

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

July 1, 2020

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

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on July 1, 2020, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Absent:

Also Present: Chan Yu, Village Planner

Minutes – March 4, 2020

Chairman Bohnen introduced the minutes from the March 4, 2020, meeting and asked for any comments.

With no comments, the HPC **unanimously approved** the minutes for the March 4, 2020, HPC meeting, 6-0, (0 absent).

Sign Permit Review

Case A-17-2020 – 105 E. 1st St. – Klepacki & Blair Orthodontics and OMS Associates Oral Surgery – 2 New Illuminated Wall Signs

Commissioner Prisby asked if the proposed are two separate signs or put together and if it is only on the E. First Street side.

Chan responded one combined sign and correct, facing only on E. First Street.

The sign applicant introduced himself and reviewed the proposed new wall sign and indicated that his practice is on the 2nd floor of the building. He also reviewed the second sign requested by the surgeons of the first floor of the building.

Commissioner Weinberger asked the applicant to explain the placement of the signage.

The sign applicant responded he chose the south facing sign position on 1st Street based on sight line and visibility.

Commissioner Braden asked the applicant why he chose to propose illuminated signage.

The sign applicant responded because he wanted to maximize what the Code permitted since the maximum area of 2 SF is very small in area.

Commissioner Prisby asked why the applicant chose First Street over Garfield Avenue.

The sign applicant responded that he felt if he was permitted only 1 sign, the front entrance had better visibility.

Commissioner Prisby stated that he would prefer it on the Garfield Avenue street side where he felt there is more traffic driving through. He also did not want to set a precedent for illuminated signage facing residential districts.

Commissioner Braden echoed Commissioner Prisby's concerns and Commissioner Weinberger agreed with Commissioner Prisby's suggestion to face the sign towards Garfield Avenue for more impact.

Commissioner Prisby suggested that aesthetically, the Garfield side looks more symmetrical in relation to the building.

Commissioner Haarlow agreed with Commissioner Prisby's comment regarding the symmetry aspect of equal amount of windows on both sides of the proposed sign, and added to Commissioner Braden's concerns that clergy members live across the street as part of the church.

Chairman Bohnen asked how the applicant felt about the recommendations expressed by the HPC.

The sign applicant responded that he is fine with suggestions and will aim to have the revised exhibits showing signage facing Garfield Avenue for the Plan Commission meeting.

After reviewing, the HPC **unanimously recommended approval** for the sign, with the suggestion to move the wall sign to the middle of the building and facing west towards Garfield Avenue, 6-0, (0 absent).

Public Meeting

Case HPC-09-2020 – 329 E. 6th St. - Request for Certificate of Appropriateness to improve/ move a detached garage in the Robbins Park Historic District.

Please refer to Attachment 1, for the transcript for Public Meeting Case A-09-2020

After reviewing, the HPC **unanimously approved** the findings presented by Commissioner Prisby for a waiver of certificate of appropriateness to improve/ move a detached garage in the Robbins Park Historic District, 6-0, (0 absent).

Public Hearing

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

Please refer to Attachment 2, for the transcript for Public Meeting Case A-01-2020

The HPC **unanimously denied** the request for a certificate of appropriateness to demolish the house at 716 S. Oak Street, 4-0, (2 abstained, 0 absent).

The HPC **unanimously denied** the request for a certificate of appropriateness to construct the new house as presented at 716 S. Oak Street, 6-0, (0 absent).

Public Hearing

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

Please refer to Attachment 3, for the transcript for Public Meeting Case A-02-2020

The HPC **unanimously denied** the request for a certificate of appropriateness to demolish the house at 419 S. Oak Street, 6-0, (0 absent).

The HPC **unanimously denied** the request for a certificate of appropriateness to construct the new house as presented at 419 S. Oak Street, 6-0, (0 absent).

Public Hearing

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

Please refer to Attachment 4, for the transcript for Public Meeting Case A-03-2020

The HPC **unanimously denied** the request for a certificate of appropriateness to demolish the house at 641 S. Elm Street, 6-0, (0 absent).

The HPC **unanimously approved** the request for a certificate of appropriateness to construct the new house as presented for 641 S. Elm Street, 6-0, (0 absent).

Waiver Request

Case HPC-08-2020 - Request for Waiver of Certificate of Appropriateness Application Requirement for plans and specifications for proposed replacement structure – 444 E. 4th St.

Please refer to Attachment 5, for the transcript for Public Meeting Case A-08-2020

After reviewing, the HPC **unanimously denied** the request for a waiver of certificate of appropriateness for plans and specifications for a proposed replacement structure at 444 E. 4th Street, 6-0, (0 absent).

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

Please refer to Attachment 6, for the transcript for Title 14 Regulations Action Summary Review.

Adjournment

The HPC unanimously agreed to adjourn at 11:55 PM on July 1, 2020.

Respectfully Submitted,

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 HPC-09-2020 - 329 E. 6th Street -)
 Request for Certificate of)
 Appropriateness to improve/move)
 a detached garage in the Robbins)
 Park Historic District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Zoom Public Meeting of the
 above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 1st day of July, 2020, at 6:52 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT VIA ZOOM: 2 MR. ROBB MC GINNIS, Director of Community Development; 3 4 MR. CHAN YU, Village Planner; 5 6 MR. MICHAEL ABRAHAM, Michael Abraham Architects; 7 8 MR. JOEL RAFFERTY, Michael Abraham Architects; 9 10 MR. DAVE KNECHT, Dave Knecht Homes, LLC. 11 12 * * * 13 14 15 16 17 18 19 20 21 22</p> <p>06:51PM CHAIRMAN BOHNEN: All right. Next item. Jim Prisby, would you lead the discussion. This is a public meeting, Case HPC-09-2020 for 329 East 6th Street. It's a relocation of the coach house. MR. PRISBY: I know Michael Abraham and Dave Knecht were on earlier. I don't know if they wanted to address us first. MR. RAFFERTY: They were. I'm with Mike Abraham's office. I don't know what happened to them. I can't get a hold of them, but I'm here. MR. ABRAHAM: We are on, Joel.</p>	<p style="text-align: center;">4</p> <p>1 now from the street is as you will see it from 2 the street. It just will be 4 feet closer to 3 the street. 4 MR. PRISBY: Michael, you are taking a 5 garage that is currently on the neighbor's 6 property. 7 MR. ABRAHAM: Correct. 8 MR. PRISBY: And by moving it, you are 9 actually making it Code compliant. 10 MR. ABRAHAM: Correct. 11 MR. PRISBY: So I went out there about 12 a month ago and met with Dave and Michael and 13 the Reenans and got a chance to take a look at 14 this and was kind of surprised that our group 15 wasn't involved in the process as the Historic 16 Preservation Commission on a nationally 17 landmarked house in our District. Dave Knecht 18 was kind enough to reach out to me to try to 19 have me come out and see what they are trying to 20 do, and they were in the process of working 21 through with the ZBA through a couple of issues 22 to get this approved. And I kind of took it</p> <p>06:54PM 06:54PM</p>
<p style="text-align: center;">3</p> <p>1 Joel, we're on but your audio is not very good; 2 but it shouldn't take long. 3 So basically what we are here for 4 is we have a historic garage coach house 5 structure. If you are familiar with it at all, 6 it is currently 1 foot over the property line to 7 the north. It is on a timber foundation 8 essentially. There is no foundation under it. 9 The foundation is in bad shape. And basically 10 we want to move this structure as is 4 feet to 11 the south and 3 feet to the west so we would be 12 within the prescribed setbacks for an accessory 13 structure in a rear yard. 14 The structure will remain as is. 15 It gets completely resided, retrimmed, pretty 16 much new everything. We are adding a stair so 17 that it can be more easily accessed, the upper 18 level could be easily accessed. Currently there 19 is a pull-down stair, which is pretty dangerous 20 and takes up a lot of space in the garage. We 21 are adding a dormer to the north side that will 22 not be seen from the street. So as you see it</p> <p>06:53PM 06:53PM</p>	<p style="text-align: center;">5</p> <p>1 upon myself with a little help from Shannon and 2 more conversations with Dave to really try to 3 help in any way that we can to get maybe the ZBA 4 to just understand our perception and get a 5 little input from us regarding the coach house. 6 The historic documents that were provided with 7 the submittal for the landmark status clearly 8 state that the coach house is part of the 9 original construction and part of landmark 10 status. So I think it's an extremely important 11 structure to maintain. 12 I went out and visually inspected 13 it. It is on railroad ties that are crumbling. 14 I think we are in real danger of losing this if 15 it isn't moved in the near future onto a proper 16 foundation. And to me, it's something I felt 17 that we needed to get involved on and at least 18 make a recommendation to the ZBA and stress how 19 important this coach house is to the landmark 20 status of a nationally recognized house. 21 MS. WEINBERGER: I couldn't agree more. 22 I'm surprised that this didn't come before us</p> <p>06:55PM 06:56PM</p>

<p style="text-align: center;">6</p> <p>1 because this is one of our Village's greatest 2 success stories. The Reenans have gone above 3 and beyond to painstakingly restore this house 4 after their devastating fire. I just, I'm 5 surprised that it hadn't come before us. I 6 can't say enough how we really need to help them 7 as best we can to protect this coach house for 8 sure.</p> <p>9 MR. HAARLOW: Yes. This is Bill 06:56PM 10 Haarlow. I would agree with all those things. 11 This seems to me to be a no-brainer given the 12 historic quality of both the coach house and the 13 house and the degree to which the Reenans have 14 really gone above and beyond to try to save one 15 of our historic homes when so many other people 16 are tearing them down. There is all of that 17 context plus the fact that it's sitting a foot 18 off of their property line; right? So I don't 19 see a whole lot of need for discussion. I think 06:57PM 20 this is a clear approval. 21 MR. PRISBY: And honestly, Bill, and 22 part of my discussions -- and Michael, correct</p>	<p style="text-align: center;">8</p> <p>1 MR. PRISBY: And please, if someone 2 wants to interrupt or make suggestions, please 3 do so.</p> <p>4 These findings and recommendations 5 relate to the application currently being 6 reviewed by the Zoning Board of Appeals for 7 329 East Sixth Street for Mr. and Mrs. Reenan 8 requesting two Zoning Variations to relocate the 9 existing Coach House.</p> <p>10 The purposes of these findings are 11 to simply provide the ZBA with critical 12 historical perspective that may help with their 13 deliberations.</p> <p>14 The house and property are on the 15 National Register of Historic Places as the 16 Orland P. Bassett House. This national 17 designation is a tremendous honor indicating 18 that this is truly one of the great houses in 19 all of America. Our community almost tragically 20 lost this treasured home due to fire two years 21 ago. Since that time, the Reenans have 22 painstakingly worked and paid to restore the</p>
<p style="text-align: center;">7</p> <p>1 me if I'm wrong -- but you guys could actually 2 build another garage in the same spot you are 3 proposing ever so slightly smaller and just a 4 little shorter and be completely Code compliant 5 and zero variation?</p> <p>6 MR. ABRAHAM: Correct. True. And save 7 a whole ton of money.</p> <p>8 MR. PRISBY: It's not going to be easy 9 to move this, right?</p> <p>06:58PM 10 MR. ABRAHAM: Right. 11 MR. PRISBY: So they could take the 12 easy way out, and we would lose a historic coach 13 house.</p> <p>14 So if I can jump ahead, I know we 15 have a lot going on tonight. With the review I 16 had with Shannon and with John, I had at least 17 prepared some preliminary findings that would be 18 a recommendation that we could pass on to the 19 ZBA for their consideration and, if there are no 06:58PM 20 objections, I would just like to read into the 21 record. 22 CHAIRMAN BOHNEN: That's fine, Jim.</p>	<p style="text-align: center;">9</p> <p>1 home to its previous glory including some 2 improvements that will allow the house to 3 survive far into the future. We certainly 4 applaud their tireless efforts.</p> <p>5 It should be noted that the 6 National Register documents clearly indicate the 7 carriage house was built at the same time as the 8 main house in 1899 and is a key element to the 9 historic designation bestowed upon the property.</p> <p>10 The only major change that has occurred over 11 time was the change required to allow for three 12 garage doors. All other architectural features 13 and details are original to the carriage house.</p> <p>14 The HPC recognizes that there are 15 significant aspects that the ZBA must consider 16 and respects the time spent deliberating those 17 difficult decisions. The wood foundation is 18 crumbling and a proper foundation must be 19 provided to save the structure. Our Commission 20 cannot stress enough how incredibly important 21 this coach house is to the overall landmark 22 status of the house and feel that the ZBA should</p>

