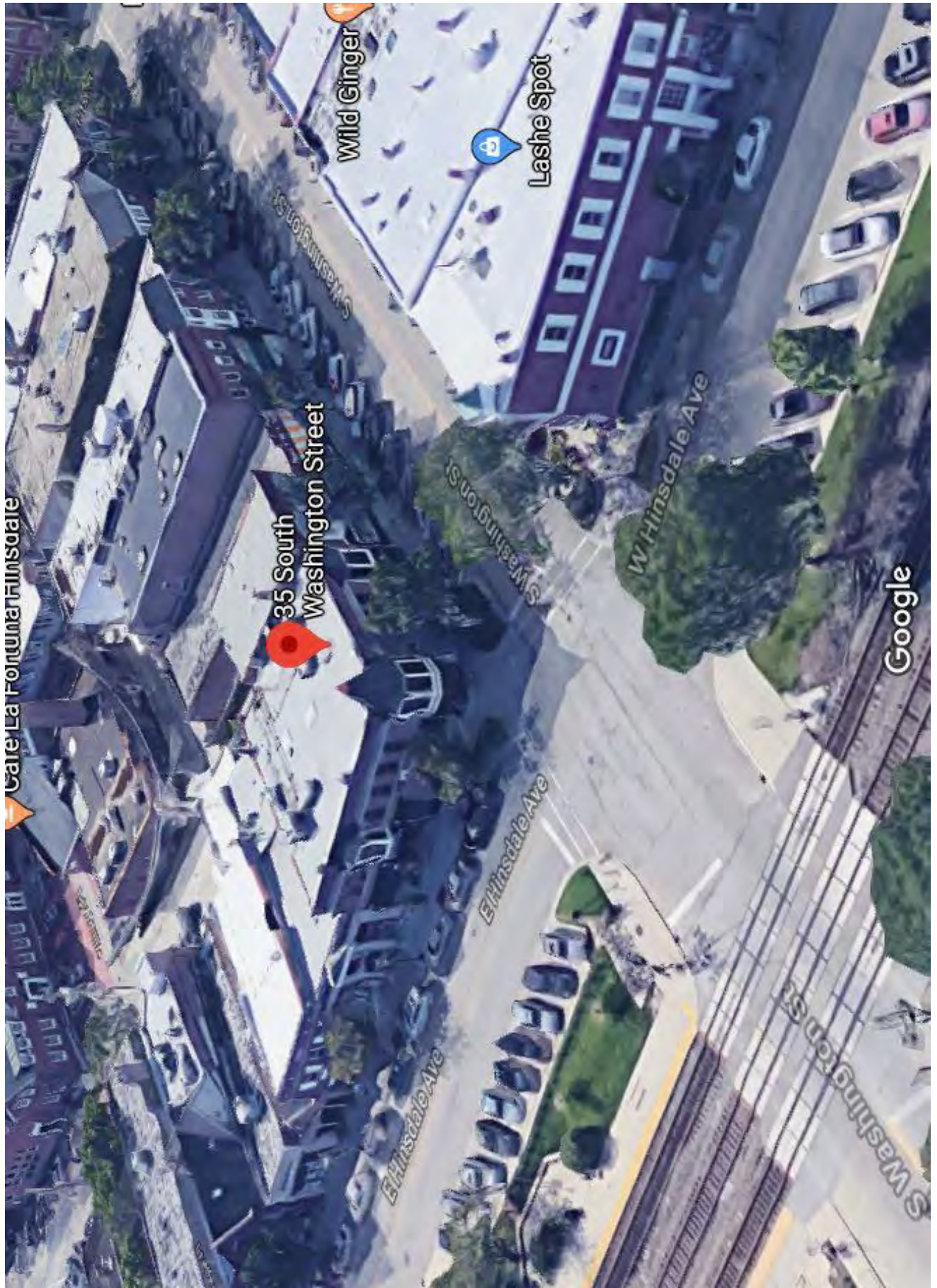


**Attachment 3: Street View of 35 S. Washington St. (facing west)**  
**Subject Wall Sign 2**





Attachment 4: Birds Eye View of 35 S. Washington St. (facing southeast)







## MEMORANDUM

**DATE:** March 4, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 716 S. Oak St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home – Case HPC-01-2020

---

### Summary

The Village of Hinsdale has received an application from Arnold Kozys, requesting approval for a Certificate of Appropriateness to demolish an existing home in the Robbins Park Historic District to construct a new house. The project architect is Moment Design and the attorney representing the applicant is Pete Coules. Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

### Request and Analysis

The subject property is 716 S. Oak Street, located on a corner lot at South Oak Street and East 7<sup>th</sup> Street. The existing home was constructed in 1928 in a Classical Revival style and a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The subject property is currently being consolidated into a single 60,009 SF (1.38 acre) lot. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed house.

### Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

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



## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 716 S. Oak Street Aerial View







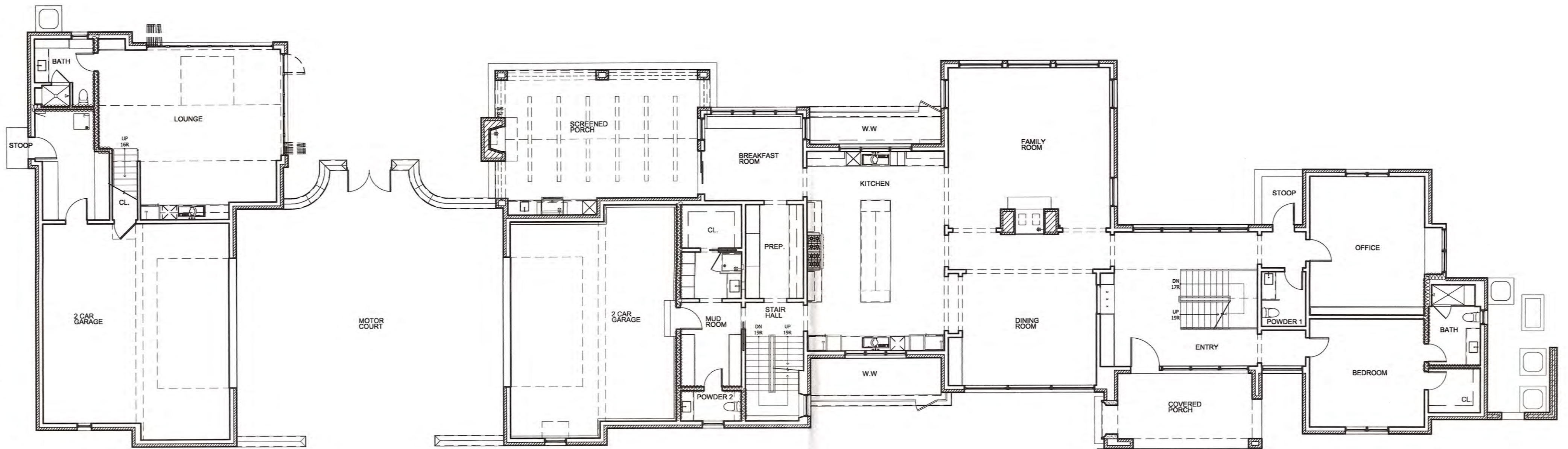


EAST ELEVATION

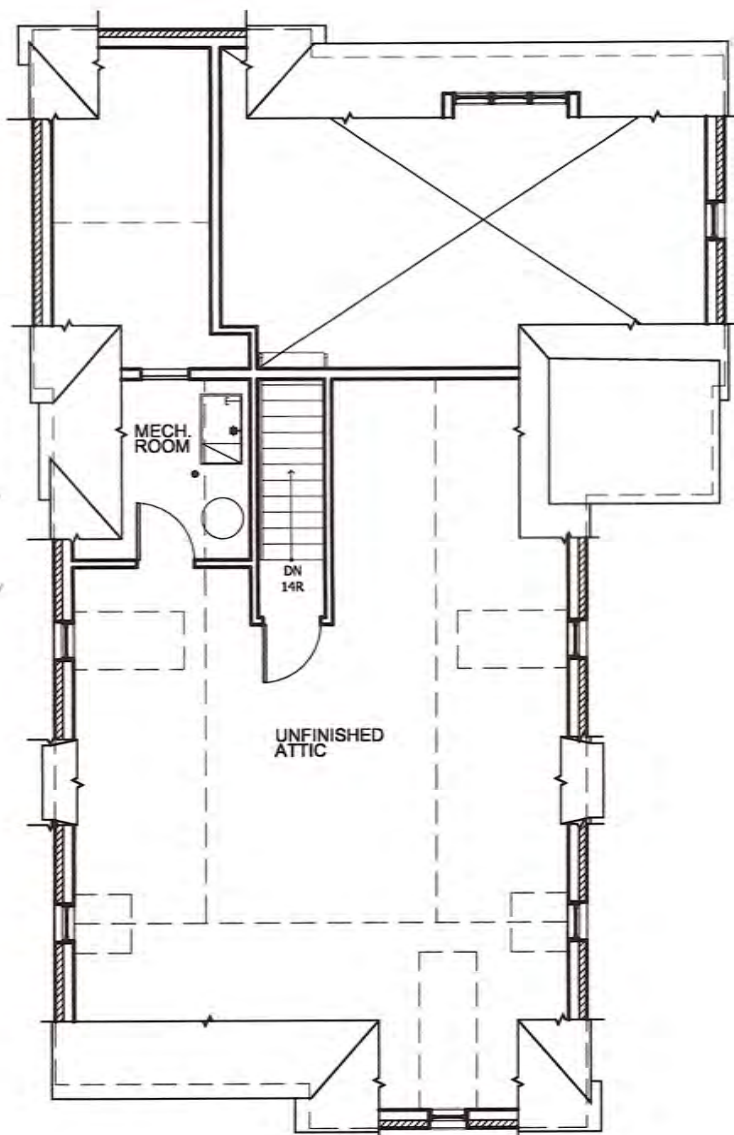


WEST ELEVATION

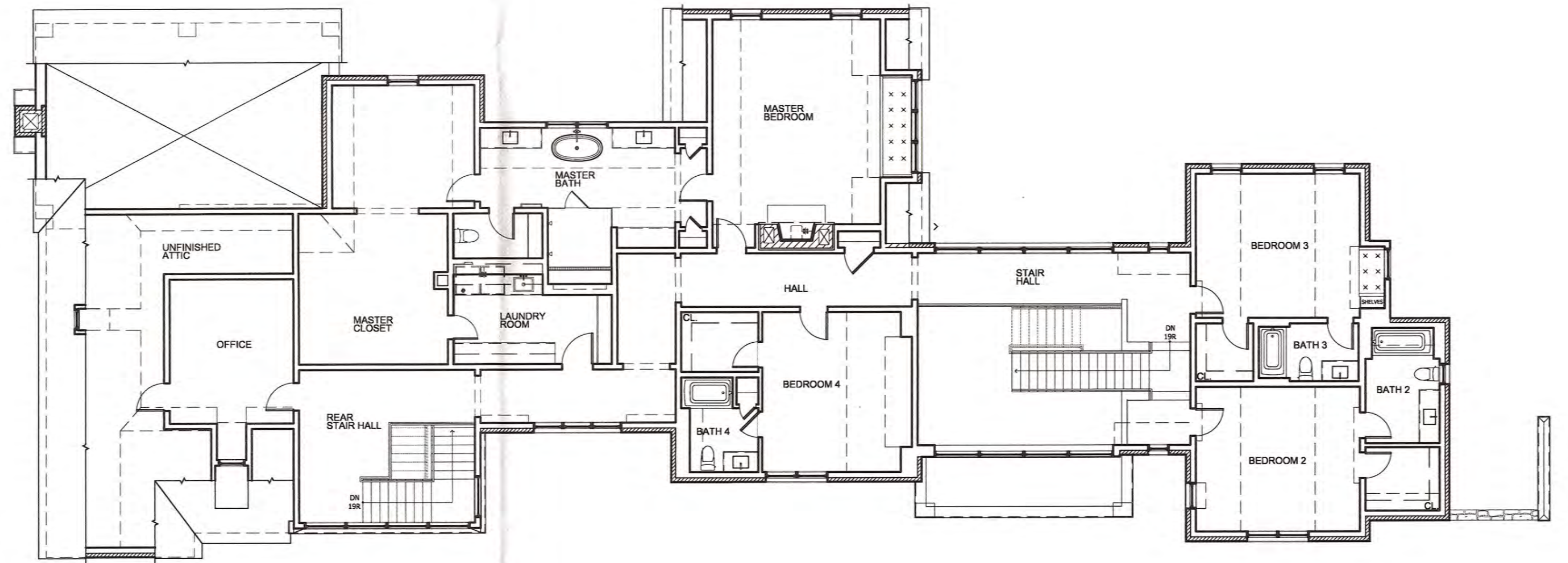




⊕ N FIRST FLOOR PLAN



⊕ N SECOND FLOOR PLAN









# PLAT OF SURVEY

PARCEL 1:  
LOT 12 (EXCEPT THE SOUTH 50 FEET) IN OWNER'S SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 (EXCEPT THE NORTH 233 FEET OF THE WEST 133 FEET THEREOF) IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1932 AS DOCUMENT 325239 IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 09-12-406-004  
COMMON ADDRESS: 338 E. 7TH STREET, HINSDALE, ILLINOIS

PARCEL 2:  
LOT 1 (EXCEPT THE SOUTH 50 FEET) IN OWNER'S SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 (EXCEPT THE NORTH 233 FEET OF THE WEST 133 FEET THEREOF) IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1932 AS DOCUMENT 325239 IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 09-12-406-005  
COMMON ADDRESS: 344 E. 7TH STREET, HINSDALE, ILLINOIS

PARCEL 3:  
LOT 2 AND THE SOUTH 50 FEET OF LOTS 1 AND 12 IN OWNER'S SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 (EXCEPT THE NORTH 233 FEET OF THE WEST 133 FEET THEREOF) IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1932 AS DOCUMENT 325239 IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 09-12-406-013  
COMMON ADDRESS: 716 S. OAK STREET, HINSDALE, ILLINOIS

## AREA SUMMARY

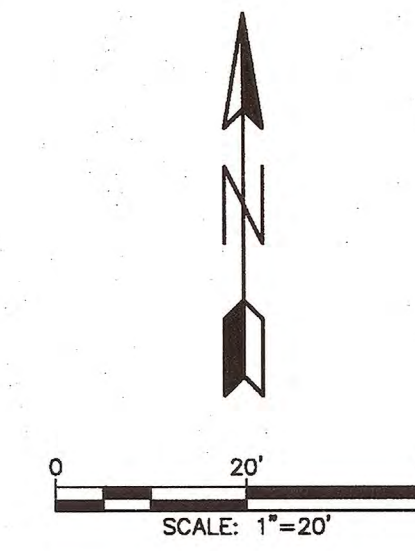
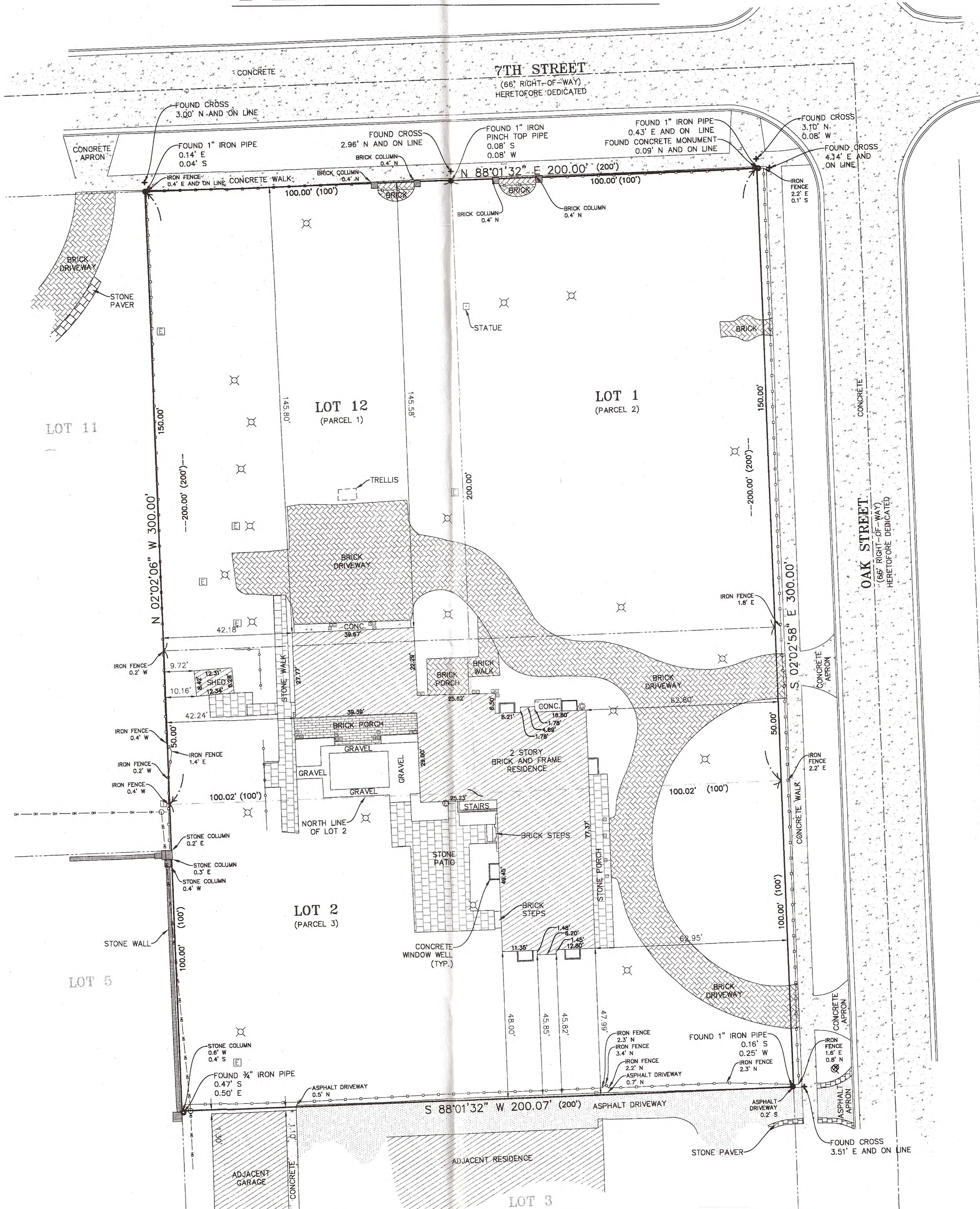
PARCEL 1: 15,001 SQUARE FEET (0.344 ACRES±)  
PARCEL 2: 15,000 SQUARE FEET (0.344 ACRES±)  
PARCEL 3: 30,008 SQUARE FEET (0.689 ACRES±)  
TOTAL: 60,009 SQUARE FEET (1.377 ACRES±)

### SNOW NOTE

THE ABOVE DESCRIBED PROPERTY WAS MEASURED DURING A PERIOD OF SNOW/ICE COVER. EVERY EFFORT WAS MADE BY ENGINEERING RESOURCE ASSOCIATES TO ACCURATELY LOCATE ANY AND ALL IMPROVEMENTS, ADDITIONS, ETC., (SPECIFICALLY THOSE WHICH MAY ENCRORCH UPON PROPERTY LINES.) SOME ITEMS WHICH ARE CLEARLY WITHIN THE PROPERTY LINE BOUNDARIES MAY NOT HAVE BEEN OBSERVED DUE TO THE SNOW COVER.

### GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.



### LEGEND

- EX. PROPERTY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. CENTER LINE
- EX. OVERHEAD WIRE
- EX. WROUGHT IRON FENCE
- EX. WOOD FENCE
- EX. CONCRETE CURB & GUTTER
- FOUND IRON PIPE OR ROD
- EX. UTILITY POLE
- EX. LIGHT
- EX. COLUMN
- EX. ELECTRIC BOX
- EX. ELECTRICAL METER
- EX. GAS METER

### ABBREVIATIONS

- A ARC LENGTH
- CH CHORD
- CONC. CONCRETE
- E EAST
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- N NORTH
- R RADIUS
- R.O.W. RIGHT OF WAY
- S SOUTH
- W WEST
- B.S.L. BUILDING SETBACK LINE
- DOC. DOCUMENT
- (XXX.XX) RECORD INFORMATION
- XXX.XX MEASURED INFORMATION

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

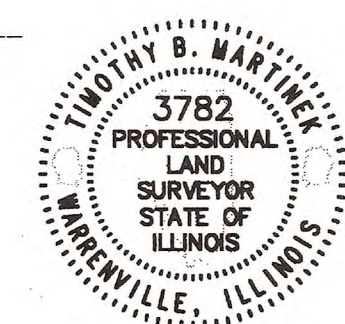
I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF FEBRUARY, 2019

*Timothy B. Martinek*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
LICENSE EXPIRES APRIL 30, 2019

FIELD WORK COMPLETED FEBRUARY 6, 2019



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB  
CHECKED BY: TBM  
APPROVED BY: TBM

**ENGINEERING**  
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

PREPARED FOR:  
**SATORI PROPERTIES**

TITLE:  
**PLAT OF SURVEY  
HINSDALE, ILLINOIS**

SCALE: 1"=20'  
DATE: 02-14-19  
JOB NO: 190102  
SHEET 1 OF 1



**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

**Address of Property under review:** 716 South Oak Street, Hinsdale, IL 60521  
**Property Identification Number:** 09-12-406-013

**I. GENERAL INFORMATION**

1. Applicants Name: Arnold Kozys  
Address: PO Box 588  
Willow Springs, IL 60480  
Telephone Number: (708) 906-6054
2. Owner of Record (if different from applicant): Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated December 17, 2018 and known as Trust Number 8002379805  
Address: c/o 716 S. Oak St., Hinsdale, IL 60521  
Telephone Number: \_\_\_\_\_
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design - Raynette J. Bradford - (630) 828-8161  
201 E. Ogden Ave., Suite 20, Hinsdale, IL 60521  
Attorney: Peter Coules, Jr., Donatelli & Coules, Ltd. - (630) 920-0406  
15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521  
Builder: Hoyd Builders, Inc. - (847) 833-6332  
7204 Daybreak Ln, Long Grove, IL 60060  
Engineer: Hutter Trankina Engineering, PC - (630) 513-6711  
32W273 Army Trail Rd # 100A, Wayne, IL 60184

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: \_\_\_\_\_  
\_\_\_\_\_
2. Property Designation:  
  
Listed on the National Register of Historic Places? \_\_\_\_\_ YES    x NO  
  
Listed as a Local Designated Landmark? \_\_\_\_\_ YES    x NO  
  
Located in a Designated Historic District? x YES    \_\_\_\_\_ NO



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

Please see attached Exhibit "A"

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

☒ No ☐ Yes

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

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## CERTIFICATION

The Applicant hereby acknowledges and agrees that:


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

### ☐ INDIVIDUAL OWNERS

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

### ☒ CORPORATION

  
\_\_\_\_\_  
Signature of Applicant's President

\_\_\_\_\_  
Signature of Applicant's Secretary

### ☐ PARTNERSHIP

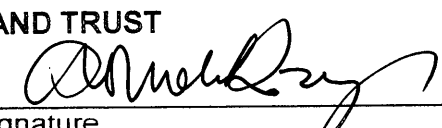
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

### LAND TRUST

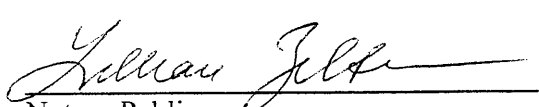
  
\_\_\_\_\_  
Signature

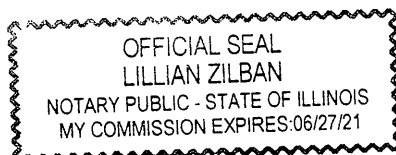
### OTHER

\_\_\_\_\_  
Signature of Authorized Officer

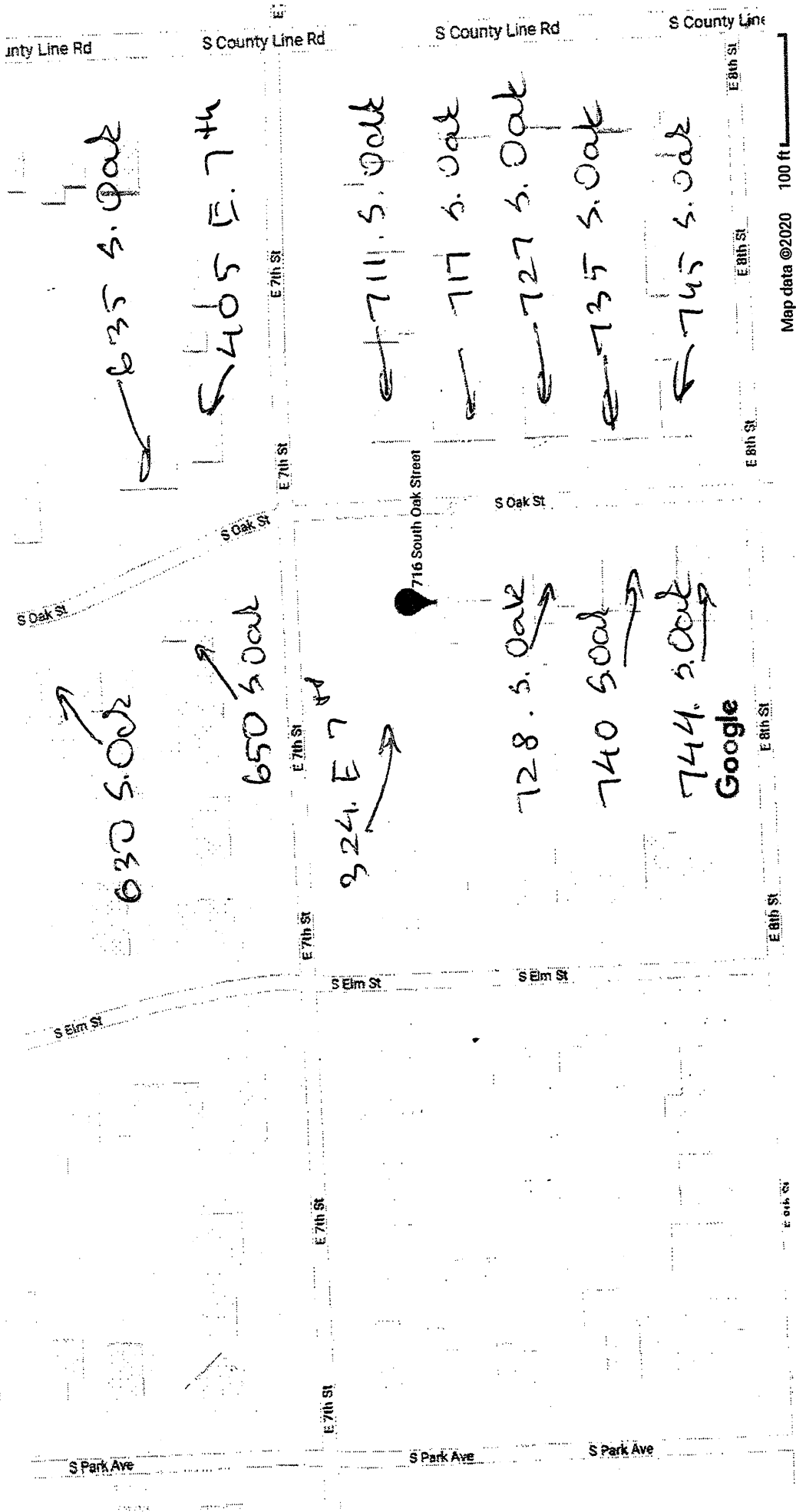
SUBSCRIBED AND SWORN  
to before me this 28 day of

June, 2019.