<div>10</div> <div>1 consider doing whatever is necessary to allow</div> <div>2 this incredible structure to be saved and</div> <div>3 maintained for generations to come.</div> <div>4 Thank you for your consideration.</div> <div>5 CHAIRMAN BOHNEN: I think that reads</div> <div>6 fine, Jim. Anybody have any comments?</div> <div>7 MR. GONZALEZ: No, not from me.</div> <div>8 CHAIRMAN BOHNEN: So that will become</div> <div>9 part of our record.</div> <div>07:00PM 10 And again, we are weighing in for</div> <div>11 the benefit of the ZBA. And when is there a</div> <div>12 hearing on this, Chan, do you know?</div> <div>13 MR. YU: July 15 I believe.</div> <div>14 CHAIRMAN BOHNEN: July 15. So this</div> <div>15 will be transcribed and ready for presentation.</div> <div>16 That's fine.</div> <div>17 MR. PRISBY: I'm willing to go to that</div> <div>18 meeting with Dave and Michael if the Reenans</div> <div>19 would like to have me there.</div> <div>07:01PM 20 MR. ABRAHAM: I would appreciate that.</div> <div>21 Thank you, everyone.</div> <div>22 CHAIRMAN BOHNEN: Okay. There is no</div>	<div>12</div> <div>1 MS. BRADEN: Alexis Braden, aye.</div> <div>2 MR. YU: Thank you.</div> <div>3 * * *</div> <div>4 (Which were all the proceedings had</div> <div>5 in the above-entitled cause.)</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>
<div>11</div> <div>1 voting that's needed on that, Chan; is that</div> <div>2 correct?</div> <div>3 MR. YU: Well, you might as well make</div> <div>4 it formal to make a motion as Jim stated.</div> <div>5 CHAIRMAN BOHNEN: Can I have a motion,</div> <div>6 please.</div> <div>7 MS. WEINBERGER: So we are moving to</div> <div>8 approve the findings?</div> <div>9 MR. YU: Yes.</div> <div>07:01PM 10 MS. WEINBERGER: I move to approve the</div> <div>11 findings as presented by Jim Prisby.</div> <div>12 CHAIRMAN BOHNEN: Second?</div> <div>13 MS. BRADEN: Second.</div> <div>14 MR. GONZALEZ: I second it. Frank.</div> <div>15 CHAIRMAN BOHNEN: Roll call vote,</div> <div>16 please.</div> <div>17 MR. PRISBY: James Prisby, aye.</div> <div>18 MR. HAARLOW: Bill Haarlow, Aye.</div> <div>19 MR. GONZALEZ: Frank Gonzalez, aye.</div> <div>07:02PM 20 MS. WEINBERGER: Shannon Weinberger,</div> <div>21 aye.</div> <div>22 CHAIRMAN BOHNEN: John Bohnen, aye.</div>	<div>13</div> <div>STATE OF ILLINOIS)</div> <div>) ss.</div> <div>COUNTY OF DU PAGE)</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>do hereby certify that I am a court reporter</div> <div>doing business in the State of Illinois, that I</div> <div>reported in shorthand the testimony given at the</div> <div>hearing of said cause, and that the foregoing is</div> <div>a true and correct transcript of my shorthand</div> <div>notes so taken as aforesaid.</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div>License No. 084-001391</div>

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 HPC-01-2020 - 716 S. Oak Street)
 Request for Certificate of)
 Appropriateness to demolish and)
 Construct a new home in the Robbins)
 Park Historic District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Zoom Continued Public Hearing of
 the above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 1st day of July, 2020, at 7:03 p.m.

BOARD MEMBERS PRESENT VIA Zoom:

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

<p style="text-align: center;">66</p> <p>1 ALSO PRESENT VIA ZOOM: 2 MR. ROBB MC GINNIS, Director of Community Development; 3 4 MR. CHAN YU, Village Planner; 5 6 MR. PETER COULES, Donatelli & Coules; 7 8 MR. PATRICK FORTELKA, Moment Design; 9 10 MR. VICTOR BICKUS, Hoyd Builders, Inc.; 11 12 MR. ARNOLD KOZYS, Applicant. 13 14 * * * 15 16 CHAIRMAN BOHNEN: We are going to pick up where we left off March 4 with the three cases being before us. First one being 716 South Oak, Case HPC-01-2020. We have Mr. Coules with us, Mr. Kosyz with us. MR. YU: Do we need to have everyone that's about to speak for this case to be sworn in? CHAIRMAN BOHNEN: I would imagine, yes. MR. COULES: John, this is Pete Coules. We were already sworn in. This is a continued hearing. Everybody that's going to speak, I think the owner is on the phone, the architect is on the phone, and the builder is on the</p> <p>07:02PM</p> <p>07:03PM</p>	<p style="text-align: center;">68</p> <p>1 CHAIRMAN BOHNEN: And Patrick, do you 2 happen to know the existing height of the 3 current building or not? 4 Patrick, you are muted. 5 MR. FORTELKA: Okay. Sorry about that. 6 There we go. Is that better? 7 CHAIRMAN BOHNEN: Yes. Thank you. 8 MR. FORTELKA: Let me see what I can 9 find on that. Just give me five minutes, I'll 10 continue on with questions, if you have them, on the building height. 11 12 CHAIRMAN BOHNEN: Okay. All right. 13 MS. WEINBERGER: As I went through the 14 minutes, John, I also noted that we had 15 requested the potential opportunity to walk 16 through the house. I had not received any 17 information on walking through the house. 18 CHAIRMAN BOHNEN: I believe, 19 Mr. Coules, you were going to get back to us on 20 that? 21 MR. COULES: I let the owner know and 22 then the Covid issue hit, John. I do not know</p> <p>07:06PM</p> <p>07:06PM</p>
<p style="text-align: center;">67</p> <p>1 phone. They were all sworn in at the last 2 meeting. 3 CHAIRMAN BOHNEN: Okay. Again, who 4 would have guessed that we would have been in an 5 adjournment for three months. But going back to 6 the minutes that we approved tonight, it looked 7 to me a couple of things that we were talking 8 about wanting to see. 9 Shannon, you saw the overlay or no? 10 You were asking about seeing the footprint of the building. 11 12 MS. WEINBERGER: Yes. I saw that. 13 Thank you very much for including that; and I 14 also had asked for that table of compliance to 15 be updated or completely filled out, which it is 16 except for the building height of the existing 17 building. I think that building height is 18 pretty important. So it would be really nice to 19 know the building height now so that we can 20 compare it to the proposed home. But otherwise, 21 yes, I saw the existing footprint over the 22 proposed. Thank you.</p> <p>07:04PM</p> <p>07:05PM</p>	<p style="text-align: center;">69</p> <p>1 if he ever had a chance to speak to Chan 2 directly about it or not. At that point in time 3 people were not gathering. 4 CHAIRMAN BOHNEN: No. I understand. 5 MR. COULES: But we did drop off all 6 the materials to the Village, and I hope 7 everyone had a chance to go see them if they 8 wanted to. 9 MR. GONZALEZ: I would prefer a 10 walkthrough. 11 CHAIRMAN BOHNEN: Sorry? 12 MR. GONZALEZ: This is Frank Gonzalez. 13 I still prefer a walkthrough. I'll go on the 14 record. 15 CHAIRMAN BOHNEN: Is that something 16 that is possible? I suppose if individuals went 17 through, you are not going to be congregating. 18 Is that something you would agree to or not, 19 Mr. Coules? 20 MR. COULES: I can't speak for the 21 owner on that issue you. I passed it on back 22 then. I do not know, and I know he does not</p> <p>07:07PM</p> <p>07:07PM</p>

<p style="text-align: center;">70</p> <p>1 wish to have any more delays if at all possible.</p> <p>2 MR. GONZALEZ: Just so you know,</p> <p>3 construction hasn't stopped. I'm still working,</p> <p>4 completely working. So as far as the Corona in</p> <p>5 construction, we are keeping a safe distance, We</p> <p>6 are all wearing masks if we need to, so I think</p> <p>7 we can make that happen.</p> <p>8 MS. BRADEN: Sorry, isn't the owner of</p> <p>9 the home on the call right now?</p> <p>07:08PM 10 MR. KOZYS: Hello, can you hear me?</p> <p>11 MR. YU: Yes.</p> <p>12 MR. KOZYS: Yes. I don't agree.</p> <p>13 MS. BRADEN: Pardon?</p> <p>14 MR. KOZYS: I said, I do not agree.</p> <p>15 MS. BRADEN: Agree with the</p> <p>16 walkthrough?</p> <p>17 MR. KOZYS: Correct.</p> <p>18 MS. BRADEN: On what grounds?</p> <p>19 MR. KOZYS: I don't want any more</p> <p>07:08PM 20 delays, and I don't want anybody walking in my</p> <p>21 house so --</p> <p>22 MR. GONZALEZ: Well, that's going to</p>	<p style="text-align: center;">72</p> <p>1 28 and 31 feet tall from finish floor to the</p> <p>2 ridge for the house that's currently constructed</p> <p>3 there. It's a hipped roof so it's a little</p> <p>4 difficult to tell, so give or take about that.</p> <p>5 MR. PRISBY: What's the height on the</p> <p>6 new one, Patrick?</p> <p>7 MR. FORTELKA: I'm sorry?</p> <p>8 MR. PRISBY: What's the height on new</p> <p>9 one on the ridge?</p> <p>07:10PM 10 MR. FORTELKA: 34 feet tall.</p> <p>11 MR. PRISBY: And the mean height is,</p> <p>12 obviously, below 30?</p> <p>13 MR. FORTELKA: Oh, yes, definitely.</p> <p>14 That's to the ridge actually. As you would</p> <p>15 attest, it's pretty low for a house of this</p> <p>16 size; and we have gone to great ends to keep</p> <p>17 that ridge low so the house doesn't tower on the</p> <p>18 street because it's a big footprint so we wanted</p> <p>19 to keep the lines very low and graceful.</p> <p>07:11PM 20 CHAIRMAN BOHNEN: So the status of your</p> <p>21 drawings, where are you, Patrick?</p> <p>22 MR. FORTELKA: We are complete. The</p>
<p style="text-align: center;">71</p> <p>1 make it difficult to approve this, I will tell</p> <p>2 you that much.</p> <p>3 MR. KOZYS: I don't agree and nobody is</p> <p>4 walking in my house.</p> <p>5 MR. GONZALEZ: Well, that says a lot.</p> <p>6 CHAIRMAN BOHNEN: Okay. Patrick.</p> <p>7 MR. FORTELKA: Yes.</p> <p>8 CHAIRMAN BOHNEN: One thing we all did</p> <p>9 agree on, going back through the minutes, was</p> <p>07:09PM 10 the merits of meeting early on to be able to</p> <p>11 brainstorm a little bit on design. I recognize</p> <p>12 the fact that we didn't meet for three months,</p> <p>13 and I suspect that you have been working on your</p> <p>14 design. So what is the current status of your</p> <p>15 drawings?</p> <p>16 MR. FORTELKA: The rendering has been</p> <p>17 updated, should be in your package that we have</p> <p>18 resubmitted recently so you have the front</p> <p>19 elevation schematic, which I can speak about.</p> <p>07:09PM 20 And to follow up with the building</p> <p>21 height, it's speculative, of course, on the</p> <p>22 existing. I'm venturing to guess it's between</p>	<p style="text-align: center;">73</p> <p>1 drawings have been in for permit for a while. I</p> <p>2 think ultimately at the end of this meeting,</p> <p>3 hopefully, we can vote and we will be able to</p> <p>4 start construction.</p> <p>5 CHAIRMAN BOHNEN: So you have got</p> <p>6 finished drawings in for permit?</p> <p>7 MR. FORTELKA: Yes.</p> <p>8 MR. PRISBY: And Patrick, they were</p> <p>9 done the last time we were together in March,</p> <p>07:11PM 10 weren't they; or close enough to it? I'm pretty</p> <p>11 sure those were already submitted.</p> <p>12 MR. FORTELKA: Yes. I think it was</p> <p>13 around that time.</p> <p>14 MR. PRISBY: So really nothing should</p> <p>15 change from a design standpoint since</p> <p>16 March because you were just in?</p> <p>17 MR. FORTELKA: And correct me if I'm</p> <p>18 wrong, there really wasn't any comment on the</p> <p>19 architecture of this house. We got kind of</p> <p>07:12PM 20 sidetracked on the Dean's house and started</p> <p>21 talking about the preservation of that house.</p> <p>22 So if you would like to speak about</p>

<p style="text-align: center;">74</p> <p>1 what you have in front of you today, I'm more 2 than happy to answer some questions and talk 3 about why we did what we did. 4 MS. WEINBERGER: One of the other 5 things I noticed in the minutes is that we did 6 ask for a streetscape so we could see this house 7 in the streetscape of both 7th and Oak on the 8 corner, and I didn't see that in the packet. 9 MR. FORTELKA: Yes. I was saying we 10 weren't able to get that together based on some 11 existing landscape situations. And the most 12 important part of this is that there is only one 13 contributing house on these two blocks that is 14 at 724 South Oak, which the house immediately to 15 the south, which is streetscape is the only 16 house that's really a player. 17 All the others are '80s, '90s, kind 18 of Tudor Revival styles. If you are familiar 19 with both of those blocks, there has been quite 20 a bit of newer construction. 21 MS. BRADEN: I think that that speaks 22 to our original dismay was that this is such an</p>	<p style="text-align: center;">76</p> <p>1 MR. FORTELKA: The existing hedge that 2 is on the corner is intended to remain as well 3 as the entry gate and that is not shown in the 4 rendering, of course, otherwise you wouldn't be 5 able to see the house. But all of the 6 landscaping is intended to stay in place in the 7 front of the house. 8 CHAIRMAN BOHNEN: Good. 9 MR. FORTELKA: Yes. 10 MS. BRADEN: Mr. Kozys, have you looked 11 into a third party company coming in to salvage 12 some of the architectural relics in that home? 13 There are many. 14 MR. KOZYS: We have. What specifically 15 did you mean in mind? I mean we looked at the 16 brick. There was nothing specific about the 17 brick. It's in my interest to salvage some, but 18 there wasn't anything specific, what's 19 important. But if you have anything in mind, 20 it's all doable. 21 MS. BRADEN: So the cherubs on the 22 wrought iron fence are historic details that</p>
<p style="text-align: center;">75</p> <p>1 iconic home on that block. 2 Mr. Kozys, I respect where you are 3 coming from. I think this is a fine house. Is 4 there any way you can consider keeping the 5 facade? 6 MR. KOZYS: Unfortunately, no. 7 MS. BRADEN: Okay. 8 CHAIRMAN BOHNEN: Did we clear up 9 Mr. Davis' concerns about parkway trees, Peter? 10 MR. COULES: Yes. Parkway trees are 11 not being removed or touched. 12 CHAIRMAN BOHNEN: Right. 13 MR. COULES: And thank you for your 14 help on that, that older corner fence piece is 15 staying based on the HPC's -- 16 CHAIRMAN BOHNEN: Right. 17 MR. COULES: And just for the record, 18 John, I want to put in the record that we turned 19 everything in to Chan to show that we renoticed 20 this meeting for tonight and everybody had 21 notice again. 22 CHAIRMAN BOHNEN: Okay.</p>	<p style="text-align: center;">77</p> <p>1 make that home so -- 2 MR. GONZALEZ: Alexis, the fact that we 3 can't get access to that home, how can we know 4 what's salvageable in the home so -- 5 MS. BRADEN: The utilities have been 6 turned off so I'm guessing it's in bad shape. 7 Can you comment on the shape of the interior of 8 the home? 9 MR. KOZYS: Yes. Mrs. Dean sold, when 10 she sold the house, she was allowed to take 11 anything she wanted. She sold pretty much 12 everything she could, it was sold and taken from 13 the home. 14 MS. BRADEN: She sold things that could 15 be removed. I helped her with that estate sale. 16 But I'm talking about, you know, woodworking and 17 stuff that you probably wouldn't salvage until 18 demo. 19 MR. KOZYS: There is nothing to be 20 saved there. There is no specific nice 21 woodwork. There is no flooring to be salvaged. 22 MS. BRADEN: The radiator covers, she</p>

<p style="text-align: center;">78</p> <p>1 had those custom-made.</p> <p>2 MR. KOZYS: I asked if we can sell</p> <p>3 something. There is nothing we can, no. These</p> <p>4 covers, nobody wants them, nobody needs them.</p> <p>5 There is nothing specific about covers. It's</p> <p>6 paintings on some plywood so, unfortunately, no.</p> <p>7 MS. BRADEN: And I know that -- (Zoom</p> <p>8 audio interruption) -- have approached you to</p> <p>9 purchase some of any --</p> <p>07:17PM 10 MR. KOZYS: I'm sorry?</p> <p>11 MS. BRADEN: I know that third parties</p> <p>12 who are close to the family have approached you</p> <p>13 to see if they --</p> <p>14 MR. KOZYS: No.</p> <p>15 MS. BRADEN: Would you be open to that?</p> <p>16 MR. KOZYS: No, no one approached. No</p> <p>17 one approached. I want to go through the</p> <p>18 process, we have been delayed for many months.</p> <p>19 I don't see anything being of historic value</p> <p>07:18PM 20 inside the house really.</p> <p>21 MS. BRADEN: Okay.</p> <p>22 MR. GONZALEZ: The entire house could</p>	<p style="text-align: center;">80</p> <p>1 Mr. Bickus, the builder -- He testified that he</p> <p>2 had built in Hinsdale before. I wasn't aware of</p> <p>3 that. Is there an address that he could</p> <p>4 reference?</p> <p>5 MR. BICKUS: Yes. It's 321 East 9th</p> <p>6 Street, the house we built there.</p> <p>7 CHAIRMAN BOHNEN: 321 East 9th?</p> <p>8 MR. BICKUS: Yes.</p> <p>9 CHAIRMAN BOHNEN: Thank you very much.</p> <p>07:19PM 10 MR. BICKUS: You are welcome.</p> <p>11 CHAIRMAN BOHNEN: Okay. Is there</p> <p>12 anything else that we need to talk about here?</p> <p>13 MR. HAARLOW: I would just ask if it</p> <p>14 would be at all possible for the owner to</p> <p>15 consider salvaging some of the exterior features</p> <p>16 such as the wrought iron work that is in front</p> <p>17 of the front facade, French doors, the cornice</p> <p>18 work above those. These are some of the</p> <p>19 architectural elements that I think are</p> <p>07:20PM 20 appealing about the home and add to its</p> <p>21 character.</p> <p>22 Obviously, you are not planning to</p>
<p style="text-align: center;">79</p> <p>1 be a landmark, that means it's a lack of</p> <p>2 understanding.</p> <p>3 MR. KOZYS: Maybe.</p> <p>4 MS. WEINBERGER: So I have a question.</p> <p>5 There was also in the minutes, there was</p> <p>6 reference to the consolidation of the 3 PINS and</p> <p>7 that was in process or was pending. Is this</p> <p>8 something that we can even finalize if that is</p> <p>9 not finalized? Can there be a building permit</p> <p>07:18PM 10 issued if the PIN numbers, the lot PIN numbers</p> <p>11 are not consolidated?</p> <p>12 MR. COULES: Yes, Shannon, it can be.</p> <p>13 You still can get a building permit issued under</p> <p>14 the three that existed until the new one is</p> <p>15 issued. It happens all the time.</p> <p>16 MR. KOZYS: We finalized the PIN. We</p> <p>17 consolidated the PIN, and we submitted the</p> <p>18 survey and the new PIN to the Village. It's</p> <p>19 been done.</p> <p>07:19PM 20 MS. WEINBERGER: Okay. All right. I</p> <p>21 wasn't aware of that, thanks.</p> <p>22 CHAIRMAN BOHNEN: If I could have</p>	<p style="text-align: center;">81</p> <p>1 incorporate those in any way into the new house.</p> <p>2 But understanding that it's your belief there is</p> <p>3 nothing on the interior that can be salvaged, is</p> <p>4 it also your position that there is nothing on</p> <p>5 the exterior that could be salvaged; or are</p> <p>6 those things you would be willing to consider?</p> <p>7 MR. KOZYS: I think the only --</p> <p>8 MR. COULES: Arnold, hold on a second.</p> <p>9 Are you asking that, it makes sense, if Arnold</p> <p>07:21PM 10 is not going to use it in new house and he's not</p> <p>11 going to sell it, you are asking to give those</p> <p>12 items over to either the Village or somebody on</p> <p>13 the Village's behalf or the Historical Society</p> <p>14 or somebody? I don't think that's an outrageous</p> <p>15 request.</p> <p>16 MR. HAARLOW: I don't know if the</p> <p>17 Historical Society would be able to take those</p> <p>18 or not. What I'm trying to ask is whether or</p> <p>19 not there are exterior features that could be</p> <p>07:21PM 20 salvaged. And even if the owner either donated</p> <p>21 them or sold them rather than just having them</p> <p>22 all go into a landfill.</p>