  
\_\_\_\_\_  
Notary Public



# Google Maps 716 S Oak St





## Exhibit “A”

Applicant is applying for a “Certificate of Appropriateness” in order to obtain a demolition permit to remove the current home on the property commonly known as 716 South Oak Street, Hinsdale, IL 60521. The current home and ancillary structures (additions to the original home) are spread across the lots which make up the property. The current home does not make good use of the lots. Therefore, the Applicant is seeking to demolish the existing home and to build a new home on the existing lots. The existing home is rated as historically significant, but it is not on the National Registry nor is it a Local Designed Landmark (the owners do not receive any tax benefits).

The inside of the home has low ceilings upstairs and many of the rooms are various sizes which makes many not very usable and the cost to vary would be expensive. Several rooms on the second floor have slanted walls/ceilings. The house has been on the market for over a year. The subject property is a beautiful piece of property and the proposed home will make much better use of the space as opposed to the current house and ancillary structures (which have no historical significance) on the property. The proposed home will keep the property consistent with the character of the neighborhood and would not impact any neighbors than the property as currently provided.

Applicant is submitting plans and an application for a permit for demolition of the existing home and construction of a new home on the lots. Attached are copies of the proposed plans.

LEGAL DESCRIPTION

LOT 2 AND THE SOUTH 50 FEET OF LOTS 1 AND 12 IN OWNER'S SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 (EXCEPT THE NORTH 233 FEET OF THE WEST 133 FEET THEREOF) IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1932 AS DOCUMENT 325239, IN DUPAGE COUNTY.

Commonly Known As: 716 South Oak Street, Hinsdale, IL 60521  
PIN: 09-12-406-013



405-4,000 sq ft





621.2

621 S. Oak Rd

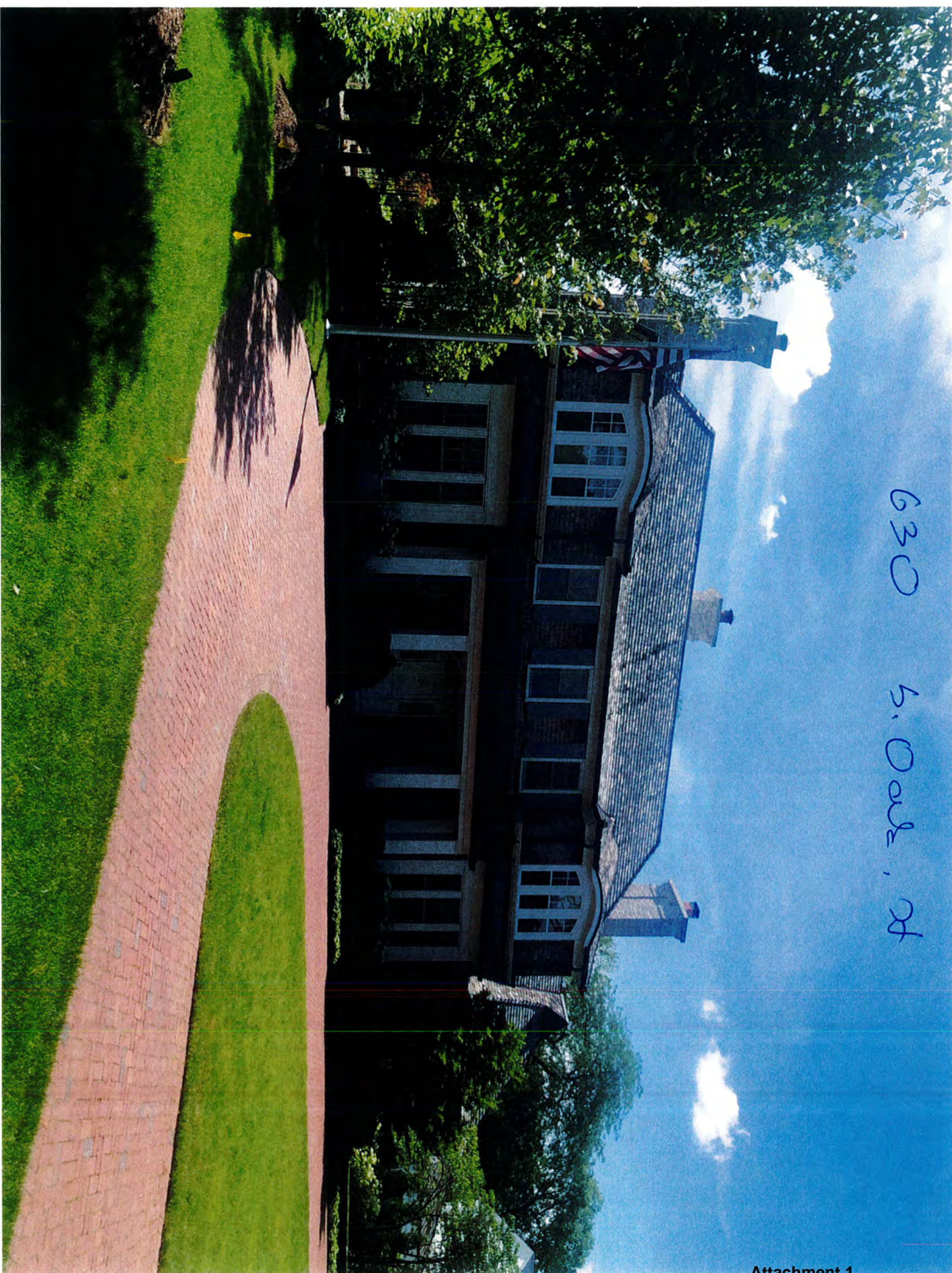


611 S. Oak, #1





630 S. Oak, 24





335 E. 7th St







716 200 200



728 S. Oak. #4







7410 S. Oak St.

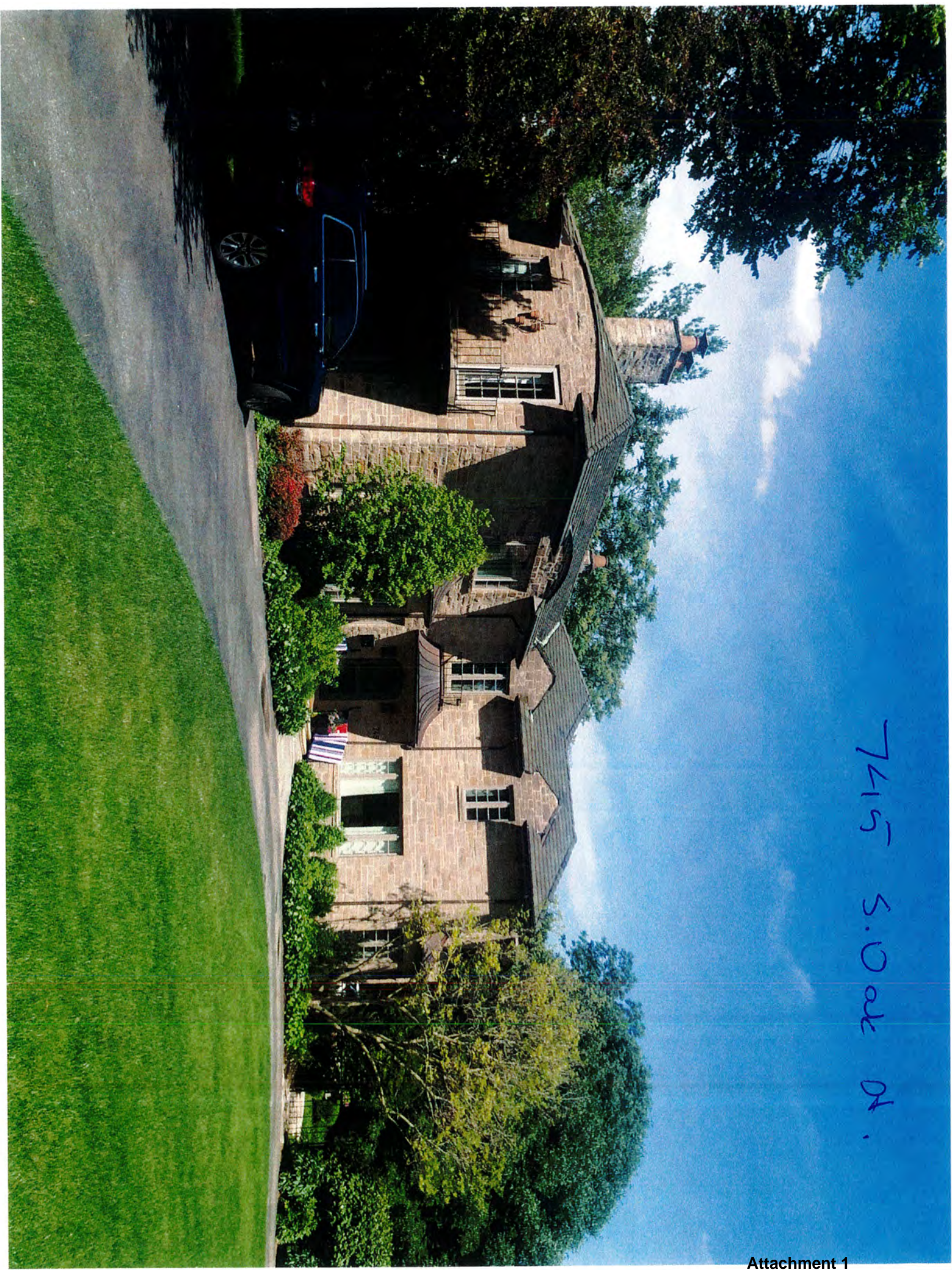


7441 S. Oak, St





7415 S. Oak St.









727 S. Oak St







717 S. Oak St





7115 Oak St



**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**19 East Chicago Avenue**  
**Hinsdale, Illinois 60521-3489**  
**630.789.7030**

**Application for Certificate of Zoning Compliance**

*You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.*

**Applicant's name:** \_\_\_\_\_

**Owner's name (if different):** Arnold & Vilma Kozys

**Property address:** 716 S OAK STREET, HINSDALE, IL

**Property legal description:** [attach to this form]

**Present zoning classification:** R-1, Single Family Residential

**Square footage of property:** 59,972 SQ.FT.

**Lot area per dwelling:** 59,972 SQ.FT.

**Lot dimensions:** 200 x 300

**Current use of property:** Single Family Residential

**Proposed use:** ☒ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

**Approval sought:** ☒ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☐ Design Review  
☐ Other: \_\_\_\_\_

**Brief description of request and proposal:**

SINGLE FAMILY RESIDENCE & DETACHED GARAGE/BATH HOUSE

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>89.06'</u>	<u>79.95'</u>
<b>interior side(s)</b>	<u>86' / N/A</u>	<u>21' / N/A</u>



Provided:

Required by Code:

corner side	<u>60.66'</u>	<u>58.92'</u>
rear	<u>73.63'</u>	<u>45'</u>

**Setbacks (businesses and offices):**

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A / N/A</u>	<u>N/A / N/A</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>28'-10.25"</u>	<u>34'</u>
accessory building(s):	<u>14'-11.375'</u>	<u>15'</u>

**Maximum Elevations:**

principal building(s):	<u>34'-1 1/2"</u>	<u>44'-0"</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>11,447.9</u>	<u>13,994.4</u>
------------------------	-----------------	-----------------

Total building coverage:	<u>6,851.1</u>	<u>14,993</u>
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Total lot coverage:	<u>11,953</u>	<u>29,986</u>
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Floor area ratio:	<u>11,447.9</u>	<u>13,994.4</u>
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Accessory building(s): GARAGE/ BATH HOUSE

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>37'-0"</u>	<u>          </u>	<u>          </u>
accessory building(s):	<u>          </u>	<u>          </u>	<u>          </u>

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

**Statement of applicant:**

*I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.*

By:   
Applicant's signature

Peter Conles Jr.  
Applicant's printed name

Dated: January 17, 2020.

## 5. TABLE OF COMPLIANCE

Address of subject property: 716 S Oak Street, Hinsdale, IL

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000		59,972 SQ. FT.
Lot Depth	125'		300'
Lot Width	125'		200'
Building Height	34'		28' -10.25"
Number of Stories			
Front Yard Setback	N/A	N/A	N/A
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	N/A	N/A	N/A
Rear Yard Setback	N/A	N/A	N/A
Maximum Floor Area Ratio (F.A.R.)*	13,994.4		11,447.9
Maximum Total Building Coverage*	14,993		6,851.1
Maximum Total Lot Coverage*	29,986		11,953
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	15'		14'-11.375'

\* Must provide actual square footage number and percentage.

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





8 0 0 2 4 5 6 6  
Tx:40013912

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
02/06/2019 01:26 PM  
RHSP

COUNTY TAX STAMP FEE 680.00  
STATE TAX STAMP FEE 1,360.00

DOCUMENT # R2019-008951

2018-04812-P7  
WARRANTY DEED

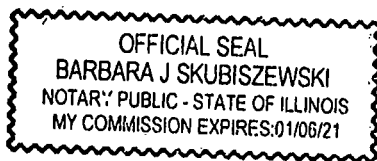
The Grantor, **DIANE N. DEAN**, a married woman, of 716 S. Oak Street, Hinsdale, County of DuPage, State of Illinois 60521, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to **CHICAGO TITLE LAND TRUST COMPANY**, as Trustee under the provisions of a certain Trust Agreement dated December 17, 2018 and known as Trust Number 8002379805, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

LOT 2 AND THE SOUTH 50 FEET OF LOTS 1 AND 12 IN OWNER'S SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12 (EXCEPT THE NORTH 233 FEET OF THE WEST 133 FEET THEREOF) IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ~~1932~~ ~~2012~~ ~~2013~~ ~~2014~~ ~~2015~~ ~~2016~~ ~~2017~~ ~~2018~~ ~~2019~~ ~~2020~~ ~~2021~~ ~~2022~~ ~~2023~~ ~~2024~~ ~~2025~~ ~~2026~~ ~~2027~~ ~~2028~~ ~~2029~~ ~~2030~~ ~~2031~~ ~~2032~~ ~~2033~~ ~~2034~~ ~~2035~~ ~~2036~~ ~~2037~~ ~~2038~~ ~~2039~~ ~~2040~~ ~~2041~~ ~~2042~~ ~~2043~~ ~~2044~~ ~~2045~~ ~~2046~~ ~~2047~~ ~~2048~~ ~~2049~~ ~~2050~~ ~~2051~~ ~~2052~~ ~~2053~~ ~~2054~~ ~~2055~~ ~~2056~~ ~~2057~~ ~~2058~~ ~~2059~~ ~~2060~~ ~~2061~~ ~~2062~~ ~~2063~~ ~~2064~~ ~~2065~~ ~~2066~~ ~~2067~~ ~~2068~~ ~~2069~~ ~~2070~~ ~~2071~~ ~~2072~~ ~~2073~~ ~~2074~~ ~~2075~~ ~~2076~~ ~~2077~~ ~~2078~~ ~~2079~~ ~~2080~~ ~~2081~~ ~~2082~~ ~~2083~~ ~~2084~~ ~~2085~~ ~~2086~~ ~~2087~~ 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State of Illinois )  
 ) SS  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **DIANE N. DEAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act(s) for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5<sup>th</sup> day of February, 2019.



Barbara J. Skubiszewski  
NOTARY PUBLIC

My Commission Expires 01-06-2021

This instrument was prepared by: Cathleen M. Keating, 2215 York Road, Suite 550, Oak Brook, Illinois 60523

~~Mail recorded instrument to:~~

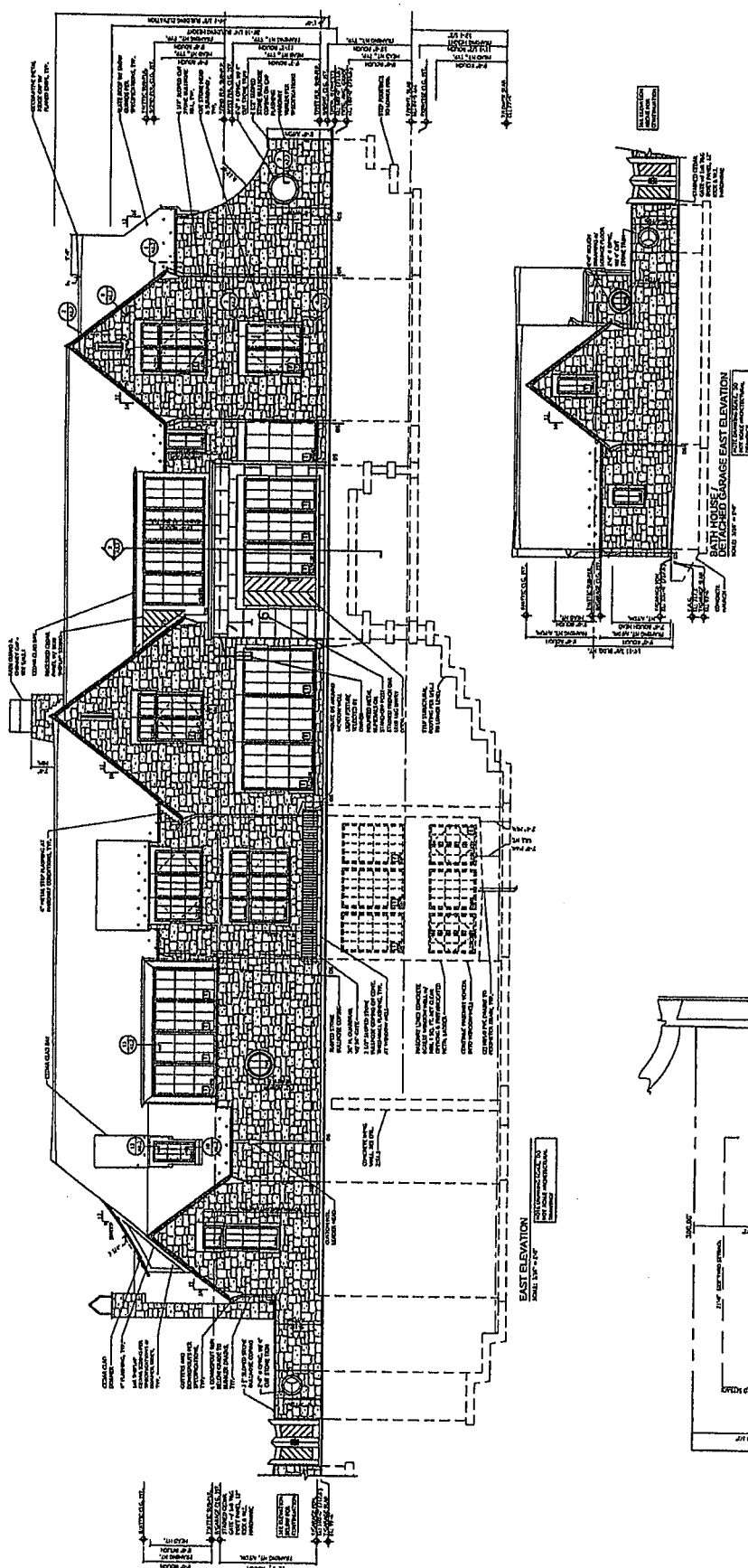
Al Domanski  
1 N. Franklin #1200  
Chicago, IL 60606

Send subsequent tax bills to:

CT LTC 8002379805  
c/o 716 J. Oak Street  
Franklin, IL 60521

MAIL TO:  
PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
830-571-2111





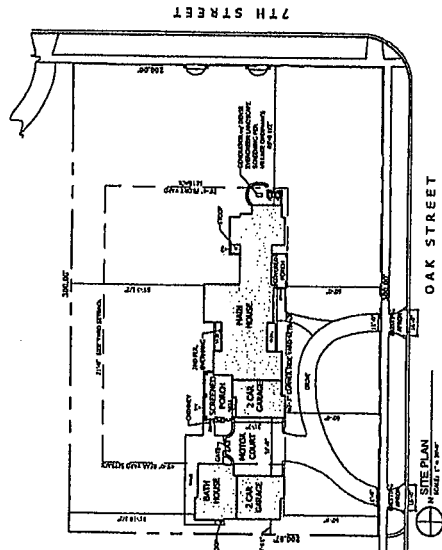
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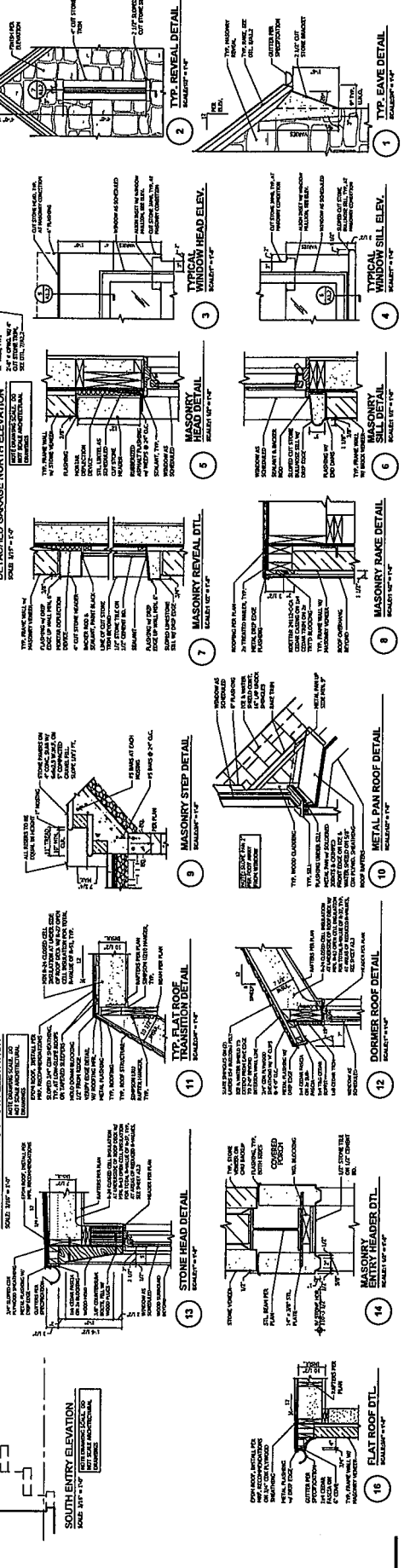
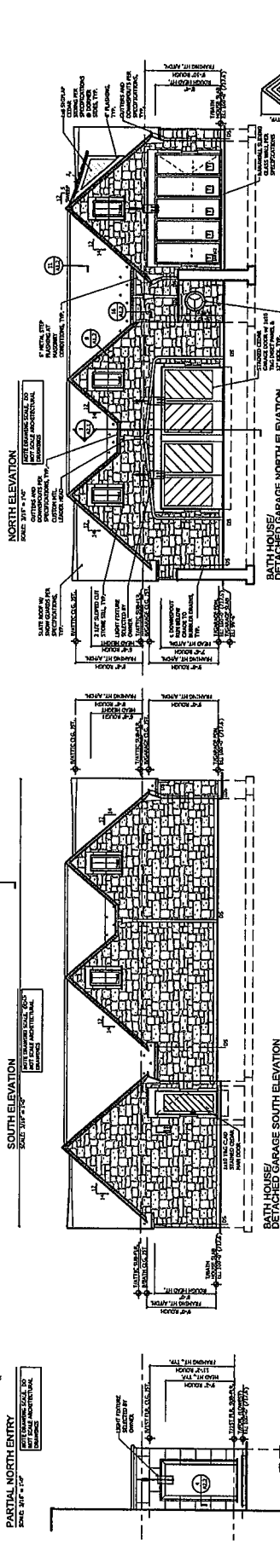
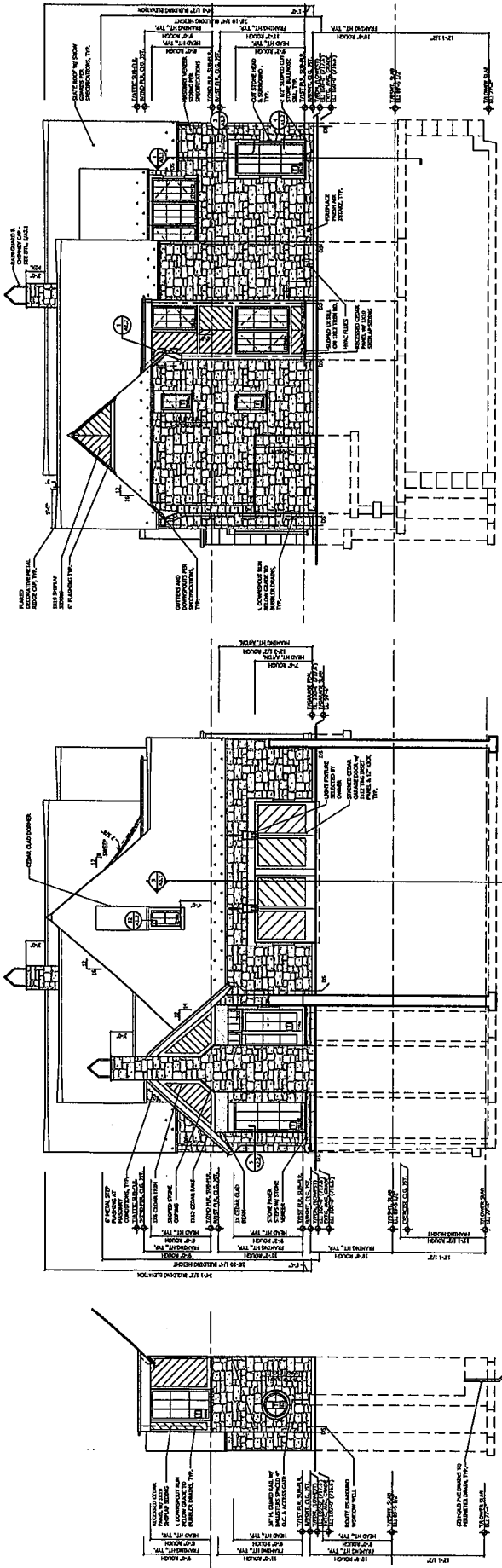
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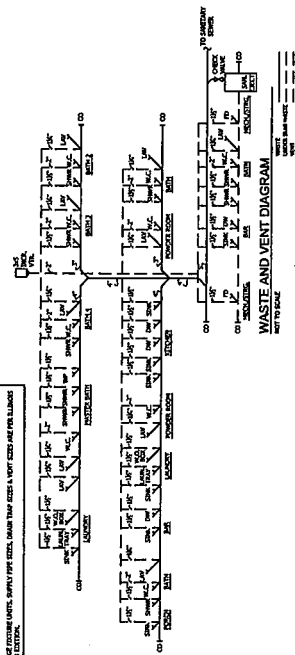
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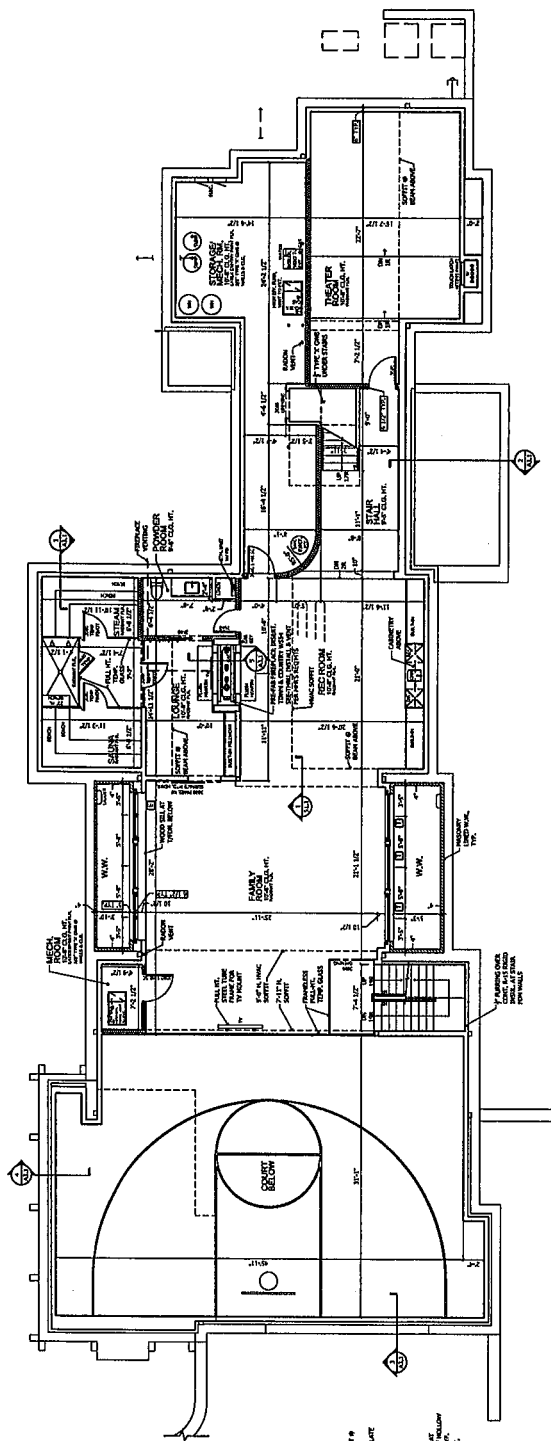
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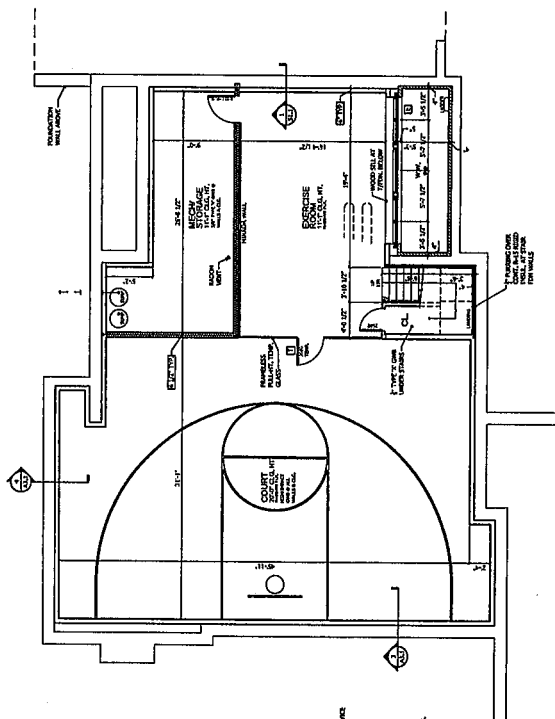




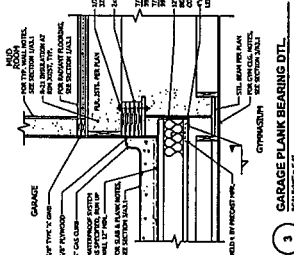
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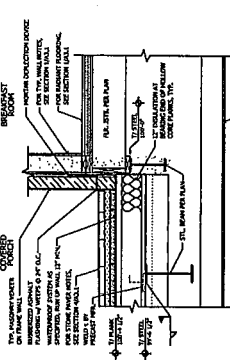
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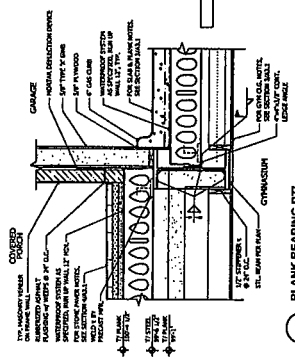
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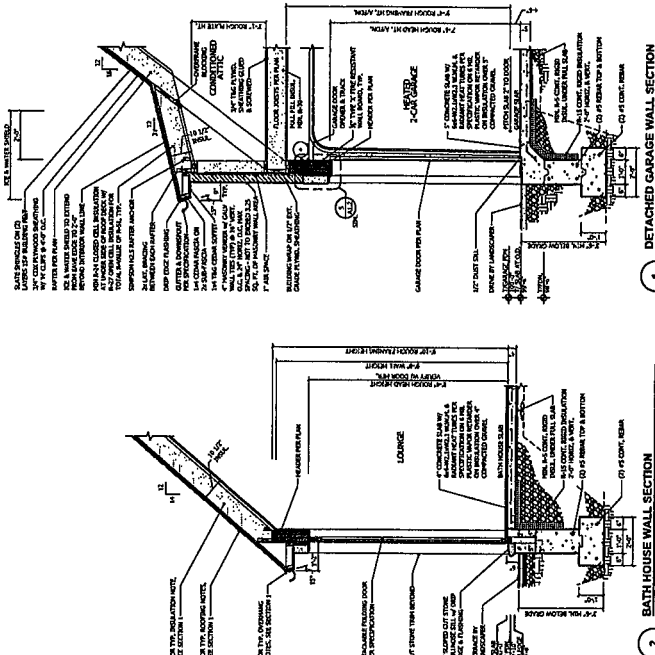
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4 COVERED PORCH PLANK BEARING DTL  
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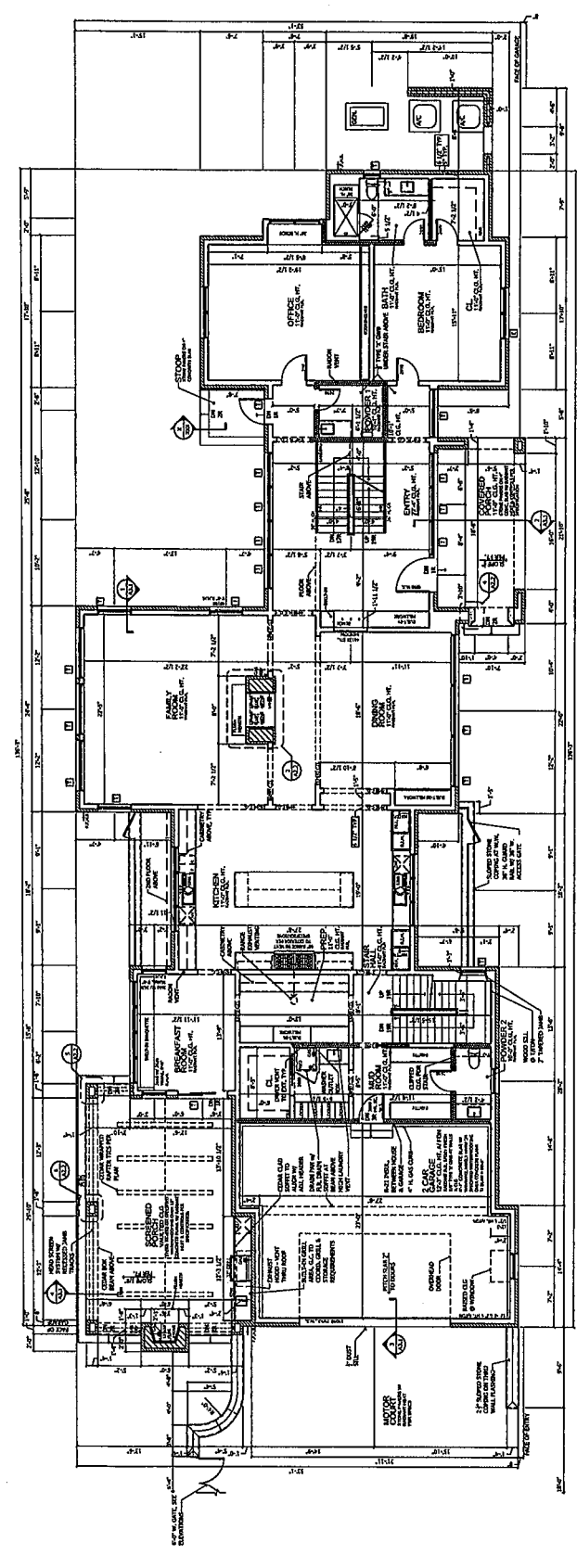
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6 BATH HOUSE WALL SECTION  
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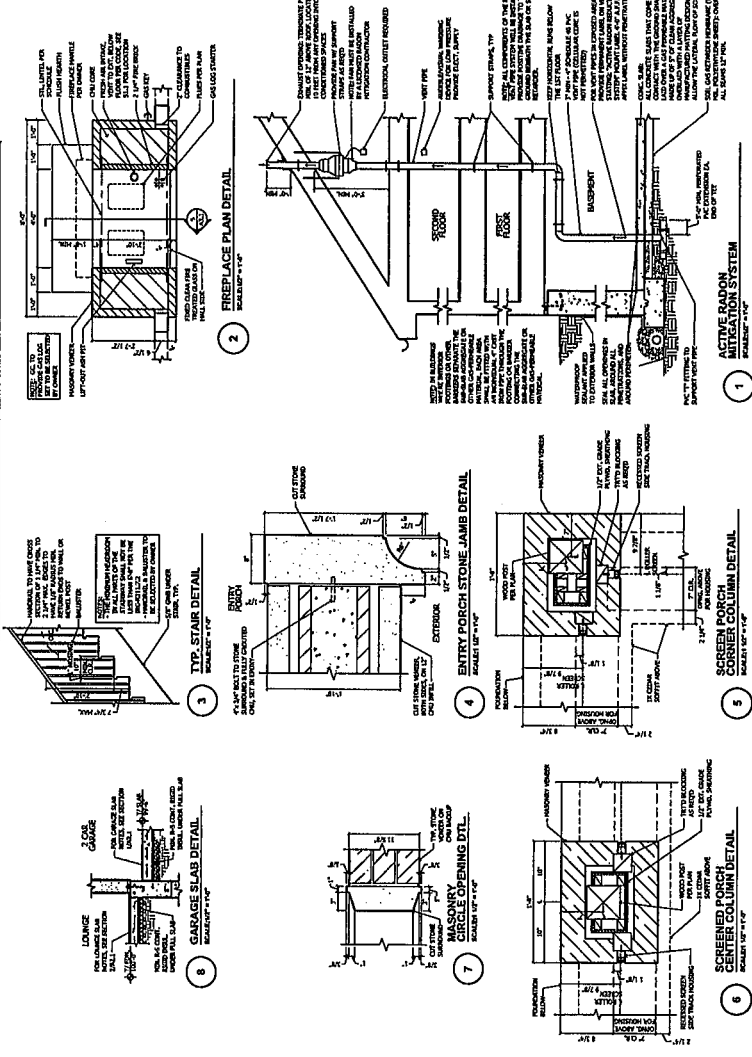
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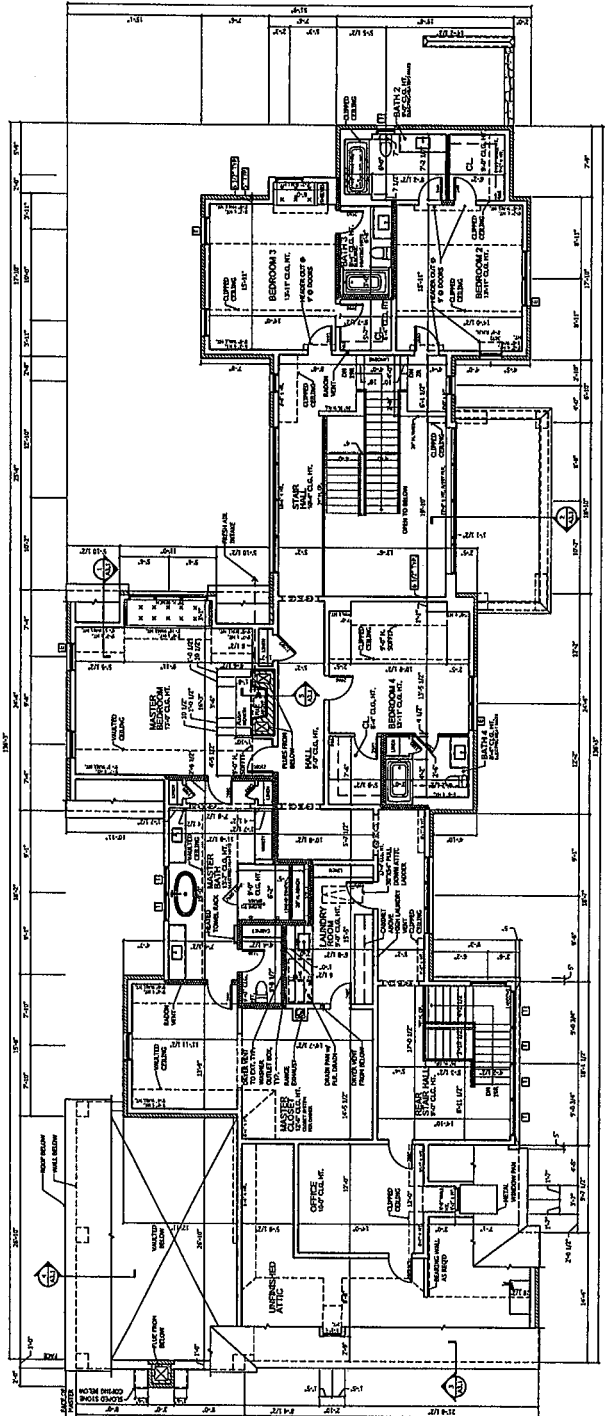




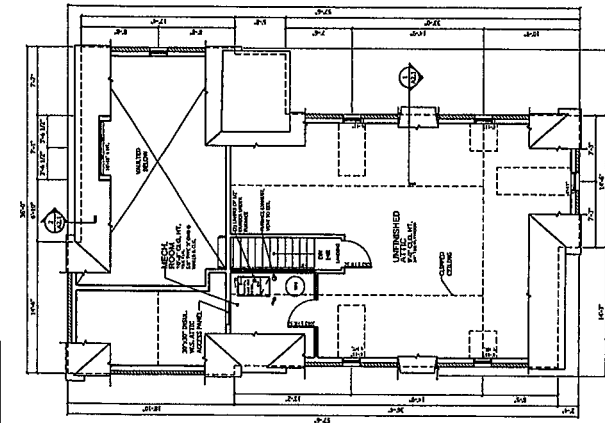
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SCALE: 3/8" = 1'-0"

**BATH HOUSE/ GARAGE FIRST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

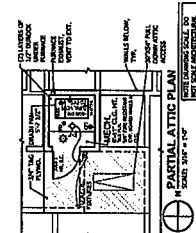




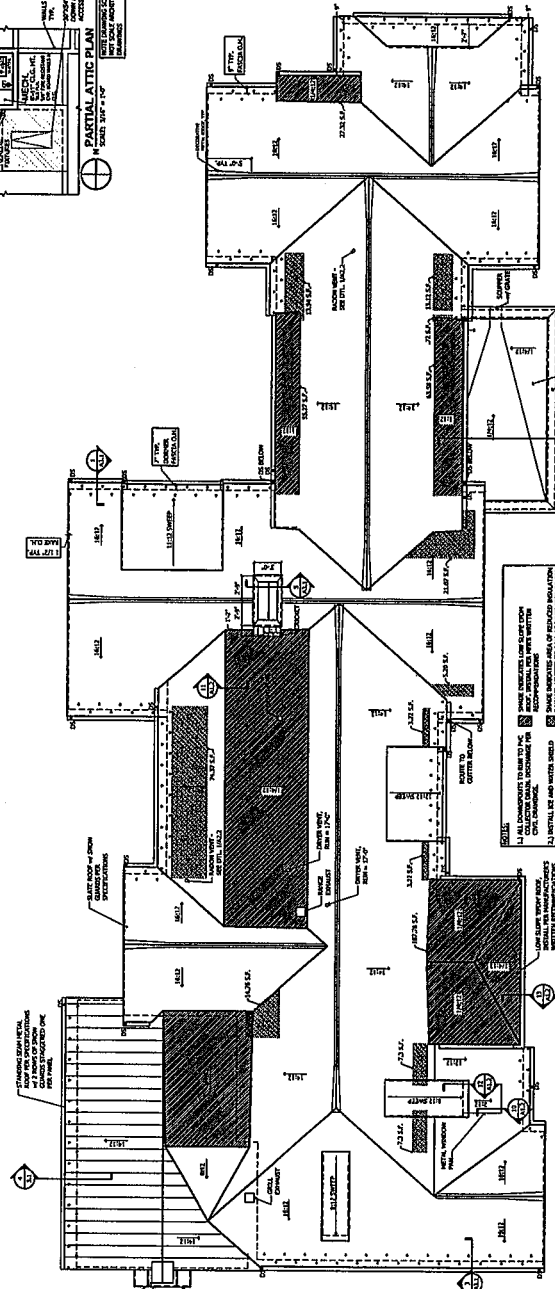
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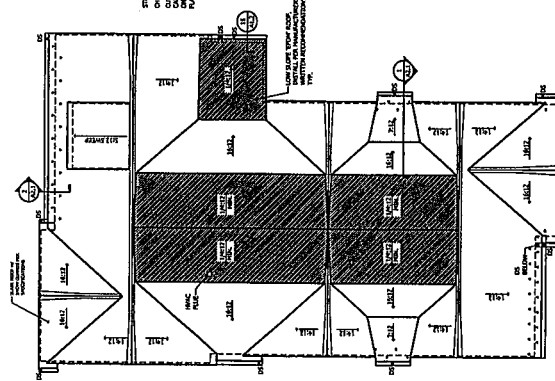
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PARTIAL ATTIC PLAN

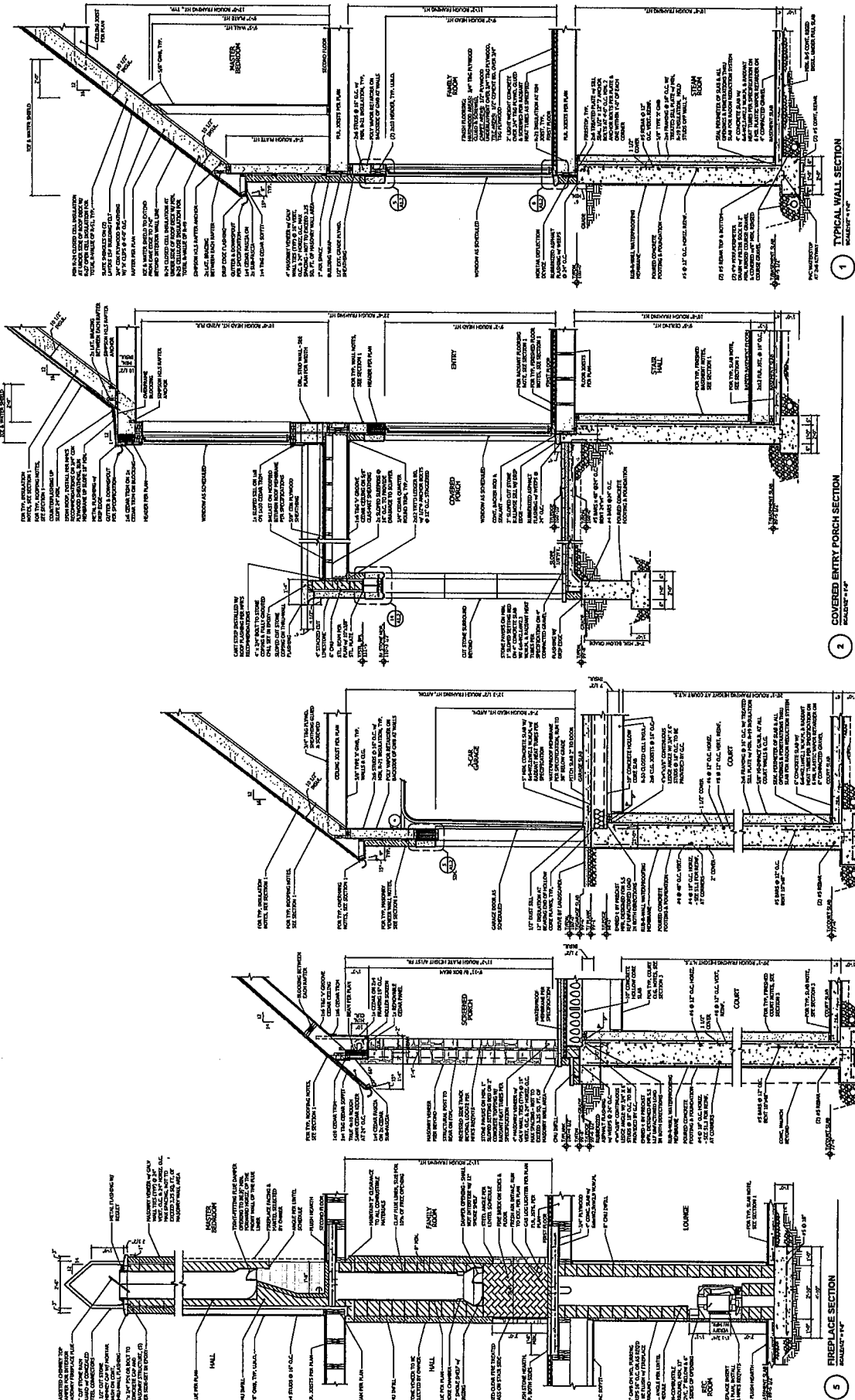


ROOF PLAN



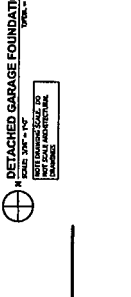
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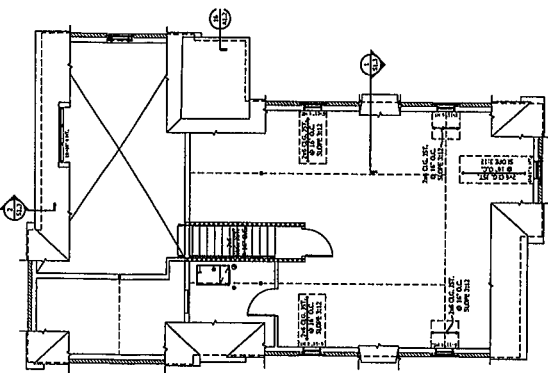