<p style="text-align: center;">82</p> <p>1 MR. KOZYS: I think the only piece</p> <p>2 that, perhaps, can be salvageable would be those</p> <p>3 medallions above; but we are not sure when we --</p> <p>4 I'm not sure what they are made from, if they</p> <p>5 are not going to crack when they take them down.</p> <p>6 This is the only --</p> <p>7 I brought the brick specialist to</p> <p>8 see what we can salvage. We looked at the</p> <p>9 paveway, and it looks to me that the brick was</p> <p>07:22PM 10 historical. And they said they can take some</p> <p>11 brick but whatever is not cracked. A lot of</p> <p>12 bricks are cracked, and I don't know the</p> <p>13 specifics how that works; but they are going to</p> <p>14 try to salvage some pavement brick. They looked</p> <p>15 at the brick of the house, and they didn't think</p> <p>16 that they can reuse it.</p> <p>17 So the only thing it's probably</p> <p>18 worth saving, if we can save it, is going to be</p> <p>19 medallions; and that's what we are going to try</p> <p>07:22PM 20 to do.</p> <p>21 MR. HAARLOW: Okay. Well, that's one</p> <p>22 of the things I was asking about. You are</p>	<p style="text-align: center;">84</p> <p>1 allowed a photographer to go in just to take</p> <p>2 some historical photos to put in the archives.</p> <p>3 Is that something you would be willing to do?</p> <p>4 MR. COULES: Shannon, if I may, I would</p> <p>5 make that recommendation especially for the</p> <p>6 exterior. I know there are some problems with</p> <p>7 the foundation, doesn't need to get close to it,</p> <p>8 take pictures of the exterior and possibly part</p> <p>9 of the 1st floor. The 2nd floor, you even heard</p> <p>07:24PM 10 Mr. and Mrs. Dean's daughter, the 2nd floor is</p> <p>11 not very safe; but for the 1st floor after any</p> <p>12 vote and before it came down, I would make that</p> <p>13 recommendation to my client.</p> <p>14 MS. WEINBERGER: That we could allow</p> <p>15 somebody to get in and take pictures?</p> <p>16 MR. YU: Or have Patrick or somebody</p> <p>17 from his architectural firm. Not just a regular</p> <p>18 photographer, somebody who knows how to take</p> <p>19 care of certain things and not get themselves</p> <p>07:25PM 20 hurt.</p> <p>21 MS. BRADEN: I, too, reread the minutes</p> <p>22 from the March meeting. I know that Mrs. Dean's</p>
<p style="text-align: center;">83</p> <p>1 talking about the four medallions above the</p> <p>2 French window on the front facade?</p> <p>3 MR. KOZYS: Right.</p> <p>4 MR. HAARLOW: Did they not say anything</p> <p>5 about the wrought iron work at the bottom of</p> <p>6 those windows?</p> <p>7 MR. KOZYS: No. No. Nothing that we</p> <p>8 thought that makes sense. If somebody would</p> <p>9 have interest, we can look into that.</p> <p>07:23PM 10 MR. HAARLOW: Okay.</p> <p>11 MS. WEINBERGER: I do have one more</p> <p>12 thing. So when I look at the application and</p> <p>13 you look at page 4, The applicant will provide</p> <p>14 the Village or will make the property that's the</p> <p>15 subject of this application available for</p> <p>16 inspection by the Village at reasonable times.</p> <p>17 Is there any way that we could have</p> <p>18 a photographer come in to memorialize some of</p> <p>19 the interiors that make the home significant so</p> <p>07:24PM 20 that we can give those to the Historical Society</p> <p>21 for the archives? I know that the home on 1st</p> <p>22 that just went down next to the Bohnens', they</p>	<p style="text-align: center;">85</p> <p>1 daughter said that the 2nd floor was choppy but</p> <p>2 it is completely structurally sound. I was up</p> <p>3 there prior to it being sold so I think that is</p> <p>4 incorrect information.</p> <p>5 MR. COULES: I would be careful about</p> <p>6 making representations how structurally sound</p> <p>7 the structure is because they have had people</p> <p>8 look at the brick. They have had people look at</p> <p>9 it. I am not an engineer, nor do I hold myself</p> <p>07:25PM 10 to be.</p> <p>11 MS. BRADEN: You are not. So I'm</p> <p>12 deferring to the architects on this call.</p> <p>13 MR. GONZALEZ: Well, I'm a forensic</p> <p>14 architect. I wouldn't take anybody's word</p> <p>15 because unless the structure was actually</p> <p>16 tested, physically tested, we have proof,</p> <p>17 evidence, and data, at that point, then at that</p> <p>18 point I would consider it. But hearsay is not</p> <p>19 sufficient enough to say it's unsafe. Anyone</p> <p>07:25PM 20 can say anything.</p> <p>21 So I deal with this all the time.</p> <p>22 I walk on very difficult structures that are</p>

<p style="text-align: center;">86</p> <p>1 near collapse at times. And generally, they are</p> <p>2 not as bad as people think. And all this talk</p> <p>3 about brick cracking, that's a very old house.</p> <p>4 There might be a few bricks here and there but</p> <p>5 not as much as we are led to believe. So I</p> <p>6 really would think the house is structurally</p> <p>7 sound. The timber on that size of a home built</p> <p>8 at that time were oversized by 40 percent so I</p> <p>9 doubt that very much.</p> <p>07:26PM 10 MS. BRADEN: Frank, thanks for your</p> <p>11 feedback. But my point was going through the</p> <p>12 minutes, she said the 2nd floor was choppy; she</p> <p>13 never said it wasn't safe so for the record.</p> <p>14 MR. FORTELKA: If I might interject,</p> <p>15 there are some very good photographs on the old</p> <p>16 listing sheets on Zillow or Realtor.com. I</p> <p>17 would offer up our services as well to go in and</p> <p>18 photograph items as well that I think are</p> <p>07:27PM 19 original to the house. The center core of the</p> <p>20 house is pretty much the only component that is</p> <p>21 original, kind of the main staircase, and the</p> <p>22 two front rooms.</p>	<p style="text-align: center;">88</p> <p>1 agreeable to do so that those can be kept in the</p> <p>2 archives at the Historical Society?</p> <p>3 MR. FORTELKA: If Mr. Kozys is</p> <p>4 agreeable to that, I would be more than happy to</p> <p>5 do that.</p> <p>6 MR. KOZYS: I do.</p> <p>7 MR. HAARLOW: I think that the</p> <p>8 Historical Society would be grateful, as would</p> <p>9 we, to have that documentation since this would</p> <p>07:29PM 10 be the last chance that that could be done.</p> <p>11 Once the house -- And you know, Realtor.com</p> <p>12 photos are not going to be the same as taking</p> <p>13 things that photos that are being taken</p> <p>14 specifically for this purpose.</p> <p>15 MR. FORTELKA: Understood.</p> <p>16 MR. HAARLOW: Appreciate that. Thank</p> <p>17 you.</p> <p>18 CHAIRMAN BOHNEN: Okay. So because of</p> <p>19 our hiatus during the virus, we did not get</p> <p>07:29PM 20 access to the house, we did not get our</p> <p>21 streetscapes, we did not get a lot of</p> <p>22 opportunity to talk about the design. But</p>
<p style="text-align: center;">87</p> <p>1 I looked at this house as a</p> <p>2 renovation for two different people so I'm</p> <p>3 pretty familiar with the 2nd floor, the</p> <p>4 basement. The basement has got some tricky</p> <p>5 components to it as well. So there is that. I</p> <p>6 would be more than happy to help take some</p> <p>7 photographs or whatever we need to do to help</p> <p>8 document some of this.</p> <p>9 MS. WEINBERGER: Thank you, Patrick.</p> <p>07:27PM 10 Maybe you and I can talk offline and work</p> <p>11 through that. I would really like it so we can</p> <p>12 have some archival photos of the home inside.</p> <p>13 MR. FORTELKA: Okay.</p> <p>14 MS. WEINBERGER: Thanks.</p> <p>15 CHAIRMAN BOHNEN: Anything else that we</p> <p>16 want to talk about here tonight?</p> <p>17 MR. HAARLOW: I guess, John, the only</p> <p>18 thing I would ask -- and I guess I'm asking of</p> <p>19 both Mr. Fortelka and the owner, Mr. Kozys -- is</p> <p>07:28PM 20 it your agreement then that historical photos</p> <p>21 documentation can be made of the home before it</p> <p>22 is taken down? Is that something that you are</p>	<p style="text-align: center;">89</p> <p>1 having said all that, that horse is out of the</p> <p>2 gate at this moment. So I guess we proceed to</p> <p>3 take a vote. You are voting on two things.</p> <p>4 MR. COULES: John, excuse me a moment.</p> <p>5 Can you, please, close the public hearing first</p> <p>6 before you vote.</p> <p>7 CHAIRMAN BOHNEN: Sure.</p> <p>8 MR. COULES: Thank you.</p> <p>9 CHAIRMAN BOHNEN: Is there any reason</p> <p>07:30PM 10 anybody wants to say anything prior to closing</p> <p>11 the public hearing?</p> <p>12 MR. COULES: Okay. Having none, public</p> <p>13 hearing is now closed. Thank you.</p> <p>14 MR. YU: Could we have a motion to</p> <p>15 close the public hearing with a roll call vote,</p> <p>16 please.</p> <p>17 CHAIRMAN BOHNEN: Motion, please.</p> <p>18 MR. HAARLOW: I will move to close the</p> <p>19 public hearing, Case HPC-01-2020, 716 South Oak</p> <p>07:30PM 20 Street.</p> <p>21 CHAIRMAN BOHNEN: Second.</p> <p>22 MS. WEINBERGER: Second.</p>