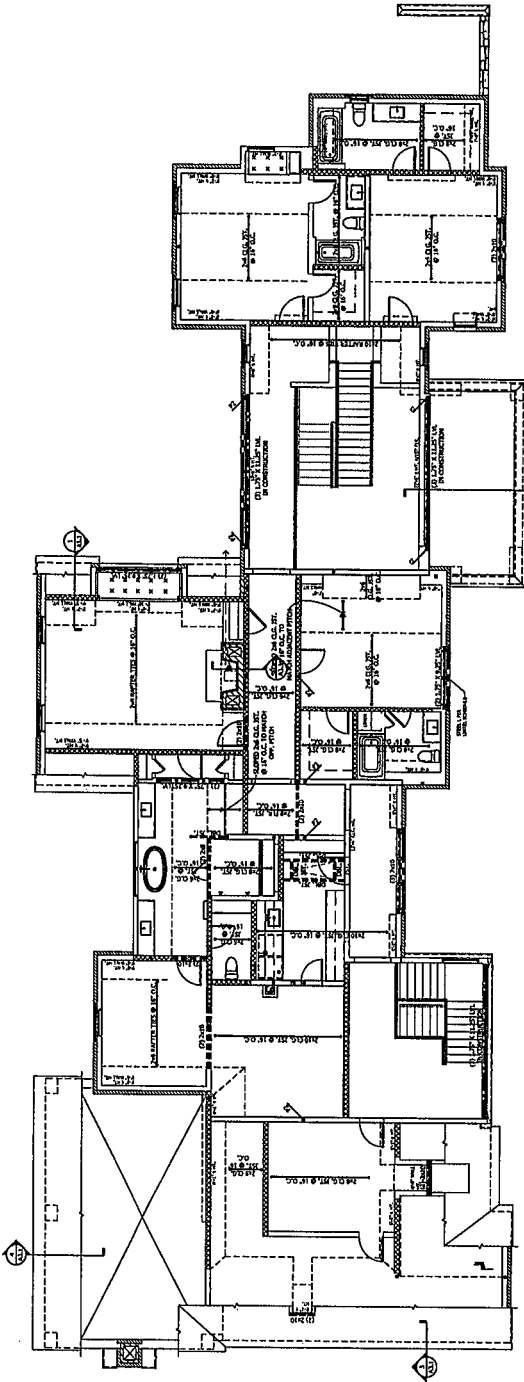
EXPIRES 11/24/2020  
1 2 3 4 5 6 7 8 9 10

KOZY'S HOUSE  
718 S. OAK STREET, HINSDALE, IL

DATE: 08.03.20  
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CEILING & SECOND FLOOR FRAMING PLANS  
S1.2

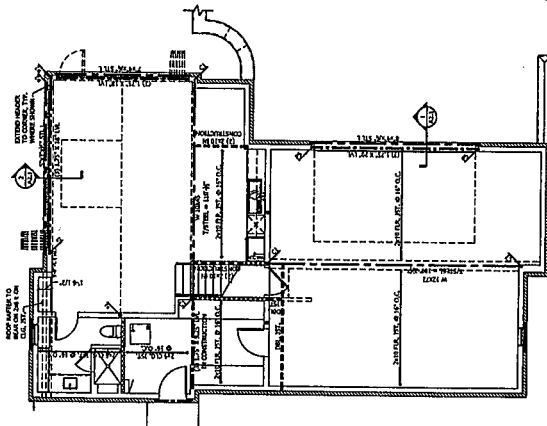


DETACHED GARAGE SECOND FLOOR  
CEILING FRAMING PLAN  
SCALE: 3/8" = 1'-0"  
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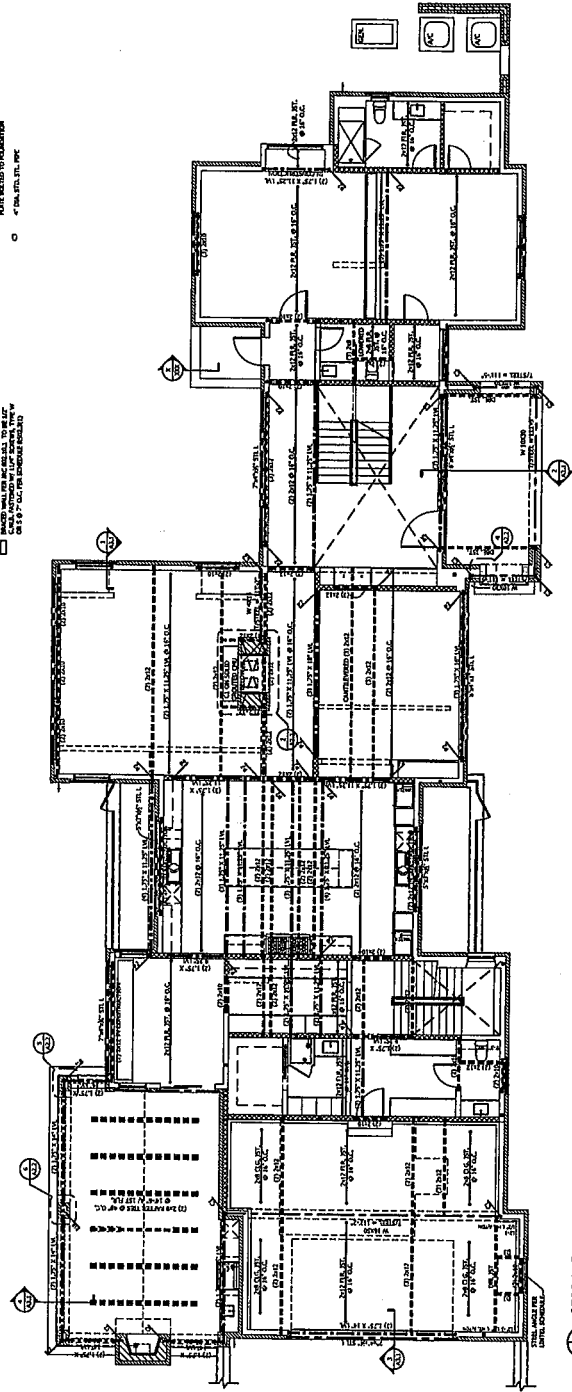


SECOND FLOOR  
CEILING FRAMING PLAN  
SCALE: 3/8" = 1'-0"  
NOTE: EXISTING SCALE TO BE USED FOR ALL FRAMING

STRUCTURAL LEGEND	STRUCTURAL NOTES	POST LEGEND	STEEL JOIST/JOIST LIMITS
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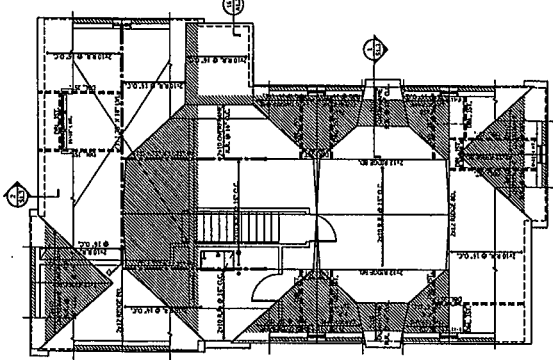


DETACHED GARAGE  
SECOND FLOOR FRAMING PLAN  
SCALE: 3/8" = 1'-0"  
NOTE: EXISTING SCALE TO BE USED FOR ALL FRAMING

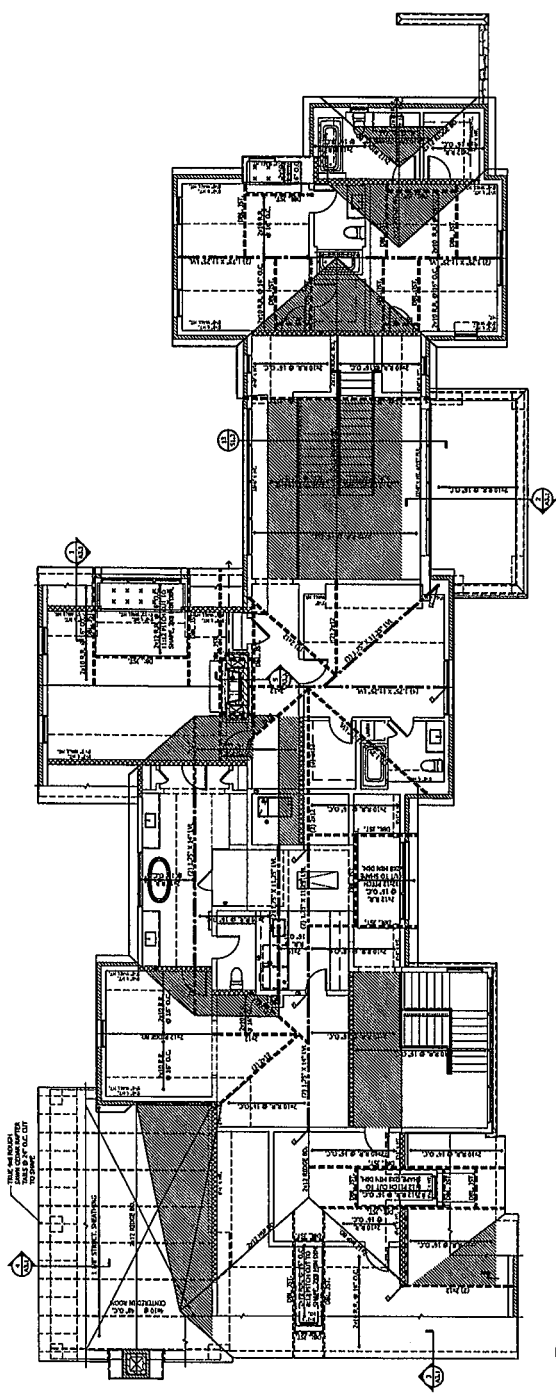


SECOND FLOOR FRAMING PLAN  
SCALE: 3/8" = 1'-0"  
NOTE: EXISTING SCALE TO BE USED FOR ALL FRAMING





DETACHED GARAGE  
ROOF FRAMING PLAN  
SCALE: 1/4\"/>



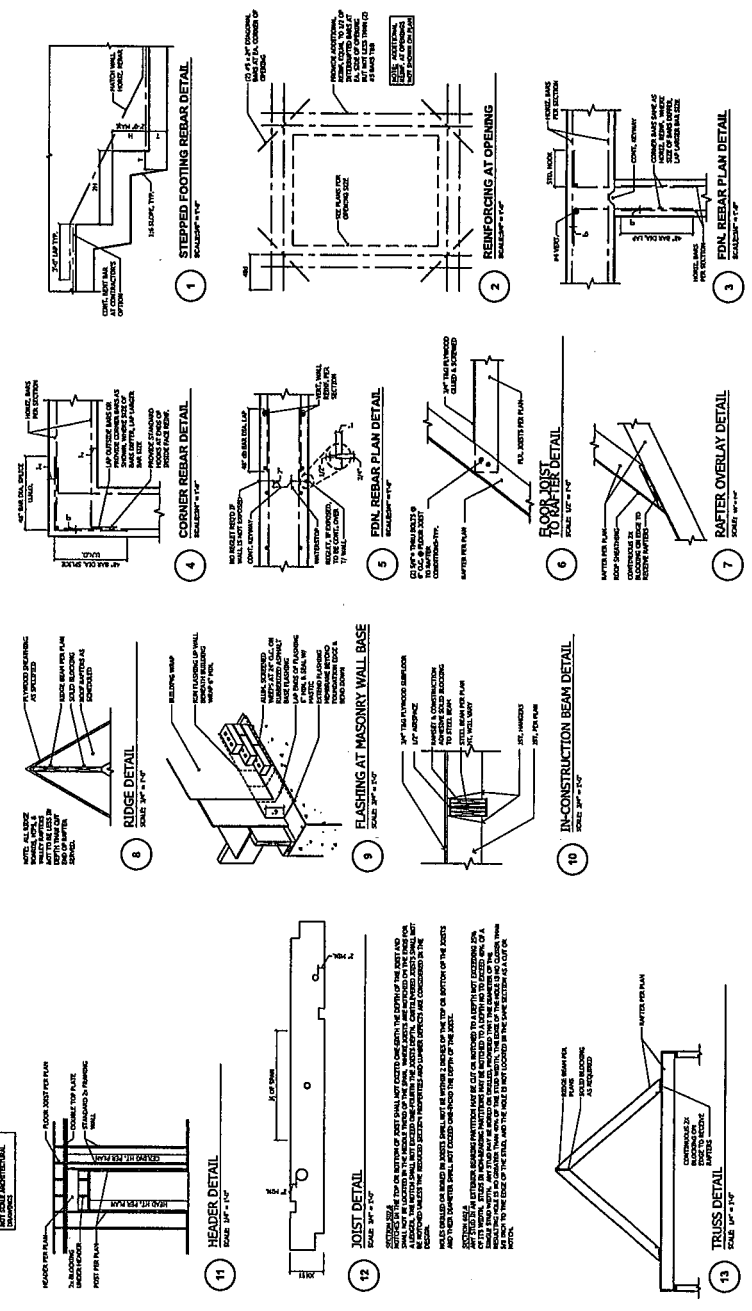
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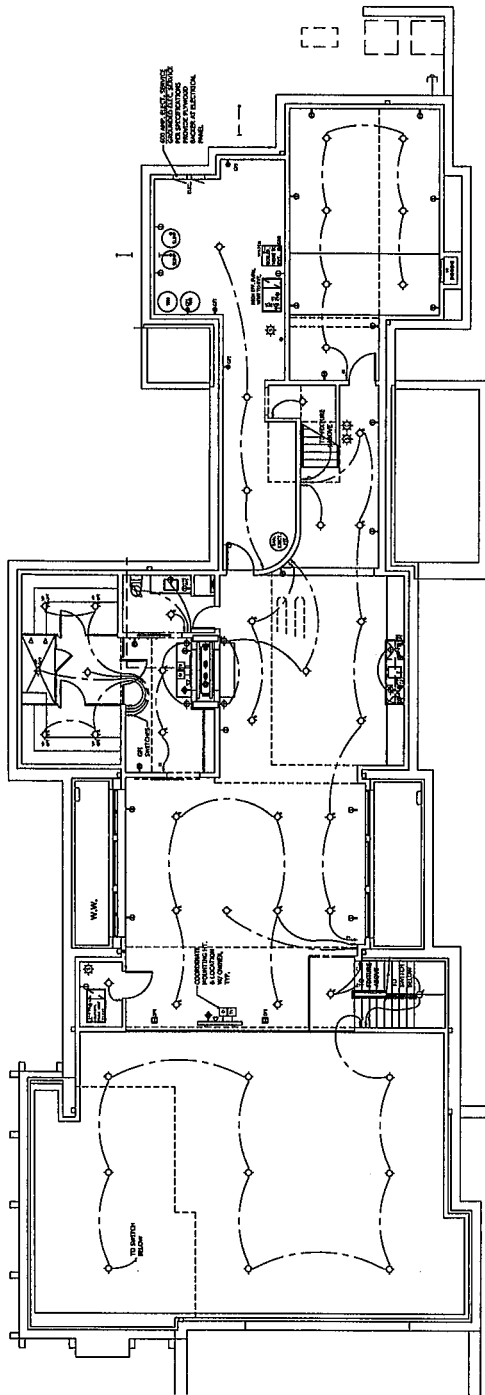
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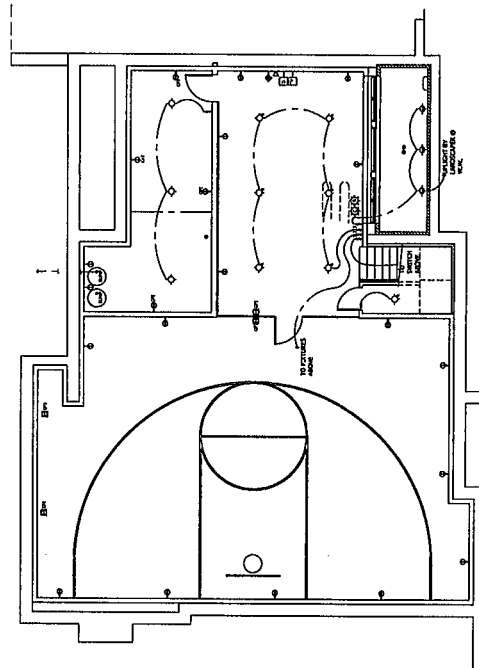
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ALL POSTS ARE 4\"/>






**LOWER LEVEL  
SCHEMATIC ELECTRICAL PLAN**  
 NOTE: DRAWING SCALE: DO NOT SCALE ARCHITECTURAL FEATURES  
 SCALE: 3/16" = 1'-0"



 COURT LEVEL  
SCHEMATIC ELECTRICAL PLAN

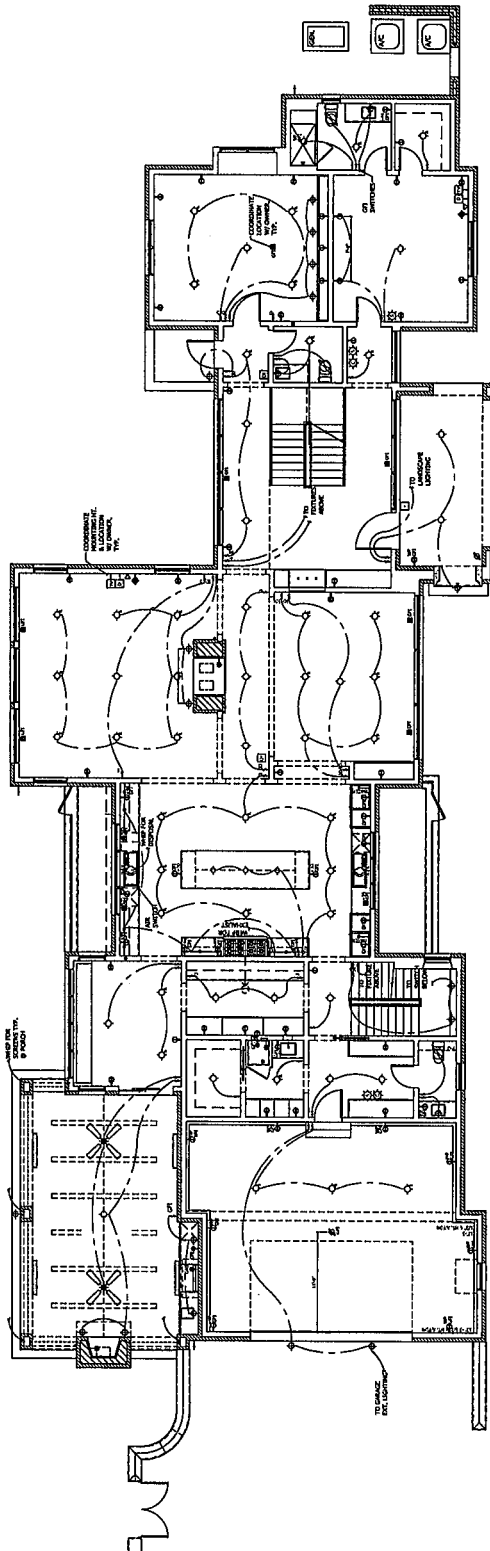
## ELECTRICAL GENERAL NOTES

- [illegible]

## References

1. VERIFY LOCATION, NUMBER & DISTANCE OF ALL FLOOR CEMENTS OF OWNER.
2. C. C. TO COORDINATE POWER REQUIREMENTS OF A/C CONDENSERS FOR OWNER.
3. LIGHTING IN ALL ROOMS TO BE COORDINATED BY CEMENT SUPPLIER FOR OWNER.
4. LIGHTING IN ALL ROOMS TO BE COORDINATED BY MILLWORKS FOR SUPPLIER FOR OWNER.
5. ALL INFORMATION PROVIDED TO BE SUBMITTED BY OWNER & INSTALLED IN ELECTRICAL CONSTRUCTION.



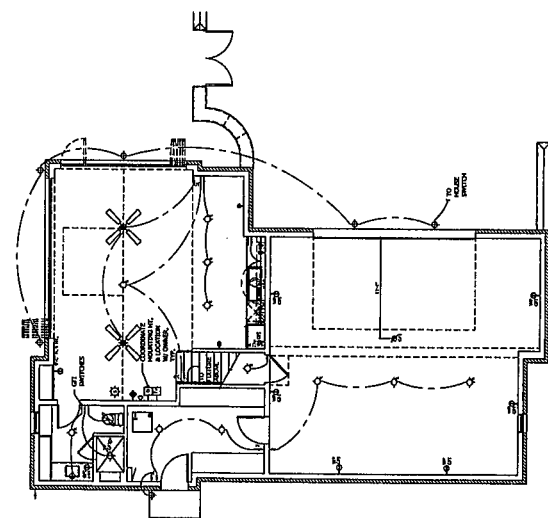


**FIRST FLOOR  
SCHEMATIC ELECTRICAL PLAN**

SCALE: 3/16" = 1'-0"

N

NEET CHARTING SCALE DO  
NOT SCALE ARCHITECTURAL  
DIMENSIONS



**DETACHED GARAGE FIRST FLOOR  
SCHEMATIC ELECTRICAL PLAN**

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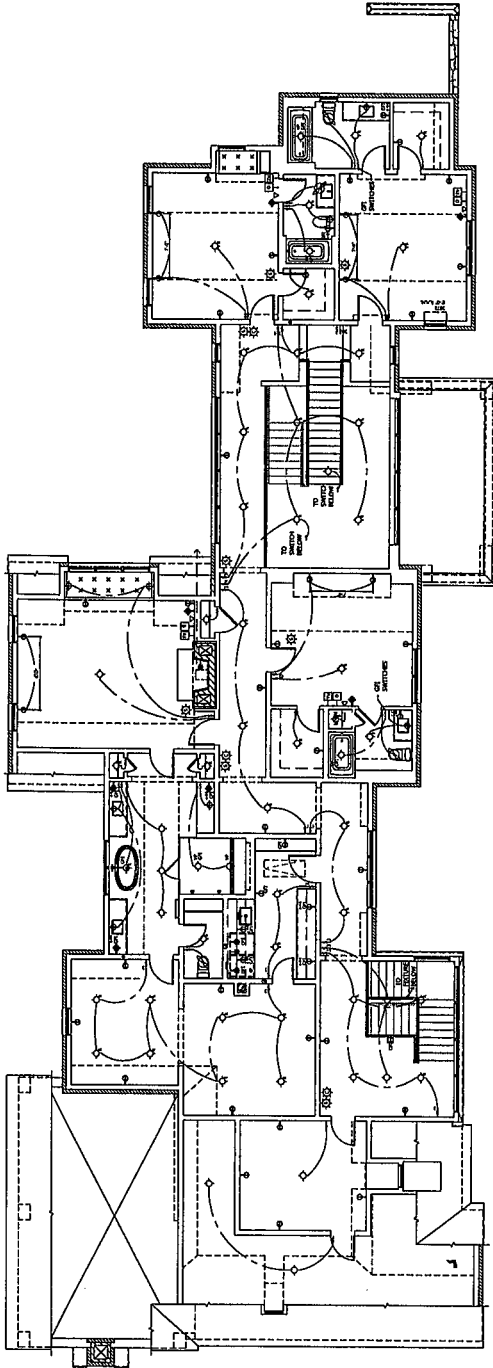
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### ELECTRICAL LEGEND

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## ELECTRICAL GENERAL NOTES

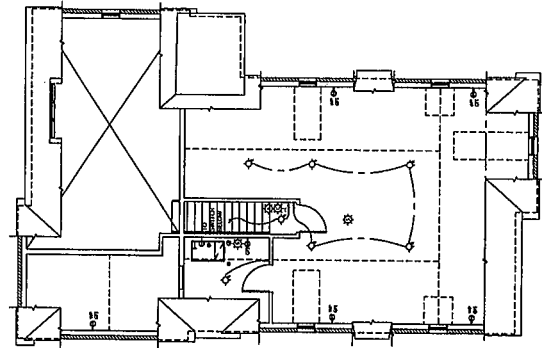
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**SECOND FLOOR  
SCHEMATIC ELECTRICAL PLAN**

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NOT SCALE ARCHITECTURAL  
DIMENSIONS



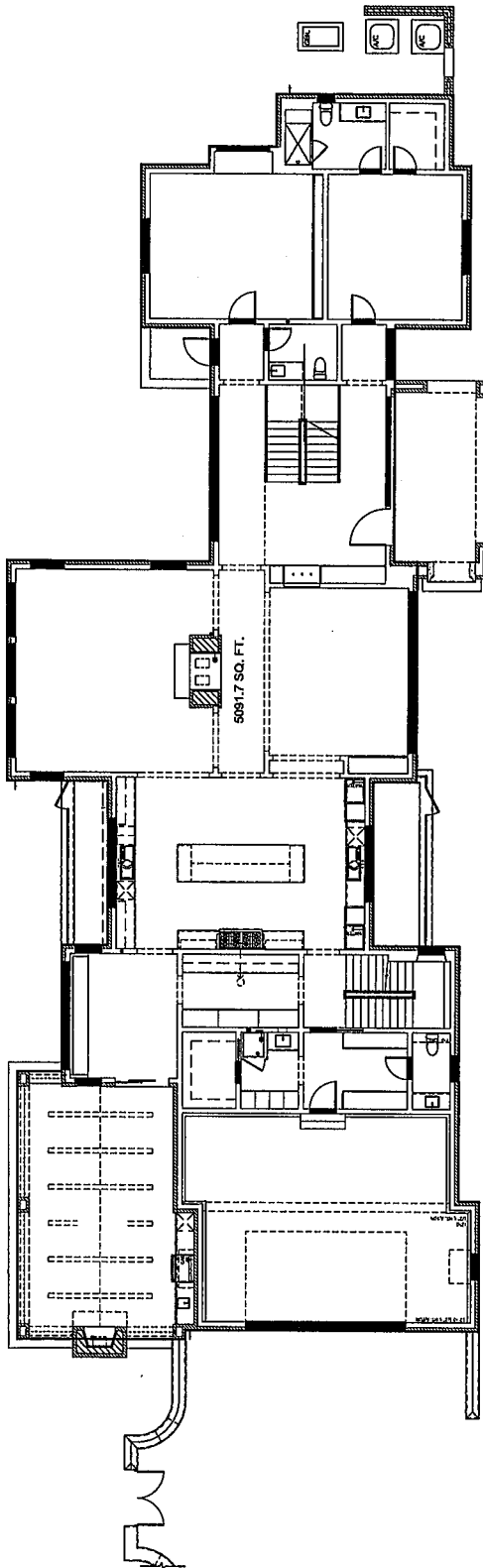

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SCHEMATIC ELECTRICAL PLAN**  
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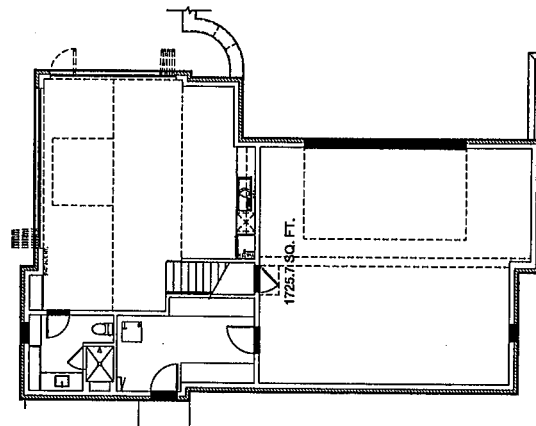
## **Syllabus**

1. VENDOR LOCATION, NUMBER, AND PATTERNS OF ALL MAJOR OUTLETS OF COMMER.
2. C/L TO COORDINATE POWER REQUIREMENTS W/ A/C. CONSULTANT PER COMMER.
3. LOCATING ALL CABLES TO BE COORDINATED W/ CABLES SUPPLIER PER COMMER.
4. LOCATING ALL SPLIT-IN WELLBORE TO BE COORDINATED W/ WELLBORE SPLIT-IN PER COMMER.
5. ALL DECOMMISSIONING ACTIVITIES TO BE FINISHED BY COMMER & INSTALLED BY SELECT CONTRACTOR.