<p style="text-align: center;">90</p> <p>1 CHAIRMAN BOHNEN: Voice vote, please.</p> <p>2 Roll call.</p> <p>3 MS. WEINBERGER: Weinberger, aye.</p> <p>4 MR. HAARLOW: Bill Haarlow, aye.</p> <p>5 MR. GONZALEZ: Frank Gonzalez, aye.</p> <p>6 CHAIRMAN BOHNEN: John Bohnen, aye.</p> <p>7 MR. YU: Jim and Alexis, your mikes are</p> <p>8 muted.</p> <p>9 MS. BRADEN: Alexis, aye.</p> <p>07:31PM 10 MR. PRISBY: Yes. I'm an aye.</p> <p>11 MR. YU: Thank you.</p> <p>12 CHAIRMAN BOHNEN: Okay. So we have two</p> <p>13 motions, Chan?</p> <p>14 MR. YU: Well, I mean it's up to the</p> <p>15 HPC if someone wants to make a motion to approve</p> <p>16 or deny or approve with conditions.</p> <p>17 CHAIRMAN BOHNEN: That's approving the</p> <p>18 demolition?</p> <p>19 MR. YU: Yes. You could do best</p> <p>07:32PM 20 practice, two separate; or we have done both at</p> <p>21 the same time. It's really up to the comfort</p> <p>22 level of the HPC.</p>	<p style="text-align: center;">92</p> <p>1 and they were still able to tear down house.</p> <p>2 Right? So I think it's important we all</p> <p>3 remember that before we start making motions</p> <p>4 just in case, right? I think everyone needs to</p> <p>5 be fully aware of what they are voting on.</p> <p>6 Because we don't report to anybody,</p> <p>7 so once we make the vote, it's done. That's our</p> <p>8 frustration, Patrick, you know we talked about</p> <p>9 this at length at the last meeting; right?</p> <p>07:34PM 10 CHAIRMAN BOHNEN: Everybody understand</p> <p>11 that?</p> <p>12 MR. PRISBY: John, we have had this</p> <p>13 before. I would make a motion to allow the</p> <p>14 owners at 716 South Oak to allow them to</p> <p>15 demolish the home, and then we can vote yea or</p> <p>16 nay.</p> <p>17 MR. GONZALEZ: Or no vote.</p> <p>18 MR. PRISBY: Or no vote, but I am</p> <p>19 making the motion to allow them to demolition.</p> <p>07:34PM 20 MR. GONZALEZ: Okay.</p> <p>21 CHAIRMAN BOHNEN: Okay. Do we have a</p> <p>22 second, please.</p>
<p style="text-align: center;">91</p> <p>1 MR. PRISBY: John, I would suggest</p> <p>2 keeping these separate.</p> <p>3 CHAIRMAN BOHNEN: That's fine. Can we</p> <p>4 have a motion for the demolition, please.</p> <p>5 MR. PRISBY: John? Everybody realizes</p> <p>6 that once we have a vote, regardless of whether</p> <p>7 it's positive or negative, they will get the</p> <p>8 ability to demo. If we vote, they can move</p> <p>9 forward. I just want to make sure that everyone</p> <p>07:32PM 10 on our board knows that.</p> <p>11 MR. GONZALEZ: Say that again, Jim.</p> <p>12 MR. PRISBY: If we vote, no matter</p> <p>13 whether we vote up or down, once we vote, it's</p> <p>14 over, and they can go full permit.</p> <p>15 MR. GONZALEZ: I see.</p> <p>16 MR. PRISBY: Right?</p> <p>17 MR. GONZALEZ: I hear you, okay.</p> <p>18 MR. PRISBY: I just want to make sure</p> <p>19 before we start voting that everyone has</p> <p>07:33PM 20 considered that and is fully aware because, as</p> <p>21 we know what happened with Grieve, which we did</p> <p>22 last month -- right? -- we voted no on the demo,</p>	<p style="text-align: center;">93</p> <p>1 MR. PRISBY: That's not saying I won't</p> <p>2 vote nay. I'm just saying I'm putting the</p> <p>3 motion that way.</p> <p>4 CHAIRMAN BOHNEN: Can we have a second,</p> <p>5 please.</p> <p>6 MS. WEINBERGER: I second.</p> <p>7 CHAIRMAN BOHNEN: Motion has been made</p> <p>8 to allow the demolition of 716 South Oak Street.</p> <p>9 Roll call vote.</p> <p>07:35PM 10 MR. PRISBY: Chan, why don't you call</p> <p>11 out the names.</p> <p>12 MR. YU: Okay. Commissioner</p> <p>13 Weinberger?</p> <p>14 MS. WEINBERGER: I can't vote. I Mean</p> <p>15 how do you vote on this?</p> <p>16 CHAIRMAN BOHNEN: You either vote yes</p> <p>17 that you agree they should be able to demolish</p> <p>18 it; or no, you feel they should not.</p> <p>19 MS. WEINBERGER: Well, I vote no.</p> <p>07:35PM 20 MR. GONZALEZ: Wait a minute, John.</p> <p>21 Sorry, I have a question. I thought there was a</p> <p>22 third no vote, you can stay silent and no vote.</p>

<p style="text-align: right;">94</p> <p>1 CHAIRMAN BOHNEN: You can do that also.</p> <p>2 You can just say here if you want to.</p> <p>3 MR. YU: Okay. Commissioner Gonzalez?</p> <p>4 MR. GONZALEZ: No vote.</p> <p>5 MR. YU: Chairman Bohnen?</p> <p>6 CHAIRMAN BOHNEN: No.</p> <p>7 MR. YU: Commissioner Braden?</p> <p>8 MS. BRADEN: This is tough. With all</p> <p>9 due respect, Mr. Kozys, just any other home, I</p> <p>07:36PM 10 know I told you this back in March. No vote for</p> <p>11 me.</p> <p>12 MR. YU: Commissioner Haarlow?</p> <p>13 MR. HAARLOW: Abstain.</p> <p>14 MR. YU: Commissioner Prisby?</p> <p>15 MR. PRISBY: That would be a nay.</p> <p>16 MR. YU: Okay. I've got four nays.</p> <p>17 CHAIRMAN BOHNEN: And the next motion</p> <p>18 would be to approve the home to be built. Can</p> <p>19 we have a motion, please.</p> <p>07:37PM 20 MR. PRISBY: I guess I will make the</p> <p>21 motion then. I move to allow the home at</p> <p>22 716 South Oak to be built as submitted.</p>	<p style="text-align: right;">96</p> <p>1 (Which were all the</p> <p>2 proceedings had in the</p> <p>3 above-entitled cause.)</p> <p>4</p> <p>5</p> <p>6</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;">95</p> <p>1 CHAIRMAN BOHNEN: Second, please.</p> <p>2 MS. WEINBERGER: Second.</p> <p>3 CHAIRMAN BOHNEN: Roll call.</p> <p>4 MR. YU: Commissioner Weinberger?</p> <p>5 MS. WEINBERGER: No.</p> <p>6 MR. YU: Commissioner Gonzalez?</p> <p>7 MR. GONZALEZ: Nay, no.</p> <p>8 MR. YU: Chairman Bohnen?</p> <p>9 CHAIRMAN BOHNEN: No.</p> <p>07:37PM 10 MR. YU: Commissioner Braden?</p> <p>11 MS. BRADEN: No, same.</p> <p>12 MR. COULES: Commissioner Haarlow?</p> <p>13 MR. HAARLOW: No.</p> <p>14 MR. COULES: Commissioner Prisby?</p> <p>15 MR. PRISBY: And I'm a no.</p> <p>16 MR. YU: Okay.</p> <p>17 CHAIRMAN BOHNEN: Okay. Thank you</p> <p>18 very much for attending.</p> <p>19 I'm sorry that you were not able to</p> <p>07:38PM 20 have a faster result for you, but we were unable</p> <p>21 to meet due to the virus via electronic meetings</p> <p>22 up until this time.</p>	<p style="text-align: right;">97</p> <p>1 STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss.</p> <p>2 COUNTY OF DU PAGE)</p> <p>3 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>4 do hereby certify that I am a court reporter</p> <p>5 doing business in the State of Illinois, that I</p> <p>6 reported in shorthand the testimony given at the</p> <p>7 hearing of said cause, and that the foregoing is</p> <p>8 a true and correct transcript of my shorthand</p> <p>9 notes so taken as aforesaid.</p> <p>10</p> <p>11</p> <p>12 Janice H. Heinemann CSR, RDR, CRR</p> <p>13 License No. 084-001391</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>

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 HPC-02-2020 - 419 South Oak Street)
 Request for Certificate of)
 Appropriateness to demolish and)
 Construct a new home in the Robbins)
 Park Historic District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Zoom Continued Public Hearing of
 the above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 1st day of July, 2020, at 7:39 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

<p style="text-align: center;">7</p> <p>1 ALSO PRESENT VIA ZOOM: 2 MR. ROBB MC GINNIS, Director of Community Development; 3 4 MR. CHAN YU, Village Planner; 5 6 MR. PETER COULES, Donatelli & Coules; 7 8 MR. THOMAS PINS, Orren Pickell Design Group; 9 10 MR. MICHAEL PISKULE, Orren Pickell Design Group; 11 12 MR. THOMAS HACKETT, 13 MS. ALEXA PIEMONTE, Owner; 14 15 MR. MARCO PIEMONTE, Owner. 16 17 * * * 18 19 CHAIRMAN BOHNEN: Okay. Next item will be 419 South Oak Street, Case HPC-02-2020. We will open the public hearing. Anybody that is going to speak in this hearing should be sworn in at this time. MR. PIEMONTE: If we were sworn in last time, do I still need to be sworn in? THE REPORTER: Could I please have a listing of the people who are here on this hearing.</p> <p>07:39PM</p>	<p style="text-align: center;">9</p> <p>1 I don't want to go through the whole submittal 2 that we have provided, but I guess maybe 3 highlight some points. So as far as the status, 4 we are currently in for permit. We had 5 originally submitted I think these documents. 6 On the last meeting, we were a little 7 disappointed that we weren't able to present. 8 We didn't realize that the owner had to be 9 there, and I don't think that was stated. 10 But we had, I think we originally 11 submitted the documents to the staff back on 12 December 20 so it has been a while. But just to 13 highlight, I mean I think personally, sort of 14 the big picture, I'm very aligned with what the 15 HPC is doing. We want to create beautiful -- I 16 love beautiful old homes. I live in a 1929 17 bungalow. This particular lot was marketed as 18 land and the owner bought it realizing that and 19 because of that. 20 But having said that, we also want 21 to make sure that we realize the significance of 22 this home. We are drawn to Hinsdale because of,</p> <p>07:41PM</p> <p>07:42PM</p>
<p style="text-align: center;">8</p> <p>1 MS. PIEMONTE: Alexa and Marco 2 Piemonte. 3 MR. PINS: Thomas Pins. 4 MR. PISKULE: Michael Piskule. 5 MR. HACKETT: Thomas Hackett. 6 CHAIRMAN BOHNEN: So our architects 7 were sworn in prior. Mr. and Ms. Piemonte, do 8 you intend to speak? 9 MS. PIEMONTE: Yes, we do. 10 CHAIRMAN BOHNEN: Will you be sworn in 11 then, please. 12 (Mr. and Mrs. Piemonte sworn.) 13 CHAIRMAN BOHNEN: So we had a very 14 brief hearing on March 4 because our owner was 15 unable to attend and now you are here. 16 MS. PIEMONTE: Yes. 17 CHAIRMAN BOHNEN: So this really is a 18 first meeting. Can we have your architects kind 19 of take us through where they are on the plans 20 and comment to us, please. 21 MR. PINS: Sure. This is Thomas Pins; 22 so good evening and thanks for the opportunity.</p> <p>07:40PM</p> <p>07:40PM</p>	<p style="text-align: center;">10</p> <p>1 you know, partially because of the architecture. 2 We want to make sure that we designed a home 3 that fit within Hinsdale. So there are some 4 documents in there that show, we had done a 5 streetscape to show how it fits. We have done 6 some drawings showing the historical references 7 because we want to make a house -- We don't 8 want to make a Belgium farmhouse or one of these 9 modern farmhouses that you see all over. 10 We wanted to make something that 11 was a new home that also fit into the fabric, so 12 we can see how it does fit in with the 13 streetscape. Also, an important part, matching 14 the scale. We know this property was really 15 close to being sold for two lots. We feel like 16 that could have been something that would have 17 really affected that whole corner, that being 18 two lots. 19 So the one drawing we have showing, 20 it's for the scale of our house compared to the 21 scale of the existing home. We feel like, you 22 know, we are doing something that fits the</p> <p>07:43PM</p> <p>07:43PM</p>