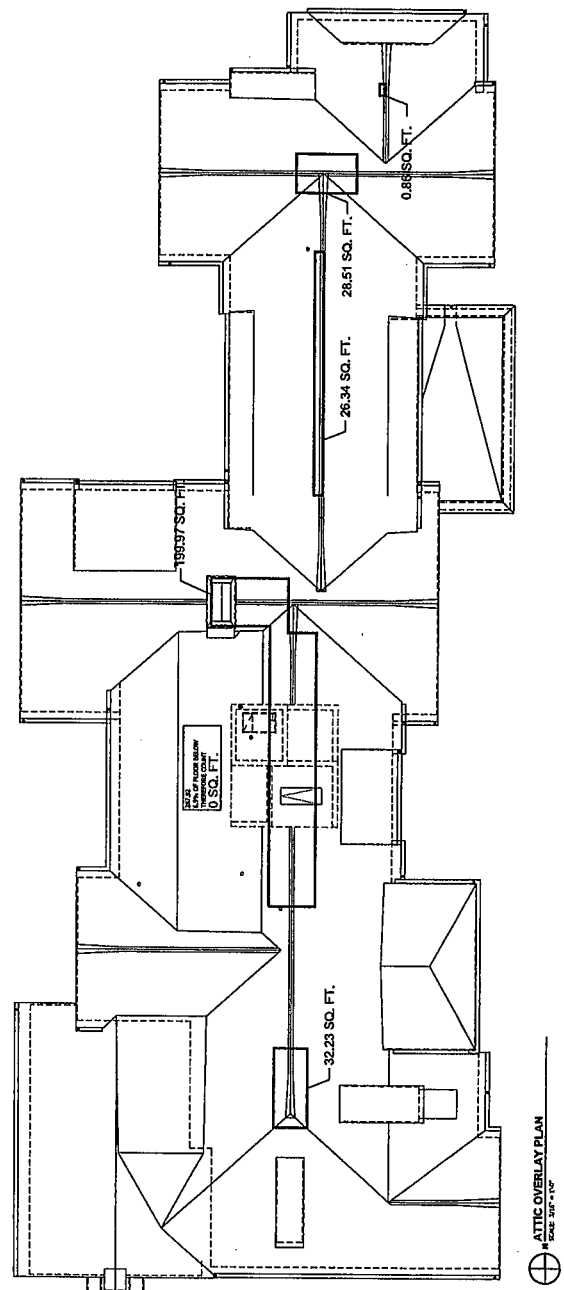
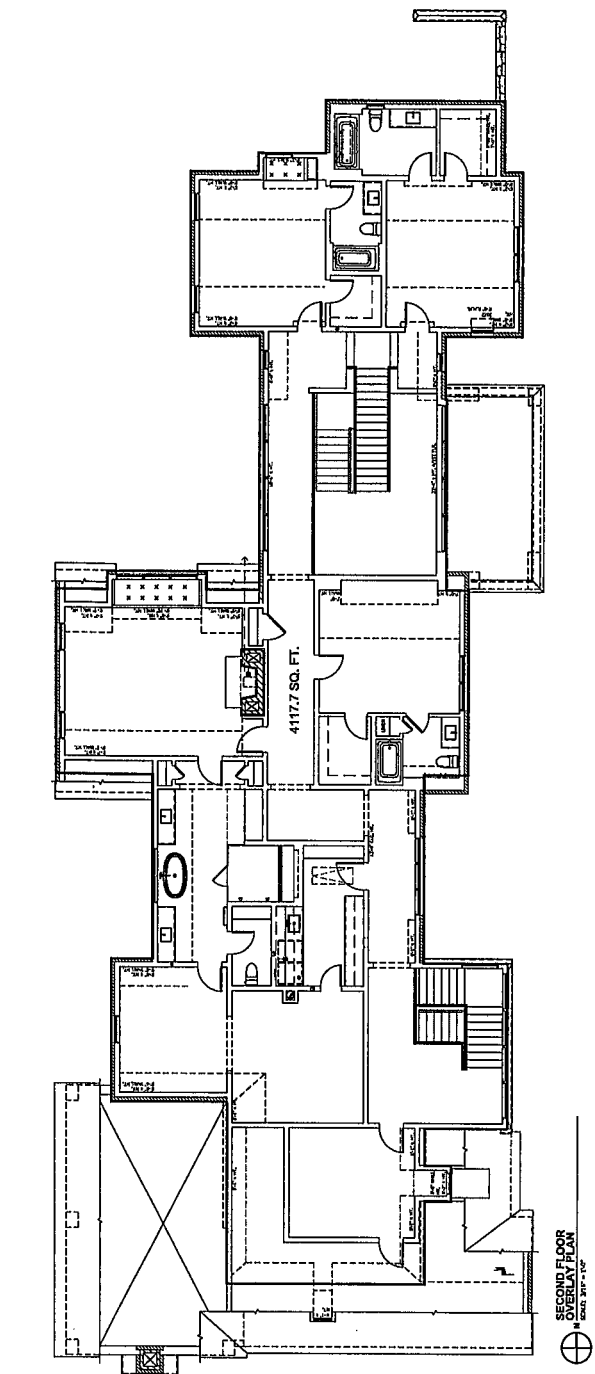





**FIRST FLOOR  
OVERLAY PLAN**  
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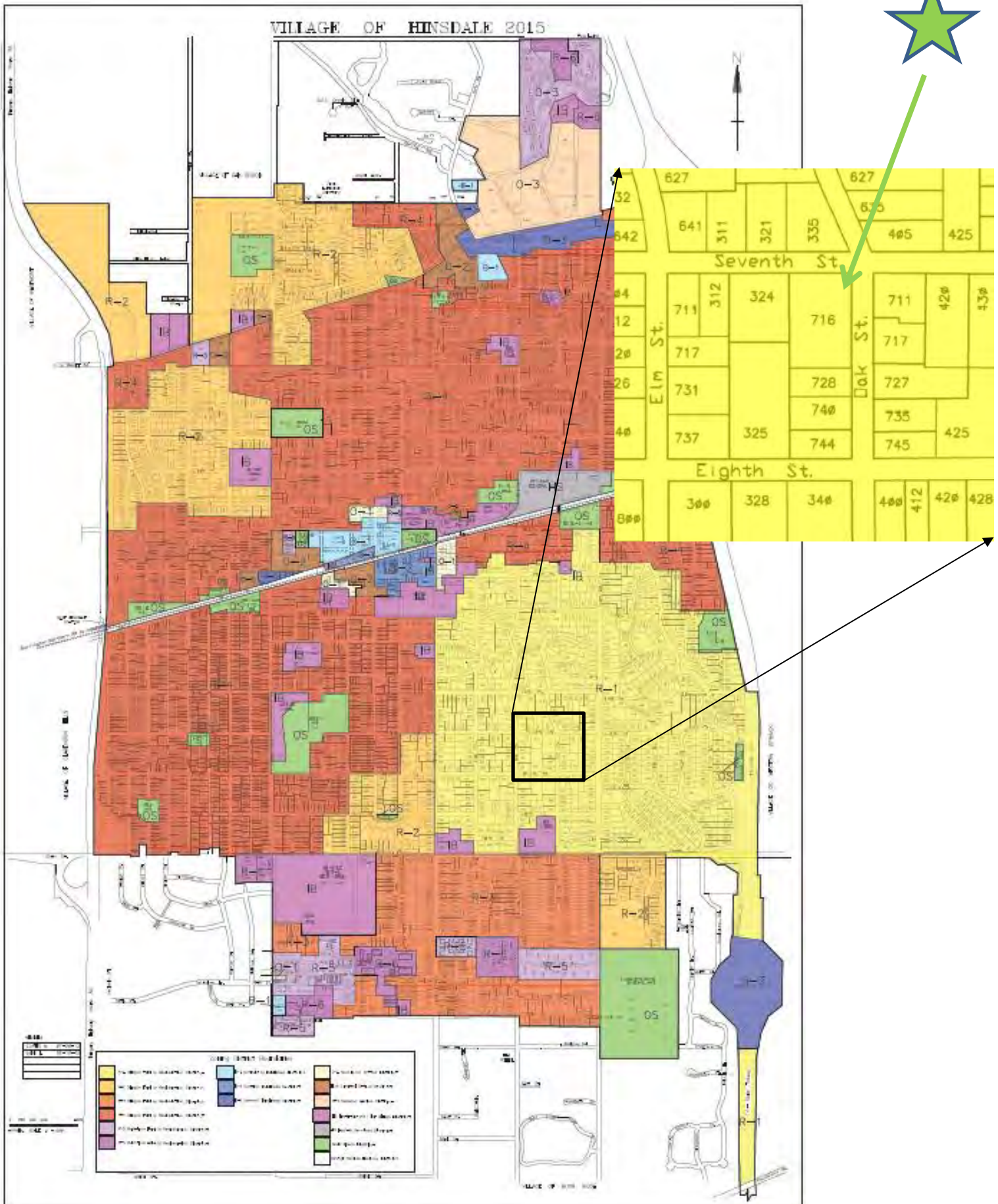


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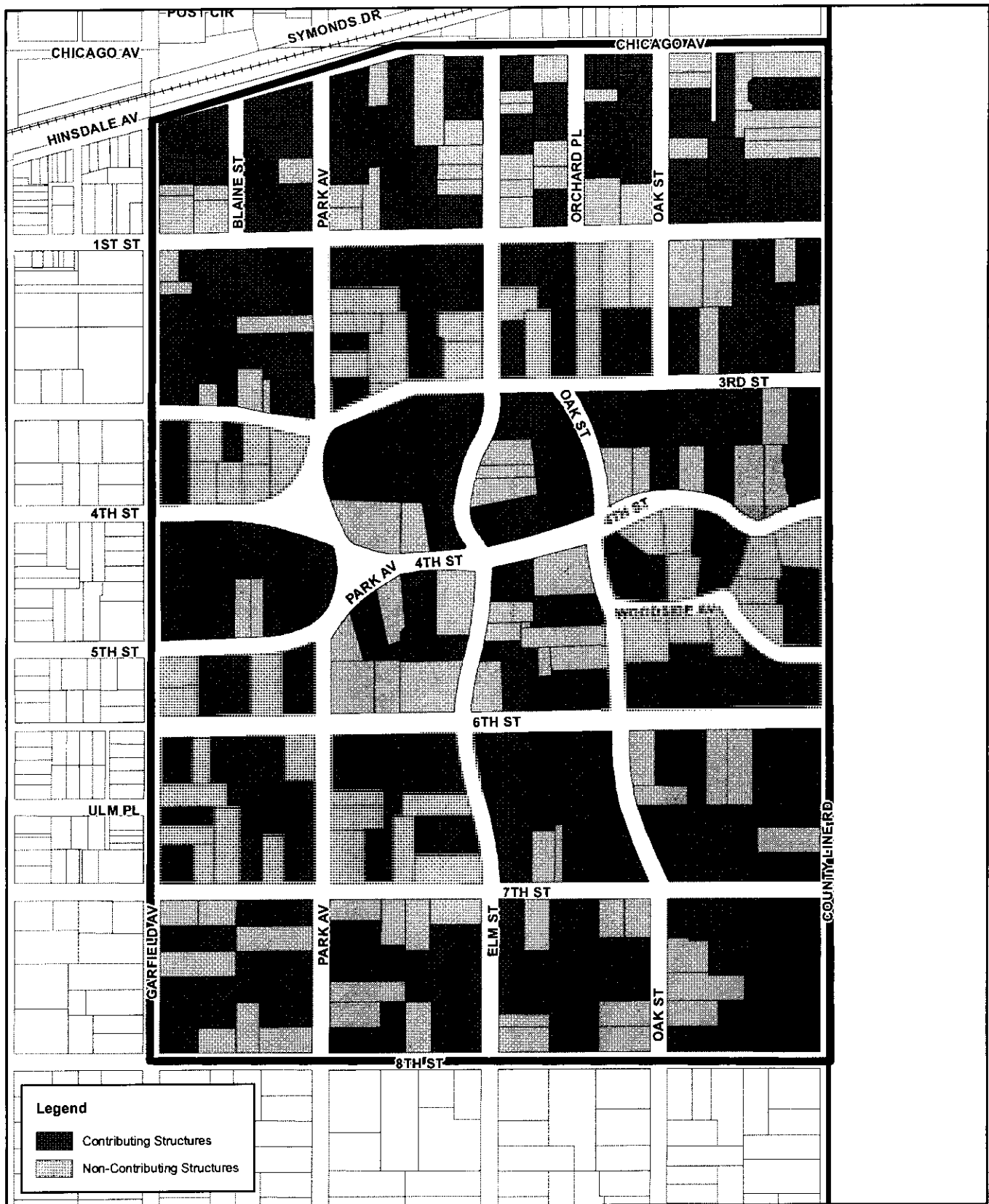




## Attachment 2: Village of Hinsdale Zoning Map and Project Location



# ROBBINS PARK HISTORIC DISTRICT





## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

#### **A. General Standards:**

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

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

## **B. Design Standards:**

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



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 16

Robbins Park Historic District  
Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
611	S OAK	Neo-Traditional (under construction)	2006-08		NC	-			
621	S OAK	Neo-Traditional	1990		NC	NC	George, Charles Vincent	Thompson, Tim, Inc.	Detached garage
627	S OAK	Tudor Revival	c. 1925		C	NC			Detached garage
630	S OAK	Colonial Revival	1935	Nelson, John N. House	C	-	Fielding, H.		
635	S OAK	Colonial Revival	1935	Clarke, Kenton H. House	C	-	Field, Harford		
711	S OAK	Colonial Revival	1937	Foss, Mr. & Mrs. Frank House	C	-	Frazier & Raftery		
716	S OAK	Classical Revival	1928	Morgan, Clarence House	C	-	Meyer & Cook		
717	S OAK	Neo-Traditional	1988		NC	NC	Olsen, Steven	Dressler, Phil	Detached garage
727	S OAK	Neo-Traditional	2002		NC	-			
728	S OAK	French Eclectic	1927	Morency, Francis E. House	C	NC	Morency, F. E. (owner)		Detached garage
735	S OAK	Neo-Colonial	1962	Hartong, John G. House	NC	-	Fossier, A. E. & Co.	Fossier, A. E. & Co.	
740	S OAK	Neo-Traditional	1994		NC	-	Olsen, Steven	Dressler, Phil	
744	S OAK	Neo-Traditional	1994		NC	-	Olson, Steven	Dressler, Phil	
745	S OAK	French Eclectic	1939	Conway, Mr. & Mrs. J. V. House	C	NC	Adelman, Gerald D.		Detached garage
2	ORCHARD	Neo-Traditional	1998		NC	-	Reinke & Associates	Beacon Home Builders, Inc.	
3	ORCHARD	Dutch Colonial Revival	1922	Linden, Charles House	C	C	Carlson, E. Conrad	Carlson, E. Carlson	detached garage
10	ORCHARD	Vacant			NC	-			
14	ORCHARD	Queen Anne	1890	Payne, Alfred Residence	C	C			detached garage
15	ORCHARD	Neo-Traditional	1998	Coffey, Michael & Diane House	NC	-	Shaw, Jeffery A.	Orchard Homes, Inc.	
17	ORCHARD	Craftsman	c. 1910		C	C			detached garage
21	ORCHARD	Colonial Revival	c. 1875		C	-			
22	ORCHARD	Queen Anne - Free Classic	c. 1895		C	NC			detached garage



Attachment 6: Aerial View 716 S. Oak Street








## MEMORANDUM

**DATE:** March 4, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 419 S. Oak St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home – Case HPC-02-2020

---

### Summary

The Village of Hinsdale has received an application from Alexa Piemonte, requesting approval for a Certificate of Appropriateness to demolish an existing home in the Robbins Park Historic District to construct a new house. The project architect is Orren Pickell Design Group. Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

### Request and Analysis

The subject property is 419 S. Oak Street, located on a corner lot at South Oak Street and Woodside Avenue. The existing home was constructed in 1910 in a Classical Revival style and a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The subject property is code compliant 51,030 SF lot. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed 6,800 SF house.

### Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

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



## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 419 S. Oak Aerial View
- Attachment 7 - 419 S. Oak Street View





323 E 4th St



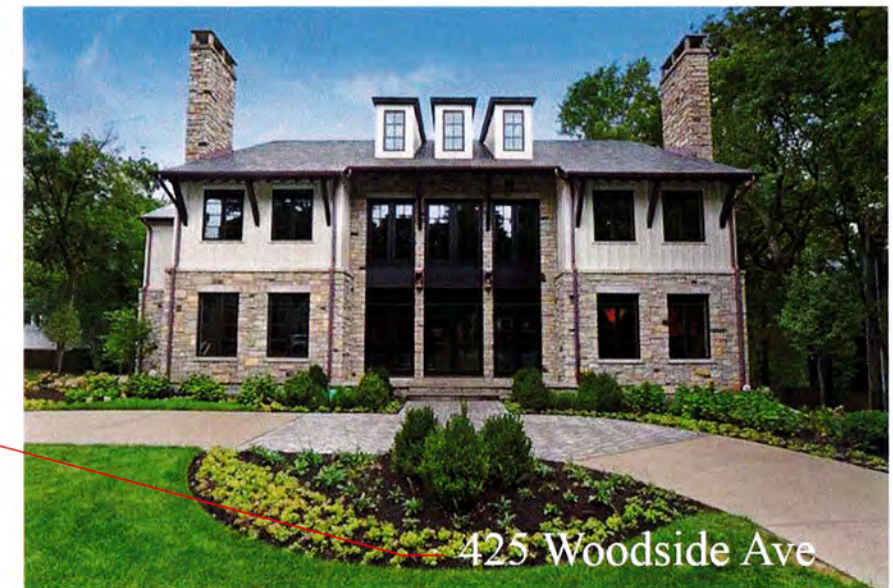
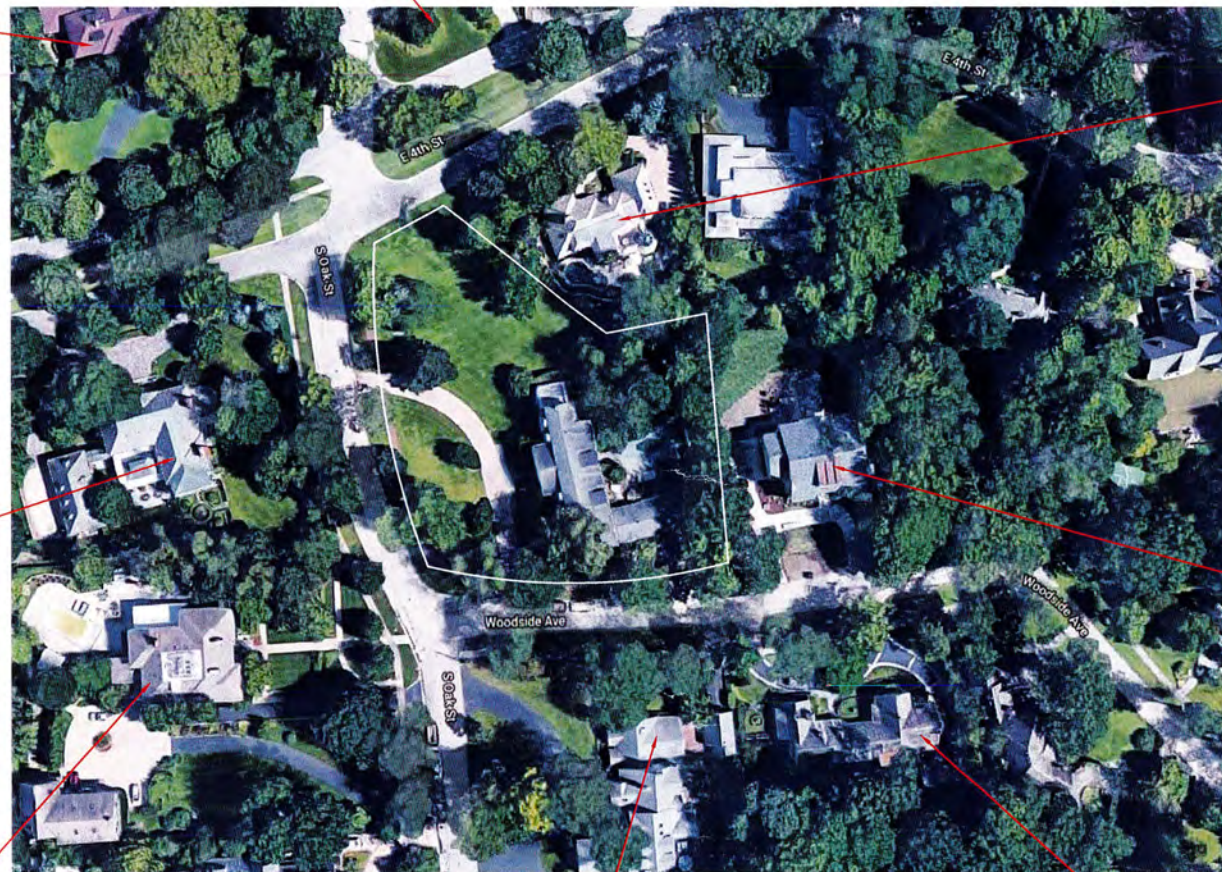
327 S Oak St



412 E 4th St



320 E 4th St



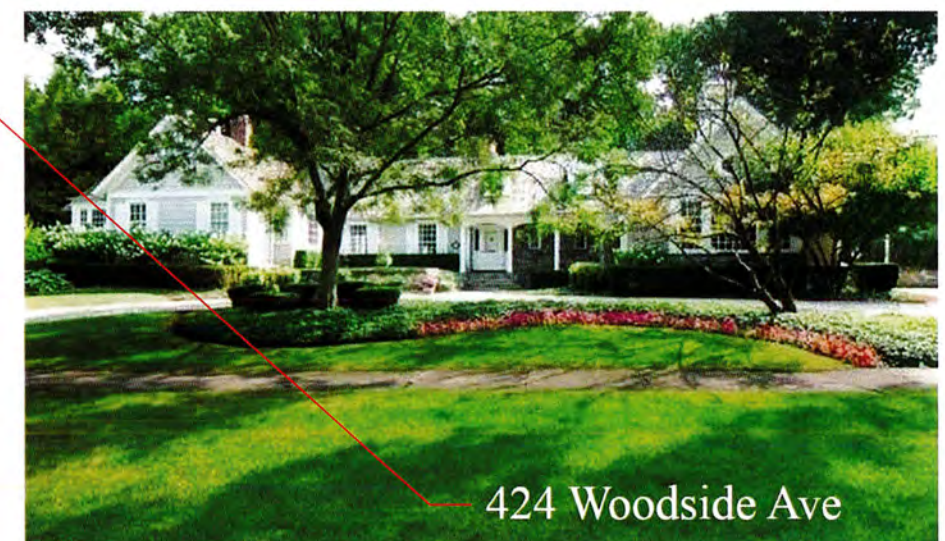
425 Woodside Ave



422 S Oak St



511 S Oak St



424 Woodside Ave





Front



North Side



South Side



Rear

DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

P.N. 2-2646-00

PIEMONTE RESIDENCE  
419 South Oak Street, Hinsdale, IL 60521

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PICKELBUILDERS.COM







DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

P.N. 2-2646-00

**PIEMONTE RESIDENCE**  
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DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