<p style="text-align: center;">11</p> <p>1 character of that lot. It's not the same style 2 but it's actually I think a little bit smaller. 3 So we are, I think that helps, listed as over 4 7,000 square feet. Our house is 6800 square 5 feet. Our house is about 34 feet tall. I think 6 that house was about 37 feet tall. It's a 7 pretty tall house that was there before. So 8 it's important for us to sort of keep that scale 9 to look and see what, you know, fits in the 10 neighborhood.</p> <p>07:44PM 11 So I guess the other points we 12 would like to make that since we have submitted 13 this back on December 20 we would like to have a 14 ruling on this today. We think that's important 15 because we are close to getting the permit. And 16 obviously, we feel like we have provided, even 17 though we didn't get to present at the last 18 meeting, we had paid attention to what you had 19 requested from other people presenting.</p> <p>07:45PM 20 So we feel like we have presented a 21 pretty complete packet. I did let staff know 22 that you could have gone through the house. The</p>	<p style="text-align: center;">13</p> <p>1 MR. PRISBY: I'd echo that, Shannon. 2 It's nice getting someone actually submitting 3 something that references historical details and 4 pointing out how they affect the whole new home 5 design. It's a nice change of pace over the 6 previous applications. 7 I think that actually ties in with 8 what we are talking about for Title 14 changes 9 with the design standard so I would like to see 10 more of that moving forward.</p> <p>07:47PM 11 MR. PINS: Thank you. 12 MR. HAARLOW: It's Bill Haarlow. I 13 would echo that as well. I particularly 14 appreciated not only that the packet seems to be 15 complete, although I have a couple of questions 16 for you about that in a moment. But I did 17 appreciate starting with the references looking 18 at Carters Grove in Virginia and on, the narrow 19 dormers, symmetry, and so on. It was nice to 20 know that there was significant historical 21 context at least being considered in the design 22 of the home, and that's appreciated for the</p>
<p style="text-align: center;">12</p> <p>1 only concern is that this house is in sort of 2 bad shape so there would be some risk in going 3 through the house at this point. 4 And we've also, to address maybe 5 another point that came up, is we have looked at 6 a company that would, instead of demolish it, 7 they are a deconstruction company. So they 8 would actually take the whole house apart and 9 sell pieces that are salvageable.</p> <p>07:45PM 10 So I think that covers the major 11 points. If there are any questions, we can 12 address those. 13 MS. WEINBERGER: This is Shannon. I 14 want to say that the packet is really great. It 15 had everything that I would generally ask, and I 16 really appreciate it, down to the historical 17 reference resources. That, thank you, you 18 definitely have been listening to us. The 19 streetscape, you have got the existing home 20 laying on top of the proposed home. So I 21 appreciate the packet, thank you. 22 MR. PIN: Thank you.</p>	<p style="text-align: center;">14</p> <p>1 District. 2 MR. PINS: Thank you. 3 MS. BRADEN: It's Alexis Braden here. 4 Gosh, so what happened? I'm seeing in my packet 5 pictures, it's a lot of water damage. When did 6 this happen? Because I know a lot of people who 7 walked through the home right before it was 8 sold. How does this happen? 9 MR. PINS: This is Thomas Pins. So 10 what happened was after they bought the house 11 there was actually a pipe up in the attic 12 furnace, a water pipe that fed a humidifier I 13 believe, that actually burst. The utilities 14 were still on at that point. It's just that it 15 was up in the attic and that burst and the water 16 just -- No one was living there. The water 17 just came through the stairwell. This would 18 have been the center of the house. Before 19 anyone noticed, there was a sort of a waterfall 20 coming through that. 21 MS. BRADEN: I mean it's major. 22 MR. PIN: It really did a number, yes.</p>

<p style="text-align: center;">15</p> <p>1 MS. BRADEN: Right? So just confirming</p> <p>2 that the utilities were on?</p> <p>3 MS. PIEMONTE: Yes.</p> <p>4 MS. BRADEN: And it still froze.</p> <p>5 MR. PINS: Yes.</p> <p>6 MS. WEINBERGER: And so did that damage</p> <p>7 potentially make things that might be historical</p> <p>8 or could have been salvaged unsalvageable? I</p> <p>9 mean clearly some of the floors.</p> <p>07:49PM 10 MR. PINS: Yes, right. I think, yes,</p> <p>11 there, the floor is sort of a shame, those</p> <p>12 floors could have been salvaged. But yes, they</p> <p>13 are in bad shape. I don't know if there was</p> <p>14 anything much else. But, yes, there was quite a</p> <p>15 bit of damage. So it did, the inside of the</p> <p>16 house. The outside of the house wasn't really</p> <p>17 affected. But, yes, the inside of the house is</p> <p>18 in pretty bad shape.</p> <p>19 I haven't been by there since we've</p> <p>07:50PM 20 had warmer weather, but I imagine the mold isn't</p> <p>21 pleasant. So I'm not sure especially in the</p> <p>22 center of the house if there is much that can be</p>	<p style="text-align: center;">17</p> <p>1 mean is that that home on 329, the owners</p> <p>2 decided to keep it and basically restore it.</p> <p>3 And in some areas they had to replicate it or</p> <p>4 they used sections of it. There are always</p> <p>5 modifications you can do to an old home.</p> <p>6 There is always the possibility, I</p> <p>7 mean, extension, deepening the basement. There</p> <p>8 is always availability than a full teardown. It</p> <p>9 would be nice if we could keep some sections of</p> <p>07:52PM 10 the home available and of historic significance,</p> <p>11 and they can still be part of it; but that's</p> <p>12 just a thought.</p> <p>13 MS. BRADEN: Mr. and Mrs. Piemonte,</p> <p>14 have you guys like thought about keeping the</p> <p>15 facade? It is so stunning from the street. You</p> <p>16 know, a lot of historical homes in the United</p> <p>17 States they are keeping the facade and</p> <p>18 renovating the inside.</p> <p>19 MR. PIEMONTE: Thought about it,</p> <p>07:52PM 20 decided against it. I don't like the style of</p> <p>21 it. It just reminds me of, I don't know, it</p> <p>22 reminds me of a southern style that I'm just not</p>
<p style="text-align: center;">16</p> <p>1 salvaged</p> <p>2 MR. PRISBY: What about some of that</p> <p>3 Carmel crown molding that was in the foyer?</p> <p>4 MR. PINS: Yes. I mean the foyer got</p> <p>5 hit pretty hard. There might be some of that</p> <p>6 that could be salvaged but definitely not all of</p> <p>7 it.</p> <p>8 MR. GONZALEZ: This is Frank Gonzalez.</p> <p>9 I mean I can hear, like 329 East 6th Street went</p> <p>07:50PM 10 through a fire and then the fire department</p> <p>11 flooded the entire home, and they salvaged that</p> <p>12 home. So that's a good example that everything</p> <p>13 is doable and if only the intent is there.</p> <p>14 MR. PINS: We have talked to a</p> <p>15 deconstruction company. I'm sure if they can</p> <p>16 salvage it, they will. So you know, anything</p> <p>17 they can get some money for, they will. They</p> <p>18 are not just going to -- You know, the idea</p> <p>19 with getting that estimate, we don't want to</p> <p>07:51PM 20 just fill up a landfill. We would like to see</p> <p>21 some of this being used.</p> <p>22 MR. GONZALEZ: Well, no, no. What I</p>	<p style="text-align: center;">18</p> <p>1 into.</p> <p>2 MS. PIEMONTE: I just don't think it's</p> <p>3 our wish to keep the outside of it. We do</p> <p>4 recognize that it's beautiful and it's</p> <p>5 historical; but I just don't think it's our</p> <p>6 style. When we bought it, we had different</p> <p>7 plans for it.</p> <p>8 MS. BRADEN: Okay. Thanks for being</p> <p>9 honest.</p> <p>07:53PM 10 MS. PIEMONTE: Of course.</p> <p>11 MR. PRISBY: I think you mentioned at</p> <p>12 the PC meeting on the 10th that you purchased</p> <p>13 this for the land specifically.</p> <p>14 MS. BRADEN: Yes.</p> <p>15 MR. PRISBY: You noted at that meeting</p> <p>16 that you really had no interest in the house</p> <p>17 itself.</p> <p>18 MS. BRADEN: No, we recognized it's a</p> <p>19 beautiful home, it's historical. Of course,</p> <p>07:53PM 20 when everything came up, it was a thought; but</p> <p>21 we really don't have much interest in saving the</p> <p>22 home. It's just not our wish for the house.</p>

<p style="text-align: center;">19</p> <p>1 MR. PRISBY: To the architects, real</p> <p>2 fast. If I read these plans right, the site is</p> <p>3 51,030 square feet; is that correct?</p> <p>4 MR. PINS: I'm sorry, the new house?</p> <p>5 MR. PRISBY: No. The property. The</p> <p>6 lot itself is 51,030 square feet, is that</p> <p>7 correct?</p> <p>8 MR. PINS: Yes.</p> <p>9 MR. PRISBY: So just for the record,</p> <p>07:54PM 10 they would have never allowed that to be</p> <p>11 subdivided into two lots. The local Zoning</p> <p>12 Board, which we know pretty well, they are very</p> <p>13 strict on maintaining conformity. Right now in</p> <p>14 the R-1 district is a minimum 30,000 square feet</p> <p>15 per lot. So if you couldn't divide that into</p> <p>16 2 minimum 30,000 square foot lots, they would</p> <p>17 not have allowed that.</p> <p>18 In fact, later on this evening, we</p> <p>07:54PM 19 are going to be talking about really the lot two</p> <p>20 doors down on 1st Street at 444 East 4th Street.</p> <p>21 And Mr. Bousquette, who will be here tonight,</p> <p>22 went through this same process approximately</p>	<p style="text-align: center;">21</p> <p>1 Again, I do like what you submitted</p> <p>2 from the historical standpoint, the things you</p> <p>3 are trying to do here. If I could just back up</p> <p>4 for second, I was a little personally</p> <p>5 bothered -- Let me get the name here. Alexa,</p> <p>6 are you still here?</p> <p>7 MS. PIEMONTE: I am.</p> <p>8 MR. PRISBY: Hi.</p> <p>9 MS. PIEMONTE: Hi.</p> <p>07:56PM 10 MR. PRISBY: I was a little bothered on</p> <p>11 the 10th with the comment that the house was</p> <p>12 vacant for some time and it was quite</p> <p>13 deteriorated only because I had been through</p> <p>14 that house in August and have lots of photos of</p> <p>15 what that house looked like and was in that</p> <p>16 basement. And it was for a potential rehab for</p> <p>17 this house, and honestly it was in really good</p> <p>18 shape with the floors, crown moldings we talked</p> <p>19 about, the staircase was terrific. I could</p> <p>07:56PM 20 probably at some point screen share some of the</p> <p>21 photos that I have. But you are probably aware</p> <p>22 of the house, right?</p>
<p style="text-align: center;">20</p> <p>1 three years ago to try a divide a lot that was</p> <p>2 about the same size and create one lot that was</p> <p>3 30,000 square feet and another one that ended up</p> <p>4 about 18. And if I remember correctly, that was</p> <p>5 shot down because it would create a</p> <p>6 nonconformity.</p> <p>7 In this District, I think it's</p> <p>8 90 percent of the lots don't even conform to</p> <p>9 that requirement. The last thing they want to</p> <p>10 do is keep adding more. So Just for the record,</p> <p>11 you should know, they would never have allowed</p> <p>12 that to be subdivided into two properties so</p> <p>13 it's one large property at this point.</p> <p>14 I guess the barn cat is out of the</p> <p>15 podium as they say. Some of my fellow members</p> <p>16 already got to take some of my thunder on that.</p> <p>17 Normally I like to come at this, was there any</p> <p>18 consideration for keeping the structure but</p> <p>19 that's been discussed. Again, we talked about</p> <p>07:55PM 20 what was discussed on the 10th at the PC</p> <p>21 meeting, that it really was purchased for the</p> <p>22 land.</p>	<p style="text-align: center;">22</p> <p>1 You did say that the home was</p> <p>2 functionally obsolete. I understand that the</p> <p>3 kitchen would be off on what would be the south</p> <p>4 side, may be disconnected from other rooms in</p> <p>5 the house. I know part of what we were talking</p> <p>6 about was opening up the walls to create more of</p> <p>7 an open plan for that house.</p> <p>8 Just a point of reference, I was a</p> <p>9 little bothered by the comment that it was, you</p> <p>07:57PM 10 know, quite deteriorated. I didn't find any</p> <p>11 mold in the basement myself because we were</p> <p>12 talking about some work down there. So I just</p> <p>13 question if that was more related to what</p> <p>14 happened or when you --</p> <p>15 MS. PIEMONTE: I would say, I apologize</p> <p>16 that you were bothered. I by no means was</p> <p>17 trying to upset anyone. More so I was referring</p> <p>18 to the damage done after as far as it being, you</p> <p>19 know, functionally obsolete. I would say that I</p> <p>07:57PM 20 think that's more of an opinion of everyone.</p> <p>21 So my opinion is that it's just not</p> <p>22 functional for my family. When I purchased the</p>

<p style="text-align: center;">23</p> <p>1 home, we did call the Village before purchasing 2 the home to make sure it could be knocked down 3 because it is not the functionality that I would 4 like to see for a home I plan to live in 5 forever. So we did call the Village, at which 6 point they did say we were able to tear the 7 house down.</p> <p>8 That's when in my mind it was 9 obsolete. I mean the functionality of it was 10 just not for me, and I just don't find many 11 young families -- and this, again, is an 12 opinion -- that layout is at all what people are 13 looking for. That's, again, my opinion versus 14 someone else's, but that's where I stand on 15 that.</p> <p>16 MS. BRADEN: Makes sense. 17 MR. PIEMONTE: Okay. I would like to 18 address something if you don't mind. James, is 19 that --</p> <p>20 MR. PRISBY: Yes, James. 21 MR. PIEMONTE: Someone in a prior 22 conference call referenced -- They said that my</p>	<p style="text-align: center;">25</p> <p>1 because there was so much damage. And then I 2 got a call again from the Village to turn the 3 utilities back on, at which point I did; and I 4 was never cited for that because I had the 5 utilities turned on immediately after the phone 6 call. So it was from a point, I was not trying 7 to cause any damage to the home, I wouldn't want 8 to damage something that I don't have a right to 9 damage so --</p> <p>10 MR. PRISBY: Okay. Is there any 11 thought to taking the house and pushing it east? 12 Part of what I saw when -- I grew up in this 13 part of town. I grew up maybe two blocks from 14 this property on the other side of County Line. 15 I have lived here since '74, and I spent a lot 16 of time coming up and down 4th Street. I went 17 to Oak School myself. So I spent a lot of time 18 walking past this particular property. 19 And part of the beauty of this lot 20 is the fact that the house is set way back up 21 the hill and there is so much of that front 22 yard. And as I look at some of the information</p>
<p style="text-align: center;">24</p> <p>1 wife turned off the utilities and caused the 2 damage on purpose; that is completely false. I 3 don't know who said it but that was frustrating 4 on my side. My wife would do nothing to cause 5 damage to something on purpose.</p> <p>6 MS. BRADEN: I actually -- It was in, 7 I believe, one of the calls for the -- It was 8 not a HPC meeting, but it was another one that I 9 listened to where a couple people referenced 10 that the damage done and the mold was actually 11 because I cut the utilities. We actually had no 12 knowledge that the water was running. It 13 actually ran for, I believe, 5 days before we 14 got a phone call. They were actually calling 15 the old homeowner because it was shortly after 16 the home was bought. So the Village had not had 17 my information, they had the previous 18 homeowners'.</p> <p>19 So we did not have any knowledge of 20 the water. And the reason I did cut the 21 utilities for a short amount of time was they 22 were concerned about a fire, an electric fire,</p>	<p style="text-align: center;">26</p> <p>1 you provided, looking at what the old house is 2 versus the new house, if I'm reading this 3 correctly on the dashed line, the back wall of 4 your family room is essentially where the front 5 door is now. So the new home is coming way 6 forward from what's there now. It's going to be 7 a lot more prominent on that streetscape.</p> <p>8 And I can see at the front, it's 9 going to be to a fairly significant hill associated 10 with the driveway and the drop-off that has to 11 be filled to accommodate that. The grading 12 changes that I see are fairly significant across 13 the front part of the house. I'm just wondering 14 if there is any consideration or any ability to 15 take what you have drawn and push it farther 16 back. It looks like they are creating like a 17 back play area on the east side, like a 18 retaining wall?</p> <p>19 MR. PINS: If I can address that. 20 MR. PRISBY: Sure. 21 MR. PINS: We did look at it. We 22 actually sort of staked the house out and</p>

<p style="text-align: right;">27</p> <p>1 determined what the best location is. One thing</p> <p>2 really tricky about the existing location is it</p> <p>3 really didn't -- for a lot that size, it really</p> <p>4 gave you a small back yard. And with the pool</p> <p>5 and with them wanting some kind of a play area,</p> <p>6 really moving the house to the west, and we</p> <p>7 tried to not move it too much. I mean we are</p> <p>8 well behind that front yard setback. So we</p> <p>9 could have moved it significantly farther</p> <p>08:02PM 10 forward, but we did want to have that sort of</p> <p>11 feel to it. So I think there is sort of a</p> <p>12 balance to how much do we still want that</p> <p>13 elegant feel that it has now but still</p> <p>14 maintaining a very workable rear yard.</p> <p>15 On a lot that size and towards 4th</p> <p>16 Street, we tried to keep that pretty open. But</p> <p>17 there is a little bit of sort of push and pull</p> <p>18 of what you mean by moving it too far or keeping</p> <p>19 it where it was really made a small back yard.</p> <p>08:03PM 20 MS. WEINBERGER: To that same point, is</p> <p>21 the driveway the same; or is it a new driveway?</p> <p>22 MR. PINS: It's a new driveway.</p>	<p style="text-align: right;">29</p> <p>1 really too close to the street. We couldn't</p> <p>2 even have, you know, they were within the</p> <p>3 setback, that street setback. And again, we</p> <p>4 could have moved the house even further and</p> <p>5 still been within the front yard setback.</p> <p>6 So you are right, it's</p> <p>7 significantly in front of where it was; but we</p> <p>8 tried again to reach a balance between having a</p> <p>9 nice presence in the front of yard but also not</p> <p>08:04PM 10 having it or push backed quite that far.</p> <p>11 MS. PIEMONTE: And I think especially</p> <p>12 with Covid right now we have learned the</p> <p>13 importance of having a yard for our girls. We</p> <p>14 would like a nice yard for the girls to play in</p> <p>15 and, like you saw in the drawings, some</p> <p>16 activities for them in the back yard. So I</p> <p>17 think what we tried to do is have a happy medium</p> <p>18 between pulling it all the way forward and also</p> <p>19 giving us a little bit of a yard.</p> <p>08:05PM 20 MS. BRADEN: Makes sense.</p> <p>21 Chan, real quick, if I could jump</p> <p>22 in, it's Alexis, just for the record.</p>
<p style="text-align: right;">28</p> <p>1 MR. PRISBY: It's way forward of the</p> <p>2 old driveway.</p> <p>3 MS. WEINBERGER: Okay. All right.</p> <p>4 MR. PRISBY: It's closer to the front</p> <p>5 entry, right? But the thing about what I'm</p> <p>6 saying is the current back wall of the house --</p> <p>7 MS. WEINBERGER: Yes.</p> <p>8 MR. PRISBY: -- is where the front,</p> <p>9 where the existing house is. So you have got a</p> <p>08:03PM 10 whole house in front of it. You could actually,</p> <p>11 you could almost build the new house in front of</p> <p>12 old one and take the old one down.</p> <p>13 MS. WEINBERGER: Right.</p> <p>14 MR. PRISBY: At least for part of it.</p> <p>15 It's like what they did with the middle school.</p> <p>16 That's how forward it is. You could build one</p> <p>17 and leave the other temporarily. That adds more</p> <p>18 perspective on where that house is going to get</p> <p>19 located on that property.</p> <p>08:03PM 20 MR. PINS: Yes. But again, I think the</p> <p>21 house was sort of oddly located, the original</p> <p>22 house. It was really, the garages were pushed</p>	<p style="text-align: right;">30</p> <p>1 MR. YU: Okay.</p> <p>2 MS. BRADEN: Mr. and Mrs. Piemonte said</p> <p>3 they called the Village and said the home could</p> <p>4 be torn down. I think this is probably for</p> <p>5 something, a later discussion separate from</p> <p>6 Title 14. But we are hearing this a lot when</p> <p>7 potential homeowners, new homeowners, call the</p> <p>8 Village, they are maybe not getting complete</p> <p>9 information. It's really not fair to the</p> <p>08:05PM 10 homeowners if someone just picks up the phone</p> <p>11 and says, Sure, you can tear it down, and maybe</p> <p>12 they don't know the time it's going to take of</p> <p>13 hearings and design review, etcetera.</p> <p>14 So I would love to see if we could</p> <p>15 maybe get some type of messaging created so when</p> <p>16 someone does, before buying or having just</p> <p>17 purchased a home, we can get in sync with what</p> <p>18 maybe the steps are.</p> <p>19 MS. PIEMONTE: I think that would be</p> <p>08:06PM 20 great.</p> <p>21 MR. YU: Duly noted.</p> <p>22 MS. BRADEN: Thanks, Chan.</p>