P.N. 2-2646-00

**PIEMONTE RESIDENCE**  
419 South Oak Street, Hinsdale, IL 60521

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444 SKOKIE BLVD., SUITE 200  
WILMETTE, IL 60091  
ORREN PICKELL  
PICKELLDRAWERS.COM







DATE	NO.	REVISION
11/25/19	1	Revised Out Drawings

P.N. 2-2646-00

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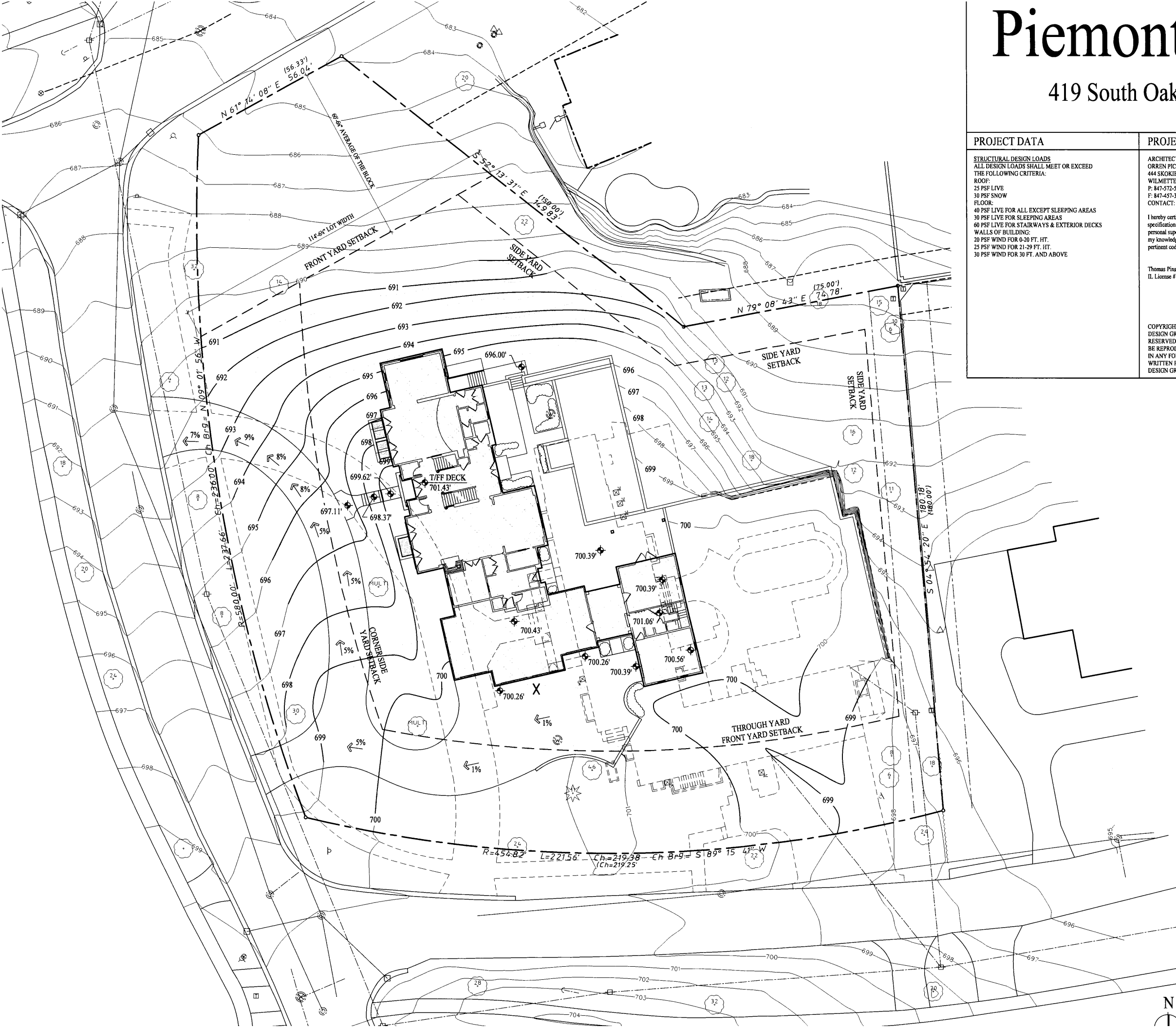
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# Piemonte Residence

419 South Oak Street, Hinsdale IL 60521

PROJECT DATA	PROJECT TEAM	DRAWING INDEX	
<b>STRUCTURAL DESIGN LOADS</b> ALL DESIGN LOADS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: <b>ROOF:</b> 25 PSF LIVE 30 PSF SNOW <b>FLOOR:</b> 40 PSF LIVE FOR ALL EXCEPT SLEEPING AREAS 30 PSF LIVE FOR SLEEPING AREAS 60 PSF LIVE FOR STAIRWAYS & EXTERIOR DECKS <b>WALLS OF BUILDING:</b> 20 PSF WIND FOR 0-20 FT. HT. 25 PSF WIND FOR 21-29 FT. HT. 30 PSF WIND FOR 30 FT. AND ABOVE	<b>ARCHITECT:</b> ORREN PICKELL DESIGN GROUP, INC. 444 SKOKIE BLVD WILMETTE, ILLINOIS 60091 P: 847-572-5200 F: 847-457-3128 CONTACT: THOMAS PINS  I hereby certify that these drawings and specifications were prepared under my personal supervision and to the best of my knowledge, conform with all pertinent codes and ordinances.  Thomas Pins IL License # 001.013333   COPYRIGHT 2019 BY ORREN PICKELL DESIGN GROUP, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY FORM BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION OF ORREN PICKELL DESIGN GROUP, INC.	A1	ARCHITECTURAL SITE PLAN
		A2	WEST ELEVATION
		A3	EAST ELEVATION
		A4	SOUTH ELEVATION
		A5	BASEMENT CONSTRUCTION
		A6	FIRST FLOOR CONSTRUCTION
		A7	SECOND FLOOR CONSTRUCTION
		A8	ROOF PLAN

**ZONING RESEARCH DEFINITIONS:**

**419 S Oak, Hinsdale**

Lot size: 51,030 s.f.  
R-1 Zoning District

**Maximum FAR** see [https://www.sterlingcodifiers.com/codebook/index.php?book\\_id=967](https://www.sterlingcodifiers.com/codebook/index.php?book_id=967)  
20 x 51,030 + 2000 = 12,206.00 s.f.

**Maximum Building Coverage:**  
51,030 x .25 = 12,757.50 s.f.

**Maximum Lot Coverage:**  
48,352 x .50 = 25,315.00 s.f.

**Setbacks**  
Front - average of the setbacks of the buildings on all of the lots on such frontage excluding the highest and lowest setbacks  
Side - 10' or 6' plus 10% of lot width in excess of 50'  
Corner Side - 35'  
Rear - 25' Min. 15% of lot depth - non applicable

**Height:**  
Principal Building - 30'-32' + (See note) or 3 stories  
Accessory Building - 15'

**Elevation**  
Principal Building - 37' - 44' (See note)

**Village Zoning Code**  
[https://www.sterlingcodifiers.com/codebook/index.php?book\\_id=967](https://www.sterlingcodifiers.com/codebook/index.php?book_id=967)

**Notes:**  
**Height:** (The vertical distance measured from grade to the mean height between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs)  
-Smallest side yard provided of 14' or less : 30'  
-Smallest side yard provided of not less than 14' and not more than 24' : 30' plus 20% of the difference between the smallest side yard provided and 14'  
-Smallest side yard of more than 24' : 32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'  
**Elevation:** (one foot (1') above the lowest point of the foundation to the highest point of a building)  
-Smallest side yard provided of 14' or less: 37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'  
-Smallest side yard provided of more than 14' and not more than 24': 40' plus 20% of the difference between the smallest side yard provided and 14'  
-Smallest side yard of more than 24': 42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'  
**Basement:** A portion of a structure located partly underground having an average ceiling height above grade of more than three and one-half feet (31/2') but less than six feet (6').



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## PIEMONTE RESIDENCE

419 South Oak Street, Hinsdale, IL 60521

DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

P.N. 2-2646-00



SCHEME "C-3"  
WEST ELEVATION  
SCALE 1/8" = 1'-0"

DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

P.N. 2-2646-00

PIEMONTE RESIDENCE  
419 South Oak Street, Hinsdale, IL 60521

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**SCHEME "C-3"**  
**EAST ELEVATION**  
**SCALE 1/8" = 1'-0"**



SCHEME "C-3" (HIDDEN)

Attachment 

P
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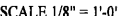
SCHEME "C-3"  
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



SCHEME "C-3"  
SOUTH ELEVATION

DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

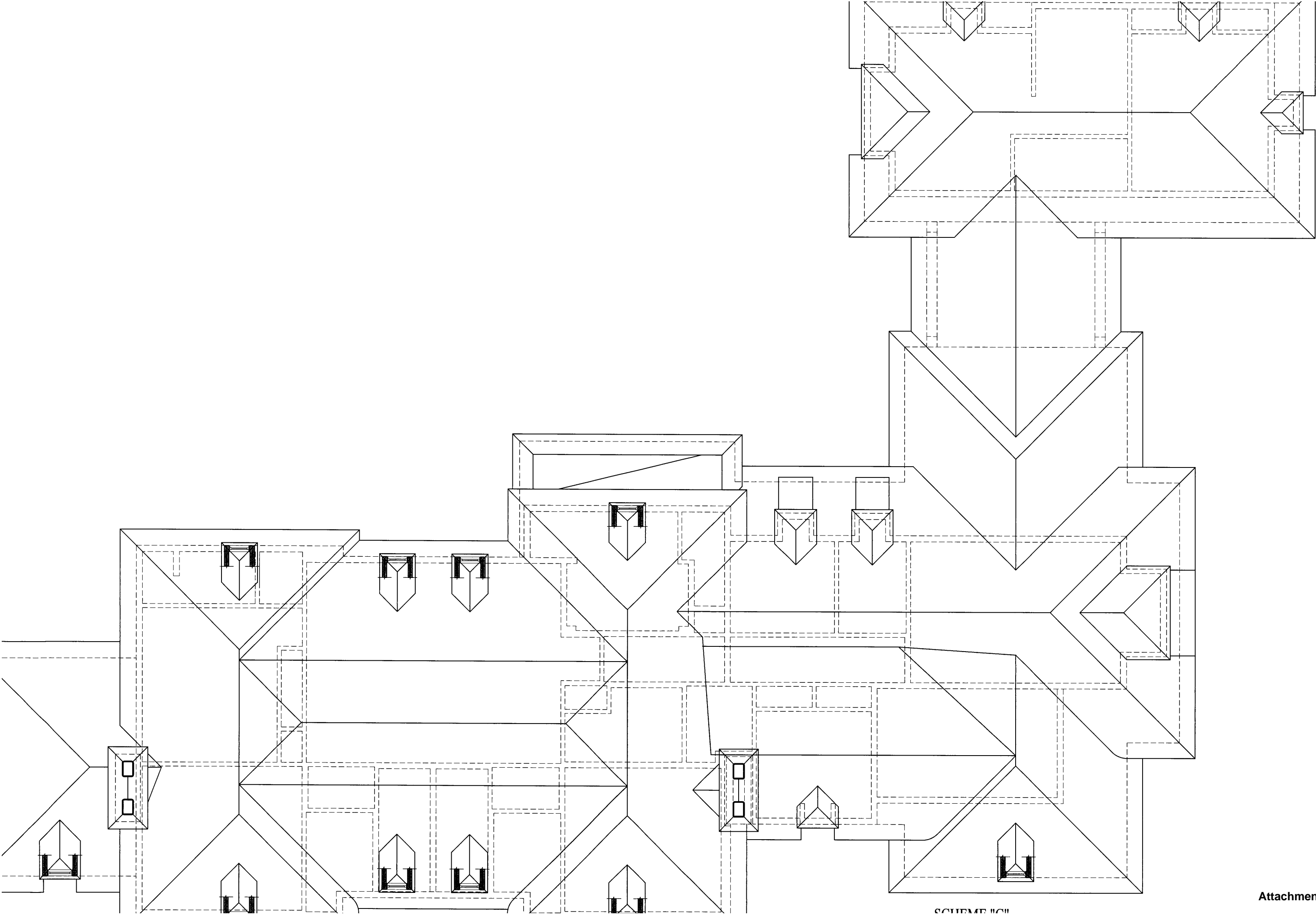












SCHEME "A"

Attachment

DATE	NO.	REVISION
11/25/19	1	Blocked Out Drawings

PIEMONTE RESIDENCE  
419 South Oak Street, Hinsdale, IL 60521

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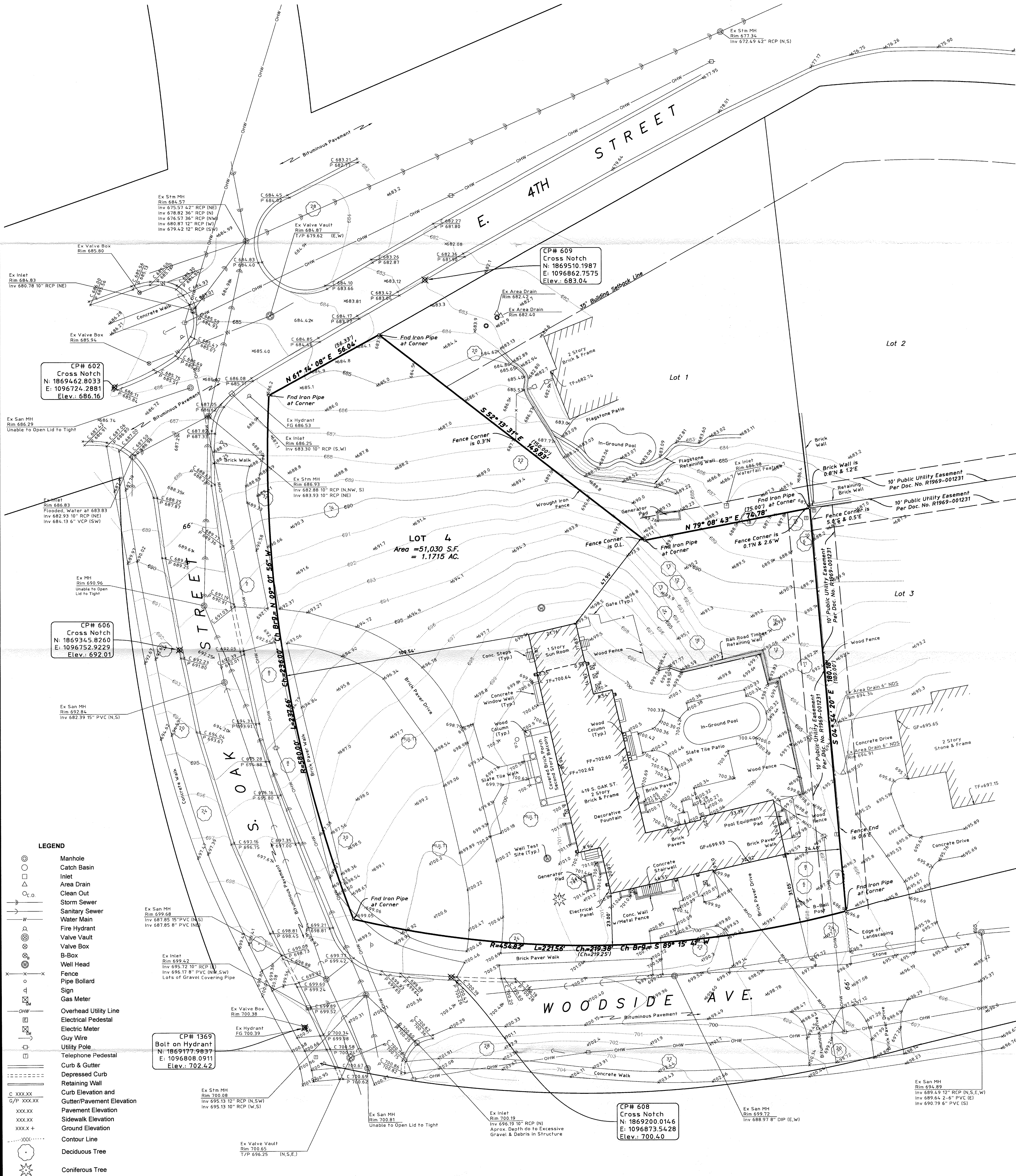
444 SKOKIE BLVD., SUITE 200  
WILMETT, IL 60091  
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## LEGAL DESCRIPTION

LOT 4 IN SAILORS RESUBDIVISION OF LOTS 5 THROUGH 17 IN THE RESUBDIVISION OF BLOCK 8 IN WILLIAMS ROBBINS PARK ADDITION TO HINDSDALE, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAILOR'S RESUBDIVISION RECORDED JANUARY 10, 1969 AS DOCUMENT R1969-1231, IN DUPAGE COUNTY, ILLINOIS.



## LEGEND

- Manhole
- Catch Basin
- Inlet
- Area Drain
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Well Head
- Fence
- Pipe Bollard
- Sign
- Gas Meter
- Overhead Utility Line
- Electrical Pedestal
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree

## Surveyor's Notes:

- Field work was completed on October 21, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

## Benchmark

## Site Benchmarks

CP # 609 (See Survey)  
Description: Cross Notch  
Elevation: 683.04 NAVD 88 (Geoid 12A)

CP # 1369 (See Survey)  
Description: Bolt on Hydrant  
Elevation: 702.42 NAVD 88 (Geoid 12A)

State of Illinois )  
County of Cook ) SS:

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois October 22, 2019  
By: \_\_\_\_\_ Illinois Professional Land Surveyor No. 3695



Ordered By: ORREN PICKELL  
Order No.: 19-173 Lot No. 4

EXPIRES 11-30-20

# BOUNDARY & TOPOGRAPHIC SURVEY

419 S. OAK ST.  
HINDSDALE, ILLINOIS

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

No. Date Revision



Scale: 1" = 20'  
Attachment 1

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

Address of Property under review: 419 S. Oak Hinsdale IL 60521  
Property Identification Number: 09-12-221-004

**I. GENERAL INFORMATION**

1. Applicants Name: Alexa Piemonte  
Address: 446 Cottage Hill Ave  
Elmhurst IL 60126  
Telephone Number: 630 542 2935
2. Owner of Record (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
3. Others involved in project (include, name, address and telephone number):  
Architect: Orren Pickell Design Group Thomas Pms 847 572 5273  
444 Skokie blvd ste 200 Wilmette, IL 60091  
Attorney: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Existing Georgian residence on 1.2 Acres
2. Property Designation:  
Listed on the National Register of Historic Places? \_\_\_\_\_ YES X NO  
Listed as a Local Designated Landmark? \_\_\_\_\_ YES X NO  
Located in a Designated Historic District? X YES \_\_\_\_\_ NO



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

Demolish existing home and replace with  
new 6,800 s.f. home and pool

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

☒ No ☐ Yes

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

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# CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

*Ally P*

Signature of Applicant

*Ally P*

Signature of Applicant

☐ **CORPORATION**

\_\_\_\_\_  
Signature of Applicant's President

\_\_\_\_\_  
Signature of Applicant's Secretary

☐ **PARTNERSHIP**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

**LAND TRUST**

\_\_\_\_\_  
Signature

**OTHER**

\_\_\_\_\_  
Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 14<sup>th</sup> day of

December, 2019.

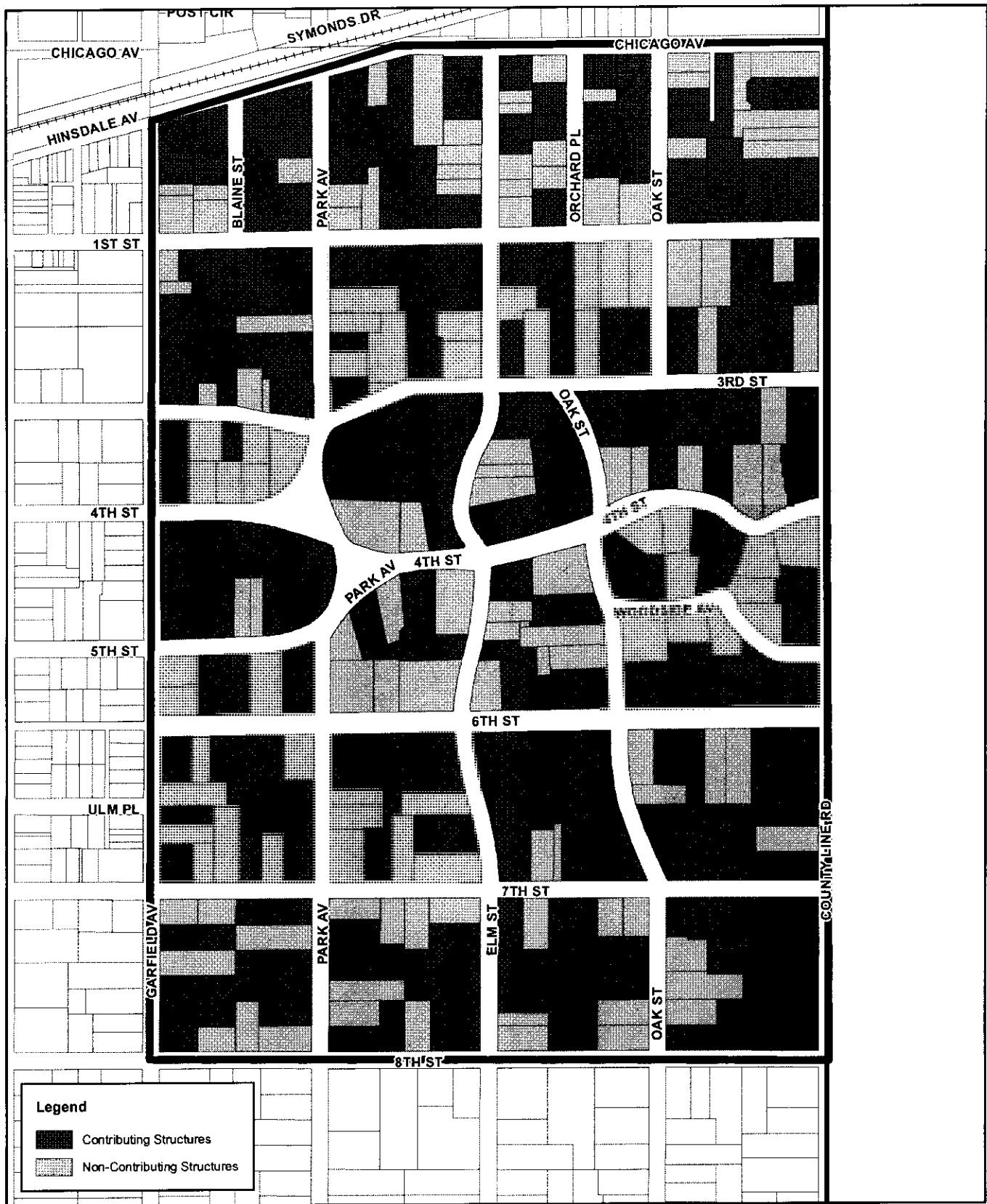


*[Signature]*

Notary Public



# ROBBINS PARK HISTORIC DISTRICT



## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

#### **A. General Standards:**

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



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

## **B. Design Standards:**

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

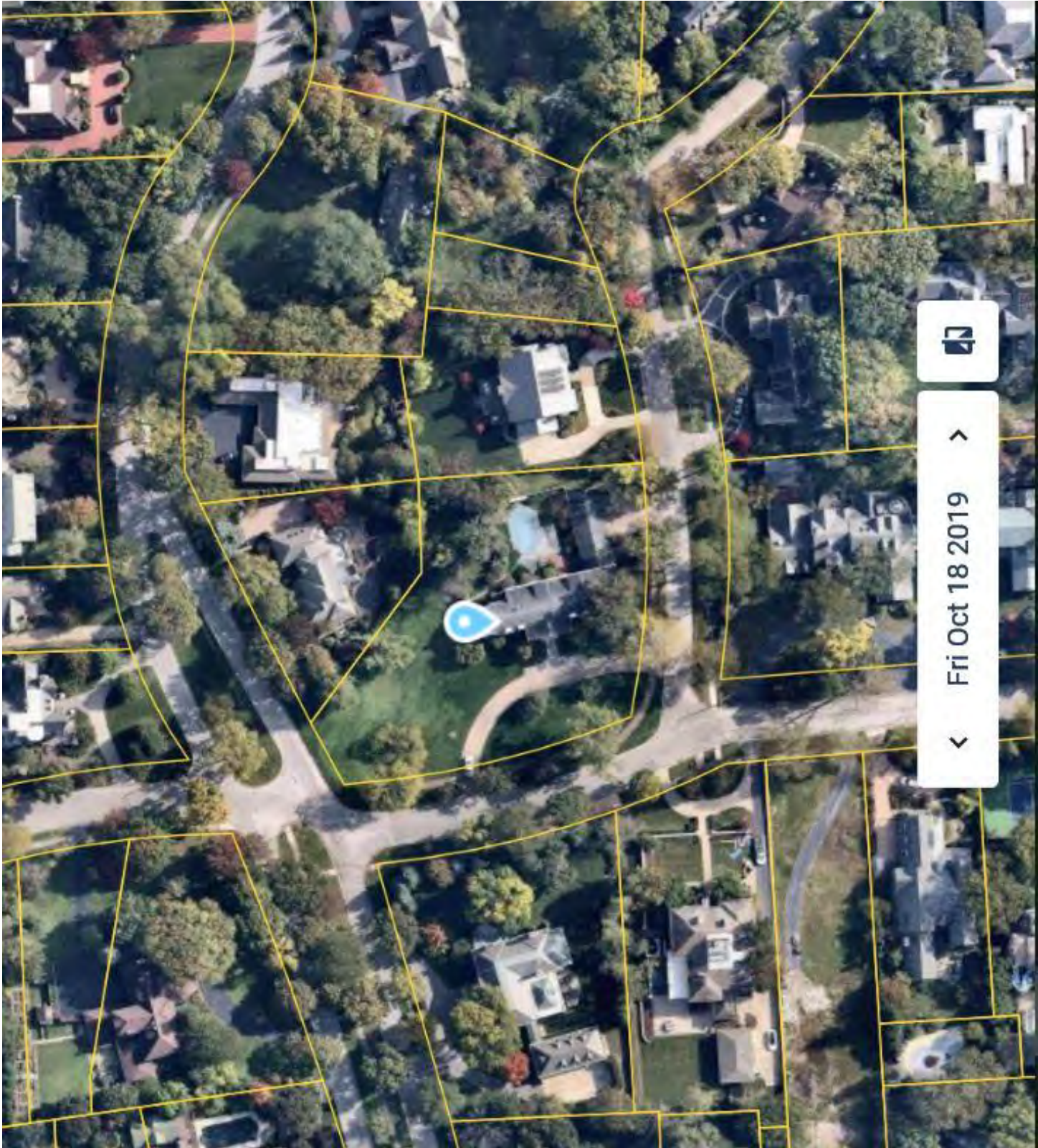
Section number 7 Page 15

Robbins Park Historic District  
Hinsdale, DuPage County, IL

NO.	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NO	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
4	S OAK	American Foursquare	c. 1910	Conover, Lawrence F. House	C	-			
7	S OAK	Neo-Traditional	1987		NC	-			
8	S OAK	American Foursquare	c. 1915		C	C			detached garage
13	S OAK	American Foursquare	c. 1910		C	C			detached garage
14	S OAK	Colonial Revival	c. 1910		C	NC			detached garage
17	S OAK	American Foursquare	c. 1910		C	C			detached garage
23	S OAK	Prairie	c. 1915	Conover, Isabel S. House	C	-			
24	S OAK	Colonial Revival	c. 1915		C	NC			detached garage
30	S OAK	Craftsman Bungalow	c. 1920		C	C			detached garage
31	S OAK	Neo-Traditional	1997		NC	-	Mifflin Assoc., R. A. (RAM)	Hallmark Homes of Hinsdale	
35	S OAK	Craftsman	c. 1910		C	-			
36	S OAK	Renaissance Revival	1928	Jaedecke, C.P. House	C	-	Wilkins, S. W.	Droos, A.	
136	S OAK	Craftsman	1912	Barfield, William G. House	C	-	Barfield, William Gibson		
316	S OAK	Colonial Revival	c. 1895	Hildebrand, Lewis K. House	C	C			detached garage
327	S OAK	Neo-Traditional	2005-06		NC	-			
419	S OAK	Classical Revival	c. 1910-11	Hicks, Ernest H. House	C	-			
422	S OAK	Prairie	1904	Brown, Charles A. House	C	-	Zimmerman, William Carbys		
504	S OAK	No style (altered)	c. 1940		NC	-			
511	S OAK	No style	c. 1925		NC	NC			Detached garage
540	S OAK	Neo-Traditional	1998		NC	-	Kang, Sinsuk	Peyton, Alan R.	
610	S OAK	Ranch	1952	Framburg, Mr. & Mrs. Stanley	C	C	Stade, Charles	Wendell, A. W. & Son	Shed



Attachment 6: Aerial View 419 S. Oak Street





## Attachment 7: Street View 419 S. Oak Street (facing east)







## MEMORANDUM

**DATE:** March 4, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** 641 S. Elm St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home – Case HPC-03-2020

---

### Summary

The Village of Hinsdale has received an application from J Jordan Homes, requesting approval for a Certificate of Appropriateness to demolish an existing home in the Robbins Park Historic District to construct a new house. The project architect is Moment Design. Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

### Request and Analysis

The subject property is 641 S. Elm Street, located on a corner lot at South Elm Street and East 7<sup>th</sup> Street. The existing home was constructed in 1925 in a French Eclectic style and a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The lot is legal nonconforming with an area of 26,677 SF. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed house.

### Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

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

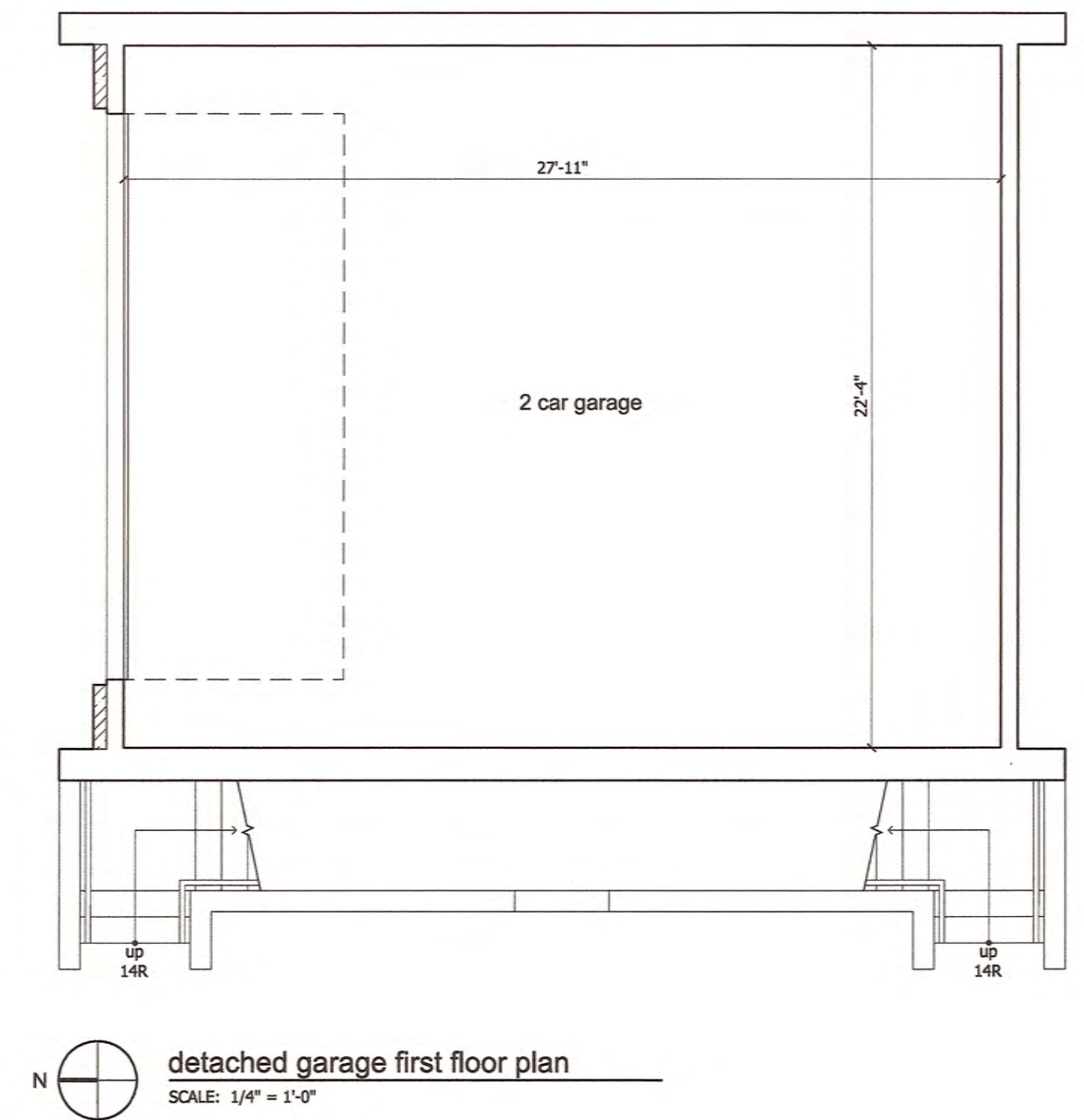
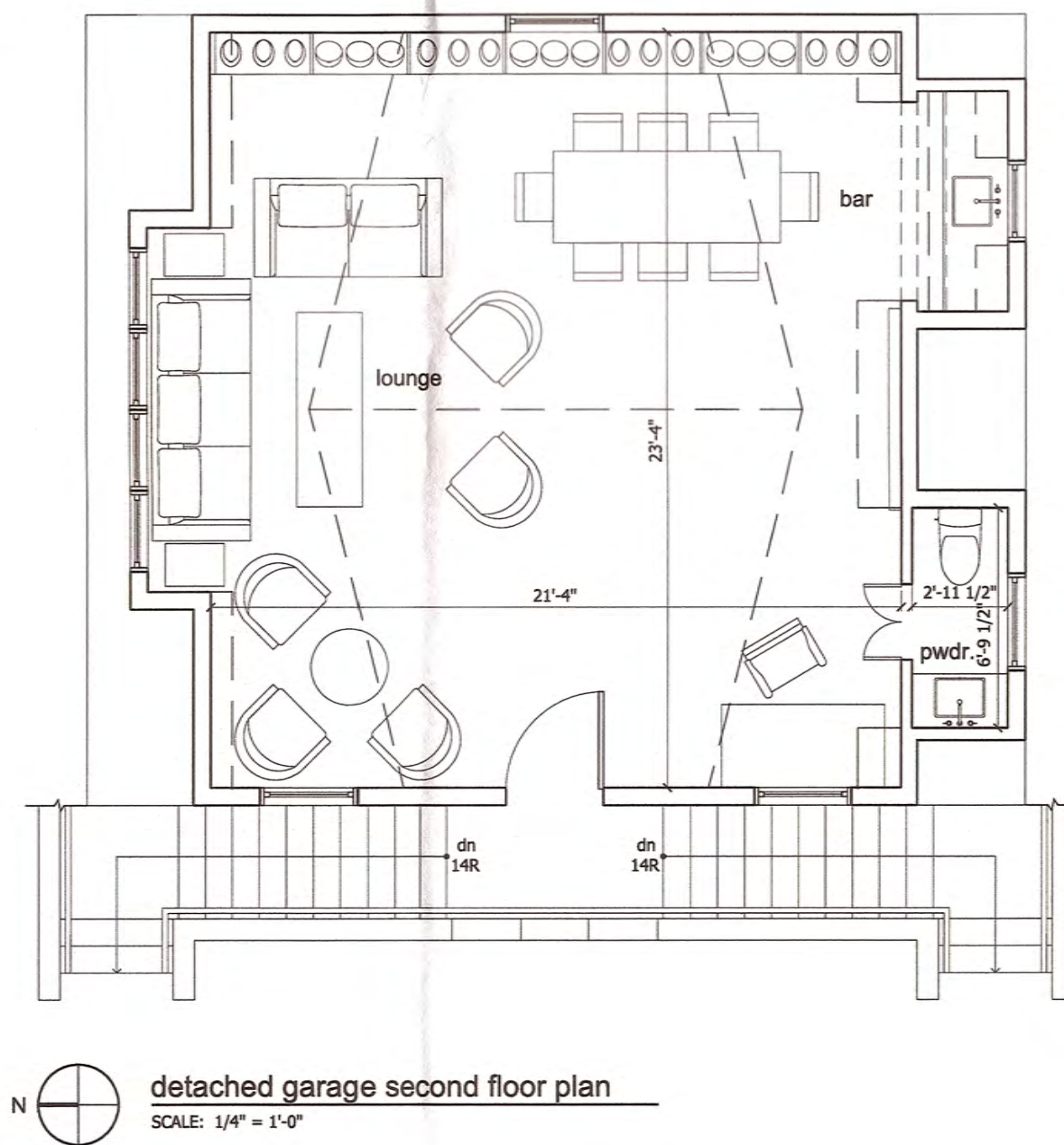
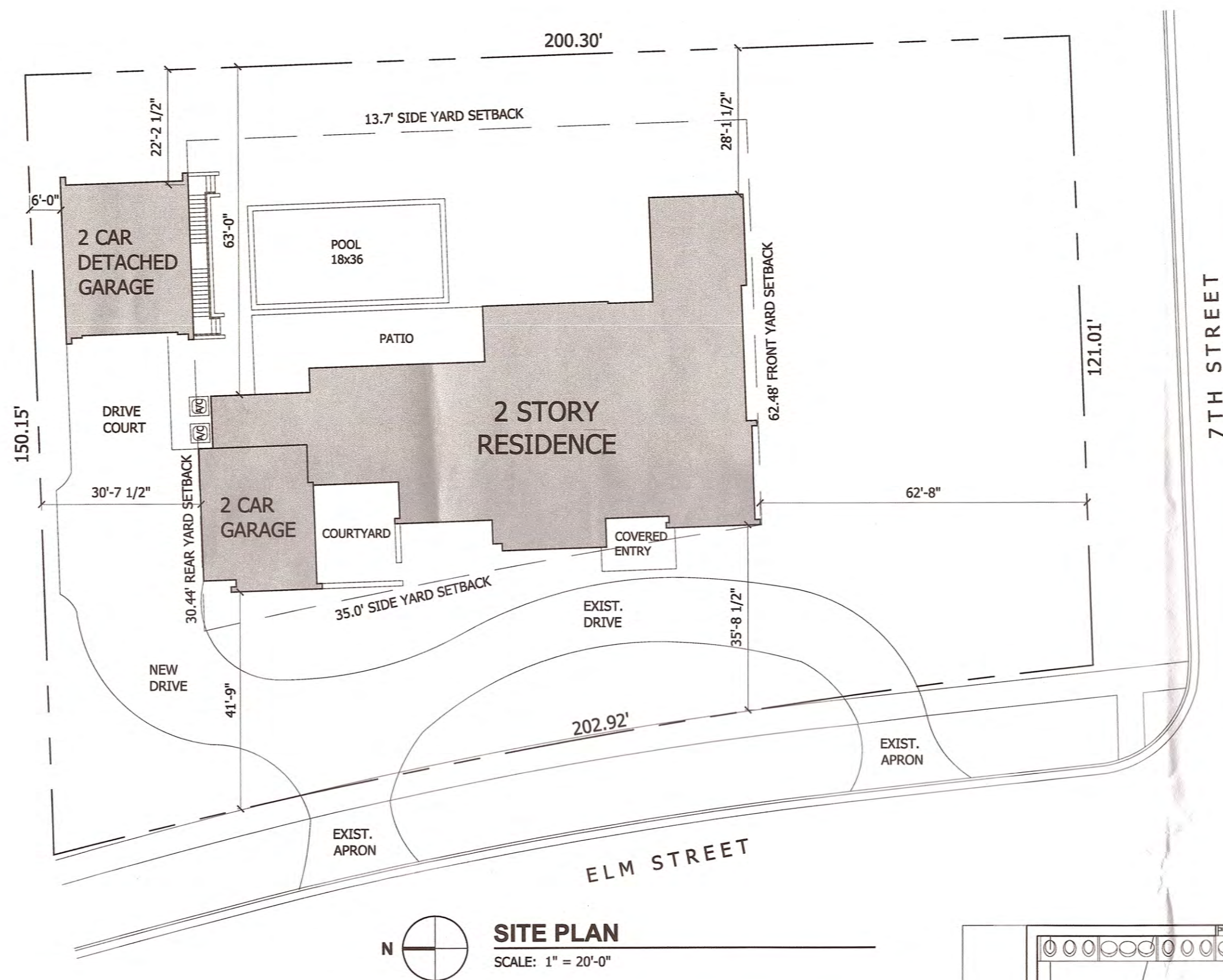


## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 641 S. Elm Aerial View
- Attachment 7 - 641 S. Elm Street View



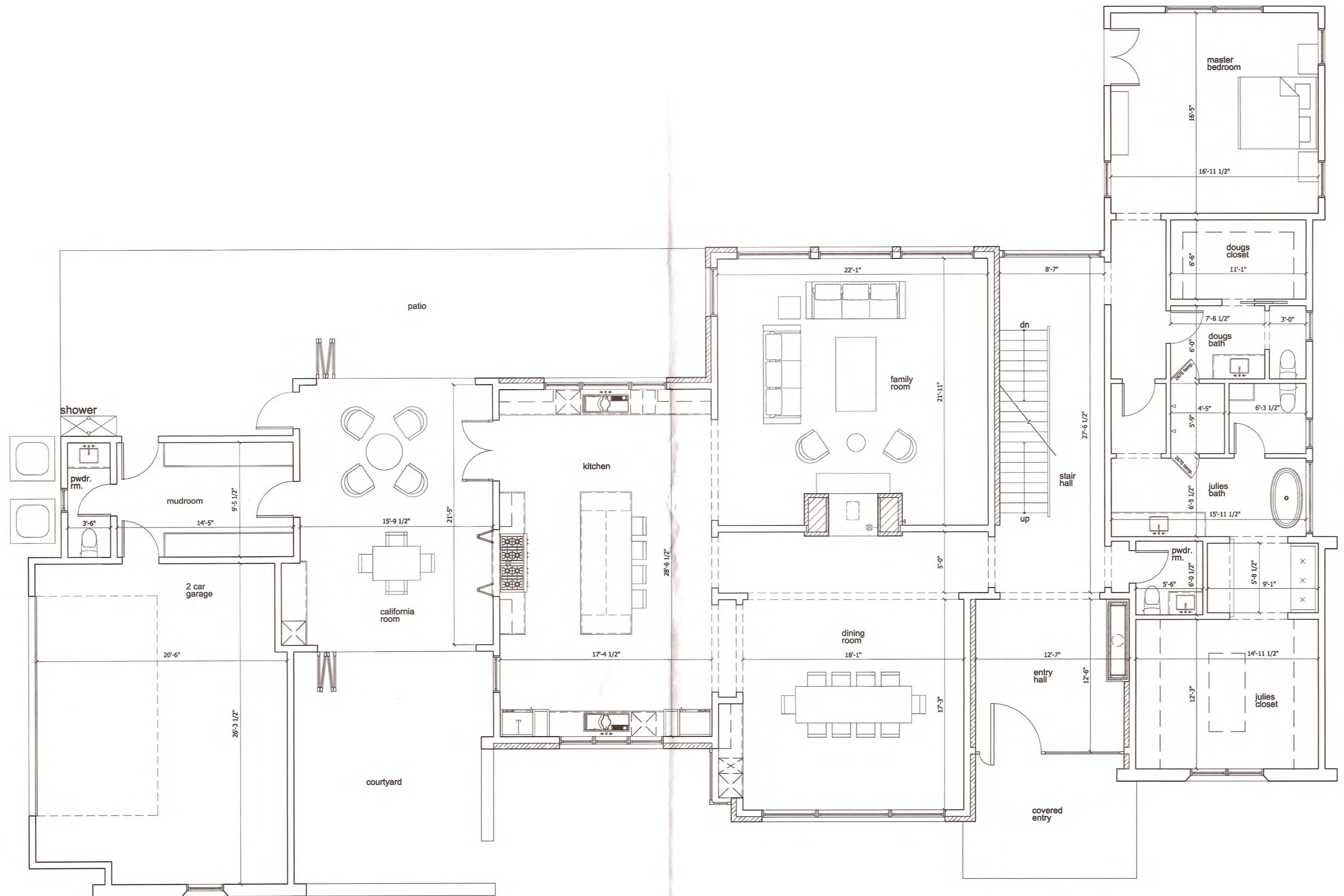






GARAGE ELEVATIONS  
scale: 3/16"=1'-0"



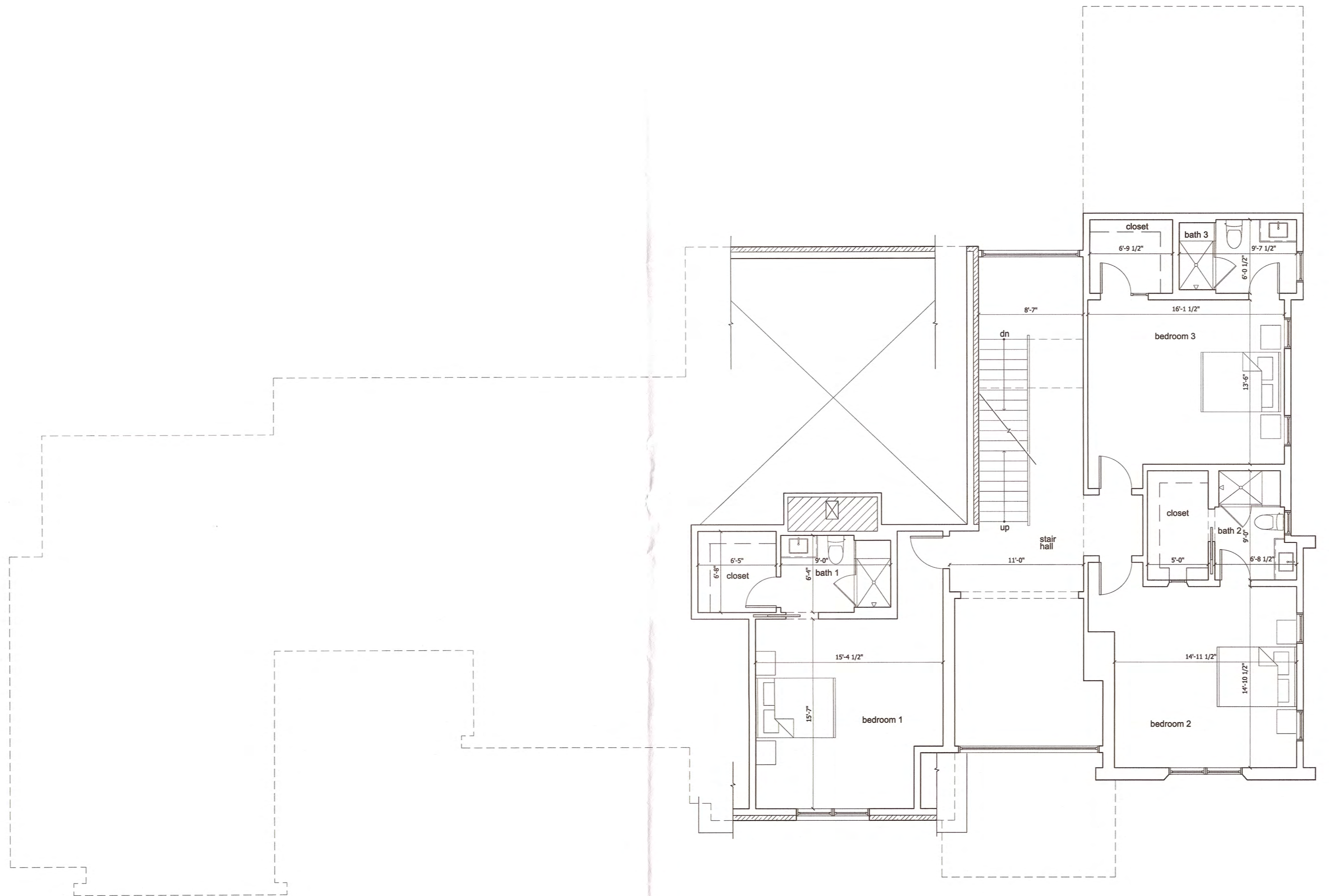


first floor plan

SCALE: 1/4" = 1'-0"

area: 3687.0 SQ. FT.  
garages: 582.4 SQ. FT.





N  **second floor plan**  
 SCALE: 1/4" = 1'-0" area:1662.3 SQ. FT.





WEST ELEVATION

scale: 3/16"=1'-0"

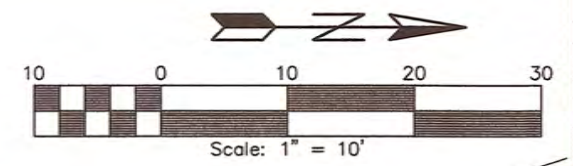


# TOPOGRAPHICAL SITE DEVELOPMENT PLAN

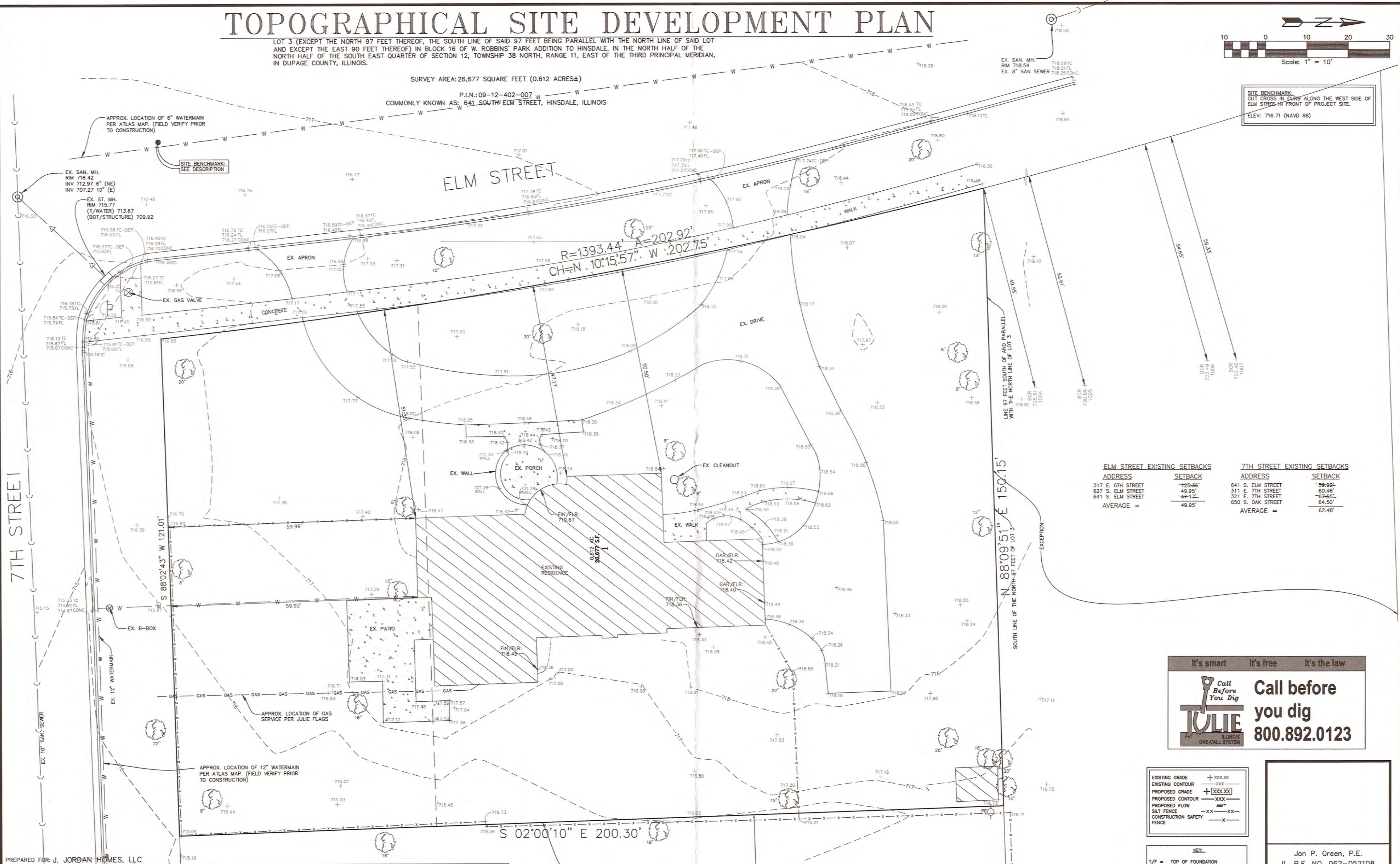
LOT 3 (EXCEPT THE NORTH 97 FEET THEREOF, THE SOUTH LINE OF SAID 97 FEET BEING PARALLEL WITH THE NORTH LINE OF SAID LOT AND EXCEPT THE EAST 90 FEET THEREOF) IN BLOCK 16 OF W. ROBBINS' PARK ADDITION TO HINSDALE, IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEY AREA: 26,677 SQUARE FEET (0.612 ACRES±)

P.I.N.: 09-12-402-007  
COMMONLY KNOWN AS: 641 SOUTH W. ELM STREET, HINSDALE, ILLINOIS



SITE BENCHMARK:  
CUT CROSS IN CURB ALONG THE WEST SIDE OF  
ELM STREET IN FRONT OF PROJECT SITE.  
ELEV.: 716.71 (NAVD 88)



## ELM STREET EXISTING SETBACKS

ADDRESS	SETBACK
317 E. 6TH STREET	125.36'
627 S. ELM STREET	49.95'
641 S. ELM STREET	49.42'
AVERAGE =	49.95'

## 7TH STREET EXISTING SETBACKS

ADDRESS	SETBACK
641 S. ELM STREET	59.92'
311 E. 7TH STREET	60.46'
321 E. 7TH STREET	67.56'
650 S. OAK STREET	64.50'
AVERAGE =	62.48'

It's smart It's free It's the law

**Call Before You Dig**

**Call before you dig**

**800.892.0123**

ILLINOIS ONE-CALL SYSTEM

EXISTING GRADE	+XXX.XX
EXISTING CONTOUR	-XXX
PROPOSED GRADE	+XXX.XX
PROPOSED CONTOUR	-XXX
PROPOSED FLOW	---
SILT FENCE	-XX-XX-
CONSTRUCTION SAFETY FENCE	-X-X-

KEY:  
T/F = TOP OF FOUNDATION  
P.T.F. = PROPOSED TOP OF FOUNDATION

Jon P. Green, P.E.  
IL. P.E. NO. 062-052108  
Expires November 30, 2021

PREPARED FOR: J. JORDAN HOMES, LLC

DRAWN BY: B.L.  
CHECKED BY: J.G.  
APPROVED BY: J.G.



35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

SITE PLAN DATED: JANUARY 3, 2020

SHEET 1 OF 1

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

C:\PROJECTS\JordanHomes\191205-00-641 S Elm St Hinsdale\001-641 S Elm St.dwg Updated by: bjeppich 1/3/2020



**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION APPLICATION  
FOR CERTIFICATE OF APPROPRIATENESS**

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

Address 641 S Elm of Property under review:  
Property Identification Number: 09-12-402-007

**I. GENERAL INFORMATION**

1. Applicants Name: Julie Laux / J Jordan Homes LLC  
Address: 112 S Grant St  
Hinsdale, IL 60521  
Telephone Number: ~~630~~ 312-320-9990
2. Owner of Record (if different from applicant): Julie Jordan Laux as Trustee of the  
Address: 29 S Elm Declaration of Trust of Julie  
Hinsdale, IL Jordan Laux  
Telephone Number: 312-320-9990
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design - Raynette Bradford  
201 E Ogden Ave #20, Hinsdale - 630-828-8161  
Attorney: \_\_\_\_\_  
Builder: J Jordan Homes LLC  
112 S Grant St - Hinsdale - 630-455-0855  
Engineer: Engineering Resource Assoc. - Jon Green  
35701 West Ave., #150, Warrenville  
630-393-3060

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: being sold as a teardown -  
see listing sheet describing property - suitable for a dream home
2. Property Designation:  
Listed on the National Register of Historic Places? \_\_\_\_\_ YES \_\_\_\_\_ NO ☒  
Listed as a Local Designated Landmark? \_\_\_\_\_ YES \_\_\_\_\_ NO ☒  
Located in a Designated Historic District? ☒ YES \_\_\_\_\_ NO

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

New construction home - see attached drawings. Larger first floor with smaller second level meant to minimize bulk.

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

☒ No ☐ Yes

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



## 5. TABLE OF COMPLIANCE

Address of subject property: 641 S Elm - Hinsdale, IL 60521

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 SQ. FT.'	<u>24,667</u>	<u>24,667</u>
Lot Depth	125'	<u>121</u>	121'
Lot Width	125'	<u>203</u>	203'
Building Height	31.18'	N/A	TBD
Number of Stories	2 1/2	<u>2</u>	2 1/2
Front Yard Setback	62.48'	59.92'	62.66'
Corner Side Yard Setback	35.00'	47.17'	35.70'
Interior Side Yard Setback	13.70'	34.02'	28.1'
Rear Yard Setback	30.44'	56.34'	30.625'
Maximum Floor Area Ratio (F.A.R.)*	7,335.40 SQ. FT.	5,625.16 SQ. FT.	7,271.9 SQ. FT.
Maximum Total Building Coverage*	6,669.25 SQ. FT.	2,812.78 SQ. FT.	4,987.7 SQ. FT.
Maximum Total Lot Coverage*	13,338.50 SQ. FT.	7,127 SQ. FT.	TBD
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	MAX. 2,667.70 SQ. FT.		1,988.2 SQ.FT.

\* Must provide actual square footage number and percentage.

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

## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

☐ **CORPORATION**

  
Signature of Applicant's President

\_\_\_\_\_  
Signature of Applicant's Secretary

☐ **PARTNERSHIP**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

**LAND TRUST**

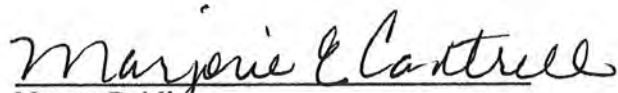
\_\_\_\_\_  
Signature

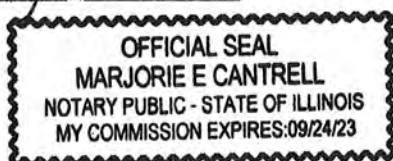
**OTHER**

\_\_\_\_\_  
Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 31<sup>st</sup> day of

January, 2020

  
Notary Public







Home value Owner tools **Home details** Neighbors >

## Overview

*Note: This property is not currently for sale or for rent on Zillow. The description below may be from a previous listing.*

NEW PRICE ! A true Hinsdale gem, this Classic Tudor sits on a prime corner lot (26,677 SF/.61 acres)in Southeast Hinsdale. Fence might be deceiving ( no longer allowed per village code ) but this is a huge piece of property that could warrant a sizeable dream home. Village of Hinsdale Pre-Plan Review completed /See attached documents. Please text Lisa before walking property .

## Facts and features

[Edit](#)

### Utilities / Green Energy Details

#### Utility

- Internet and tv

**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
630.789.7030

**Application for Certificate of Zoning Compliance**

*You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.*

**Applicant's name:** \_\_\_\_\_

**Owner's name (if different):** \_\_\_\_\_

**Property address:** 641 S. ELM STREET, HINSDALE IL

**Property legal description:** [attach to this form]

**Present zoning classification:** R-1, Single Family Residential

**Square footage of property:** 26,677.0 SQ.FT.

**Lot area per dwelling:** 26,677.0 SQ.FT.

**Lot dimensions:** 126 x 202

**Current use of property:** Single Family Residential

**Proposed use:** ☒ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

**Approval sought:** ☒ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☐ Design Review  
☐ Other: \_\_\_\_\_

**Brief description of request and proposal:**

SINGLE FAMILY RESIDENCE & DETACHED GARAGE

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

front:	<u>62.66'</u>	<u>62.48</u>
interior side(s)	<u>28.1' / N/A</u>	<u>13.7 / N/A</u>



**Required by Code:**

**Setbacks (businesses and offices):**

### Building heights:

**Maximum Elevations:**

**Dwelling unit size(s):** 7,271.9 7,335.40

**Total building coverage:** 4,987.7 6,669.25

<b>Total lot coverage:</b>	TBD	13,338.50
----------------------------	-----	-----------

**Floor area ratio:** 7,271.9 7,335.40

**Accessory building(s):** Detached Garage & Pool

**Spacing between buildings:**[depict on attached plans]

**Number of off-street parking spaces required:** 0

Number of loading spaces required: 0

**Statement of applicant:**

*I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.*

Applicant's signature

Julie J Law  
Applicant's printed name

Dated: 1-31, 2020





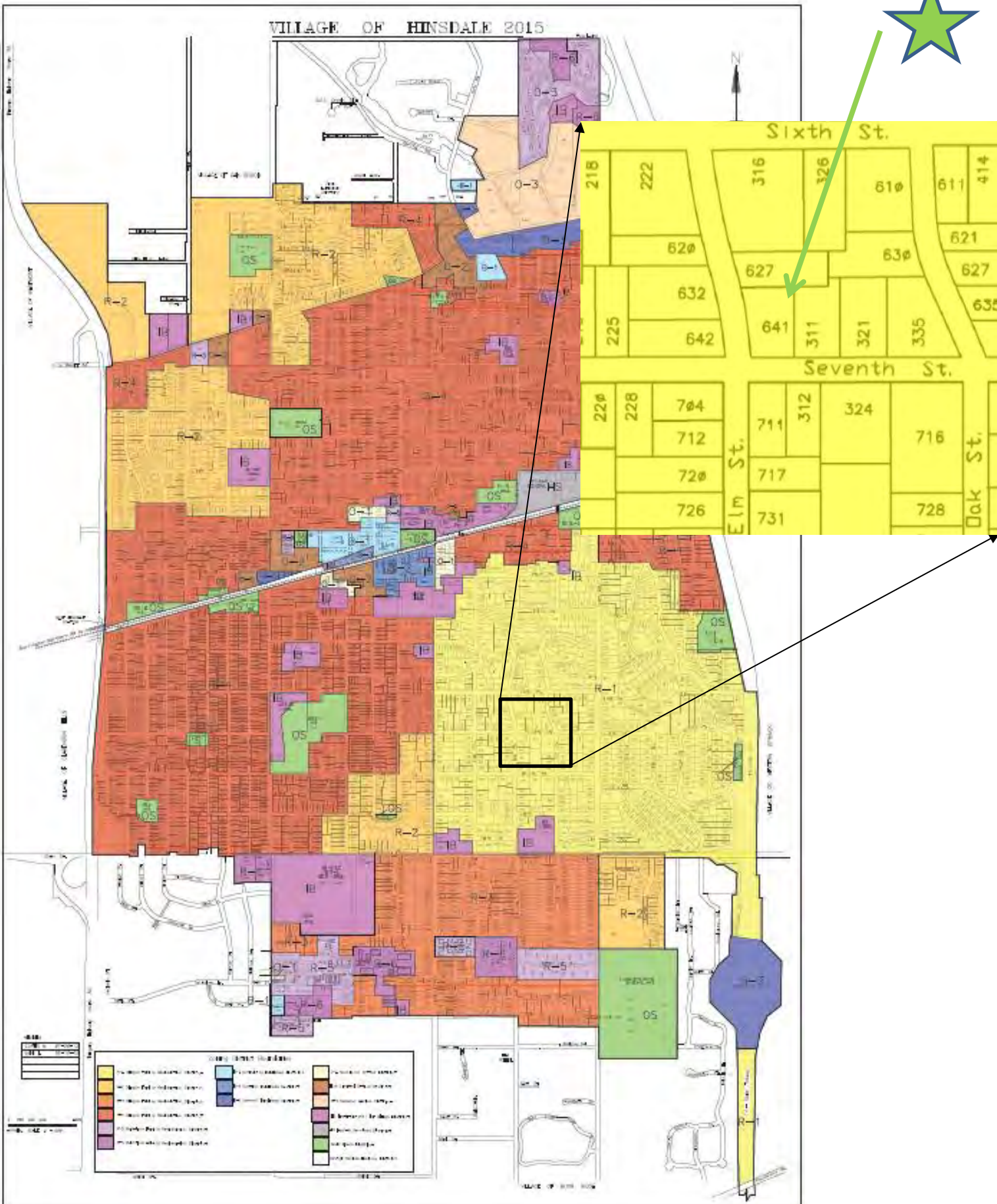




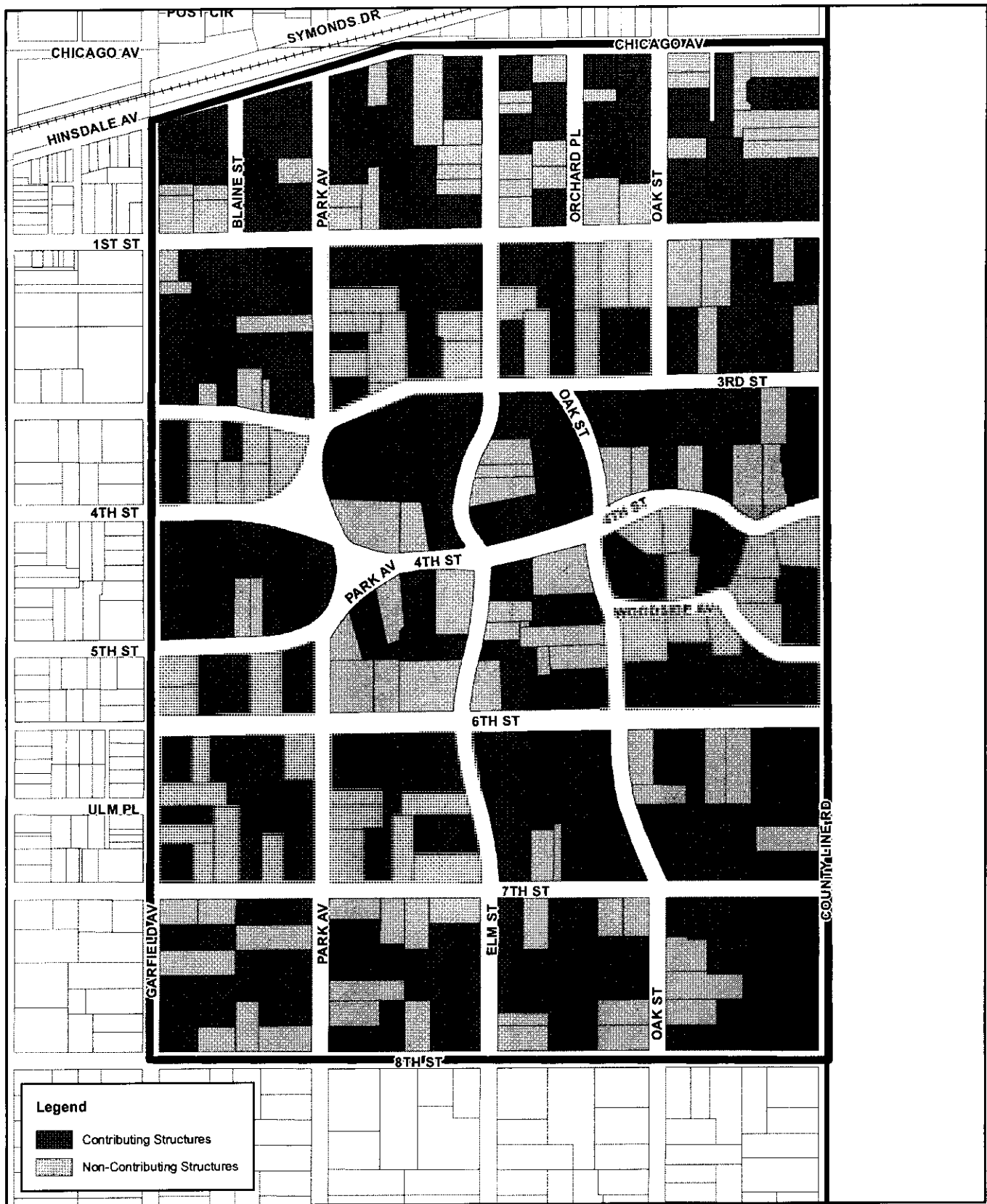




## Attachment 2: Village of Hinsdale Zoning Map and Project Location



# ROBBINS PARK HISTORIC DISTRICT





## **Attachment 4**

## **CERTIFICATE OF APPROPRIATENESS**

### **14-5-2: CRITERIA:**

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

#### **A. General Standards:**

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

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

## **B. Design Standards:**

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



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

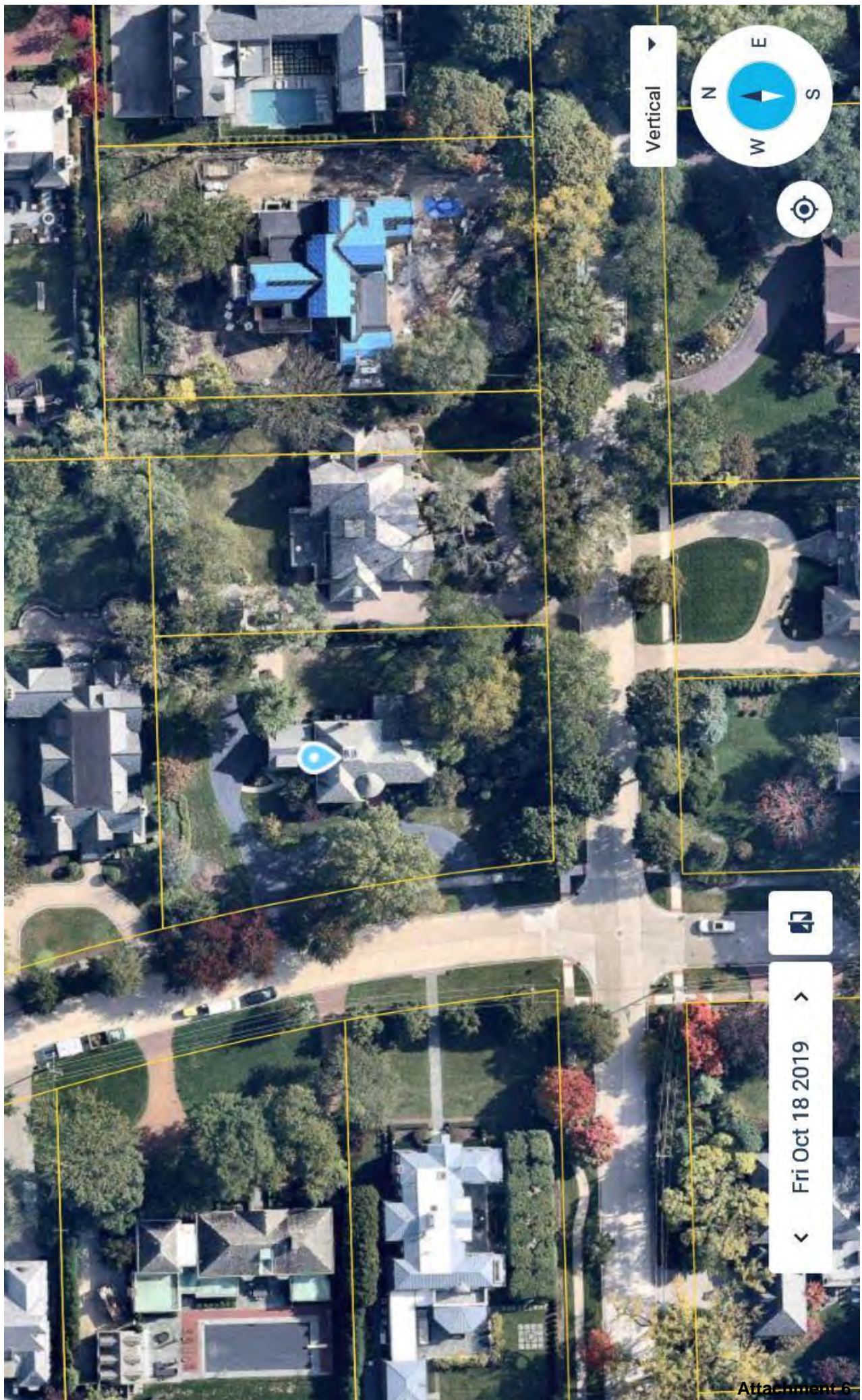
Section number 7 Page 10

Robbins Park Historic District  
Hinsdale, DuPage County, IL

NO.	STREET	ARCH CLASS	DATE	HISTORIC NAME	P OR NC	SECONDARY STRUCTURES COR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
632	S ELM	Colonial Revival	1934	Allbright, John House	C	-	Schmidt, Garden, & Erickson		
641	S ELM	French Eclectic	c. 1925	Braddock, Louis J. House	C	-			
642	S ELM	Neo-Traditional	2006		NC	-			
704	S ELM	Neo-Traditional	2005-06		NC	-			
711	S ELM	Colonial Revival	1937	Deng, R. House	C	NC	West, Philip Duke		Detached garage
712	S ELM	Colonial Revival	1951	Nissen, Mr. & Mrs. Robert House	C	-		Braun & Loehman	
717	S ELM	Tudor Revival	1930	Eustice, P. C. House	C	-	Marx, Elmer W.	Nelson, E. John	
720	S ELM	Renaissance Revival	1927	Ryan, Leo A. House	C	NC	White & Weber	Ryan Bros. & Sather	Detached garage
726	S ELM	Colonial Revival	1927		C	C		Ryan Bros. & Sather	Detached garage
731	S ELM	Tudor Revival	1940	Mayer, Frank House	C	-	West, Philip Duke	Braun & Loehman	
737	S ELM	Ranch (altered)	1949	Fatser, Wade House	NC	-	West, Philip Duke	Braun & Loehman	
740	S ELM	French Eclectic	1940	Bunker, George House	C	C	West, Philip Duke	Nelson, John	Pool house
108	E FIFTH	No style	1887		NC	NC			Detached garage
114	E FIFTH	Queen Anne	c. 1890		C	NC			Detached garage
115	E FIFTH	L-Form	c. 1880		C	NC			Detached garage
120	E FIFTH	Gothic Revival	1863	Robbins, William Speculative House	C	C			Detached garage
121	E FIFTH	Italianate	c. 1875	Haskell House	C	C			Detached garage
127	E FIFTH	Neo-Traditional	1994		NC	-	Tharp, James	Dressler, Phil & Assoc.	
132	E FIFTH	No Style (altered)	1881	Bushnell, John W. House	NC	NC; NC			Detached garage; Shed
135	E FIFTH	Gabled Ell	1889	Cushing House	C	NC			detached garage
145	E FIFTH	French Eclectic	1925	Besley, Mrs. K. House	C	NC	Pashley, Alfred F.		shed



Attachment 6: Aerial View 641 S. Elm Street





**Attachment 7: Street View 641 S. Elm Street (facing east)**






## MEMORANDUM

**DATE:** March 4, 2020

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Chan Yu, Village Planner 

**RE:** Historic Preservation Regulations Review on February 5, 2020

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### Summary

At the February 5, 2020, Historic Preservation Commission (HPC) meeting, a discussion occurred during the review of the Title 14 regulations (Attachment 1), regarding implementing a policy whereby penalties could be assessed for applicants not building to the approved Certificate of Appropriateness. After consultation with the Village Attorney, staff learned that the Village is precluded from implementing any such policy as a result of Hinsdale's non-home rule status.

Attachment 1 – Historic Preservation Regulations Review from Michael D'Onofrio, Consultant



## MEMORANDUM

**TO:** Chairman Bohnen and Historic Preservation Commission

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development  
Chan Yu, Village Planner

**FROM:** Michael D’Onofrio, Consultant, GovTemps USA

**DATE:** January 28, 2020

**RE:** Historic Preservation Regulations Review

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

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

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

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

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

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

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

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



**4. Withdrawal of Landmark Designation – Recommendation**

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

**5. Establishment of New Landmark Designation – Recommendation**

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

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