<p style="text-align: center;">31</p> <p>1 MR. HAARLOW: Thomas, it's Bill</p> <p>2 Haarlow. Can you, please, talk a little bit</p> <p>3 about the materials. It appears that it's a</p> <p>4 limestone surround around the front door. Is</p> <p>5 that correct? What is the facade? Is it stone?</p> <p>6 Is it brick? Is it stucco? Is the roof slate?</p> <p>7 Is it asphalt? Can you talk a bit about what</p> <p>8 you plan on proposing here?</p> <p>9 MR. PINS: Sure. I did drop off some</p> <p>08:06PM 10 materials, I'm not sure where they ended up. So</p> <p>11 the big picture, it's mostly a stucco home. We</p> <p>12 do have some stone on the base. We have it's</p> <p>13 actually mostly stucco surrounds around the</p> <p>14 windows and doors. The roof right now is</p> <p>15 actually an architectural-grade asphalt roof but</p> <p>16 it's basically a stucco home with a stone base.</p> <p>17 MR. PRISBY: Is that real stucco?</p> <p>18 MR. PINS: Real stucco, yes, of course.</p> <p>19 MR. HAARLOW: And is that limestone</p> <p>08:07PM 20 around the front door?</p> <p>21 MR. PINS: Right now we are actually</p> <p>22 looking at, it's actually a stucco product.</p>	<p style="text-align: center;">33</p> <p>1 it's not our life-style. I'm not particularly</p> <p>2 selecting or pointing this out to this one</p> <p>3 family, but we get this a lot; so often that it</p> <p>4 makes it very difficult to be sympathetic as we</p> <p>5 move through this. So, once again, it's our way</p> <p>6 or the highway. I want that to go on record</p> <p>7 again. So that's all, thank you.</p> <p>8 MS. BRADEN: I would love to look into</p> <p>9 the possibility of having some of the exterior</p> <p>08:09PM 10 elements of the home be salvaged -- I know we</p> <p>11 did talk about that prior -- and inside if</p> <p>12 anything can be saved.</p> <p>13 MR. PINS: Yes. One interesting thing</p> <p>14 on the exterior is that the big columns in the</p> <p>15 front, the load path is actually metal or some</p> <p>16 kind of plastic. They have been replaced.</p> <p>17 MS. BRADEN: Oh, I understand.</p> <p>18 MR. PINS: Yes, sort of surprised. So,</p> <p>19 unfortunately, those big columns, I would have</p> <p>08:10PM 20 expected those to be the old wood columns. I</p> <p>21 think it's just the bottom half. They must have</p> <p>22 at some point rotted out. And actually, it's a</p>
<p style="text-align: center;">32</p> <p>1 MR. HAARLOW: And the roof is --</p> <p>2 MR. PRISBY: A stucco surround?</p> <p>3 MR. PINS: Pardon me?</p> <p>4 MR. PRISBY: Would it be a stucco</p> <p>5 surround at the front door and not like a</p> <p>6 limestone surround?</p> <p>7 MR. PINS: Correct. The product is</p> <p>8 called Argos stone. So it's made similar to</p> <p>9 stucco, but it looks like stone.</p> <p>08:08PM 10 MR. HAARLOW: And the roof is asphalt</p> <p>11 shingle?</p> <p>12 MR. PINS: Yes, which is what the</p> <p>13 existing roof was on the old house.</p> <p>14 MR. HAARLOW: Right.</p> <p>15 MR. PRISBY: Anyone else want to weigh</p> <p>16 in? I'm looking for some stuff.</p> <p>17 MR. GONZALEZ: You know what -- This</p> <p>18 is Frank Gonzalez. I want to say something not</p> <p>19 necessarily related to this house again. But</p> <p>08:09PM 20 you know what, once again we are in this</p> <p>21 crossroad where we are being asked to basically</p> <p>22 take it on the chin, accept it or not accept it,</p>	<p style="text-align: center;">34</p> <p>1 plastic if you look closely for the PVC. They</p> <p>2 did a pretty nice job, so they are plastic</p> <p>3 columns. So those wouldn't have any salvage</p> <p>4 value. But, yes, there is definitely, we would</p> <p>5 entertain options for that.</p> <p>6 MS. WEINBERGER: I'm looking at the</p> <p>7 Realtor pictures, and it doesn't really look</p> <p>8 like there is a whole lot that's original, is</p> <p>9 that -- Because it was built in 1910. I don't</p> <p>08:11PM 10 know, Jim, you have been in it. It doesn't look</p> <p>11 like there is a whole lot of original inside.</p> <p>12 MR. PINS: Yes. I know just looking</p> <p>13 at, you know, when the water came through, it</p> <p>14 was sheets of drywall that was coming down from</p> <p>15 the ceiling. It wasn't plaster. So I don't</p> <p>16 know the extent of the remodeling. But,</p> <p>17 obviously, the interior of the house had been</p> <p>18 remodeled extensively at some point.</p> <p>19 MS. BRADEN: Thanks for that.</p> <p>08:12PM 20 CHAIRMAN BOHNEN: Okay. Is there</p> <p>21 anything further that we want to talk about to</p> <p>22 the architects or to the owners about?</p>

<p style="text-align: center;">35</p> <p>1 Again, we apologize for the time</p> <p>2 not able to meet, with the virus, but it appears</p> <p>3 that you have made good use of that time.</p> <p>4 MS. PIEMONTE: Thank you.</p> <p>5 CHAIRMAN BOHNEN: And have progressed</p> <p>6 with your plans and your architect. So,</p> <p>7 hopefully, it wasn't too much of an</p> <p>8 inconvenience.</p> <p>9 MS. PIEMONTE: Thank you.</p> <p>08:12PM 10 MR. PRISBY: John, real quick, one</p> <p>11 thing that's unique about this lot being on a</p> <p>12 corner, essentially three sides, and the way</p> <p>13 this house is really situated, we didn't get</p> <p>14 like a streetscape view on I guess 4th and on,</p> <p>15 was it, Woodside. Is that even really needed</p> <p>16 for this particular lot?</p> <p>17 CHAIRMAN BOHNEN: I don't think so,</p> <p>18 Jim. Yes. The house stands alone.</p> <p>19 MR. PRISBY: I just thought I'd bring</p> <p>08:13PM 20 it up as point of discussion. I mean we kind of</p> <p>21 insist on this from other people.</p> <p>22 CHAIRMAN BOHNEN: Right.</p>	<p style="text-align: center;">37</p> <p>1 up the hill. It's set way back. It's nowhere</p> <p>2 near the house on 4th street, right? I mean the</p> <p>3 two technically don't relate. Do you agree with</p> <p>4 that? Does everyone else agree with that?</p> <p>5 MS. WEINBERGER: Yes. I, again,</p> <p>6 commend you all for your packet because it gave</p> <p>7 me really everything we have been asking for to</p> <p>8 a T. So I really appreciate it, it makes it</p> <p>9 really easy to -- It made it easy to go through</p> <p>08:14PM 10 the packet. We didn't have to ask for a</p> <p>11 streetscape, you gave it to us. The packet was</p> <p>12 very well done. I appreciate it.</p> <p>13 MR. PINS: Thank you.</p> <p>14 CHAIRMAN BOHNEN: Anything else?</p> <p>15 MR. PRISBY: Not from me.</p> <p>16 CHAIRMAN BOHNEN: Okay. Let's move</p> <p>17 along then. Can we have a motion for the</p> <p>18 demolition, please.</p> <p>19 MR. PRISBY: Do we have to close the</p> <p>08:15PM 20 public hearing?</p> <p>21 CHAIRMAN BOHNEN: We close the public</p> <p>22 hearing, that's correct.</p>
<p style="text-align: center;">36</p> <p>1 MR. PRISBY: And I'm thinking the same</p> <p>2 thing, I just don't think it's necessary. But I</p> <p>3 don't want to make that decision arbitrarily if</p> <p>4 some other Board member would like to see.</p> <p>5 CHAIRMAN BOHNEN: I honestly don't know</p> <p>6 how in this instance, this house stands alone.</p> <p>7 I mean you could go to the house to the south,</p> <p>8 but the house to the south is a horrible</p> <p>9 patchwork.</p> <p>08:13PM 10 MR. PRISBY: I'm not much for the house</p> <p>11 to the east on 4th so --</p> <p>12 CHAIRMAN BOHNEN: Right.</p> <p>13 MS. WEINBERGER: I think --</p> <p>14 MR. PINS: Jim, can I interrupt? We do</p> <p>15 actually have that streetscape drawing. The</p> <p>16 house doesn't -- I mean the house is sort of</p> <p>17 pretty far back. The streetscape, obviously, is</p> <p>18 sort of small. But if you look at our</p> <p>19 documents, we did do all three sides so --</p> <p>08:14PM 20 MR. PRISBY: I mean more up the block,</p> <p>21 right? But in this case, you know, I don't</p> <p>22 think it would be worth it because this house is</p>	<p style="text-align: center;">38</p> <p>1 Now we vote. A motion for the</p> <p>2 demolition, please.</p> <p>3 MR. YU: Can we have a motion to close</p> <p>4 the public hearing, please.</p> <p>5 MS. WEINBERGER: I move to close the</p> <p>6 public hearing for Case HPC-02-2020.</p> <p>7 MR. PRISBY: I will second.</p> <p>8 CHAIRMAN BOHNEN: Voice vote. Roll</p> <p>9 call.</p> <p>08:16PM 10 MS. WEINBERGER: Shannon Weinberger,</p> <p>11 aye.</p> <p>12 MR. GONZALEZ: Frank Gonzalez, aye.</p> <p>13 MS. BRADEN: Alexis Braden, aye.</p> <p>14 MR. HAARLOW: Bill Haarlow, aye.</p> <p>15 MR. PRISBY: James Prisby, aye.</p> <p>16 CHAIRMAN BOHNEN: John Bohnen, aye.</p> <p>17 Okay. Now, may I have a motion</p> <p>18 concerning the demolition of 419 South Oak,</p> <p>19 please.</p> <p>08:16PM 20 MR. HAARLOW: So I can make the motion.</p> <p>21 Before I do, just as discussion for that, I</p> <p>22 would say this is another example of where we</p>

<p style="text-align: center;">39</p> <p>1 have one of the iconic contributing structures, 2 there is no debate about that, for the Historic 3 District. And so it's difficult for a Historic 4 Preservation Commission to approve the 5 demolition. 6 So I will make a motion to approve 7 the Certificate of Appropriateness to demolish 8 and construct a new home in the Robbins Park 9 Historic District, Case HPC-02-2020, 419 South 10 Oak Street. 11 MR. PRISBY: And Bill, you are bringing 12 the two together, right, the demo and the 13 Certificate of Appropriateness? 14 MR. HAARLOW: I'm sorry. I misspoke. 15 This is just for the demo. Right, John? 16 CHAIRMAN BOHNEN: That's what we did in 17 the prior case. 18 MR. HAARLOW: I'm sorry. I didn't mean 19 to conflate those. This would be just for the 20 demolition. 21 MR. PRISBY: Okay. I will second that. 22 CHAIRMAN BOHNEN: If I may, I just</p>	<p style="text-align: center;">41</p> <p>1 favor of the demo, and no would be against the 2 demo. 3 MR. GONZALEZ: John, you said it right. 4 As a preservation commission, it's extremely 5 difficult. As a preservation architect, it 6 makes it much harder to basically see a 7 contributing structure and from the new owners 8 no sense or no sensitivity to at least keep 9 something significant of the facade, which 10 that's been done before thousands of thousands 11 of times or a section and still the home would 12 look modern from the inside. So it's very 13 difficult basically just to flatten a house out 14 and just, you know, say bye to it. My vote is 15 going to be no so there you go. 16 CHAIRMAN BOHNEN: Shannon? 17 MS. WEINBERGER: Yes. I would echo 18 everybody's comments. This is extremely hard. 19 It's just the process is flawed. We are trying 20 to fix some of these pieces. But while we 21 haven't yet gotten there, it's really 22 frustrating. My vote is no.</p>
<p style="text-align: center;">40</p> <p>1 wanted to, before we vote -- We are 2 preservationists, that's what we do. It's our 3 passion. We work hard at it. It's very hard 4 for us to watch some of our better homes in our 5 Village be torn down. 6 In our Title 14, under General 7 Standards, No. 11, Demolition should not be 8 permitted if a structure, building, or site that 9 is economically viable in its present condition 10 could be economically viable after completion of 11 appropriate alteration even if demolition would 12 permit more profitable use of the site. 13 So what we end up doing is having 14 to defend our historic homes, sometimes not so 15 well, and we have to vote against what our 16 premise is, the whole premise for having the 17 Historic Preservation Commission. So when we 18 vote, I want our applicants to understand we are 19 not trying to be capricious. We are not. We 20 are just doing what we have to do. 21 And having said that, now let's 22 have a voice vote individually. Yes would be in</p>	<p style="text-align: center;">42</p> <p>1 CHAIRMAN BOHNEN: Jim? 2 MR. PRISBY: I'd say the same thing. 3 My vote is definitely going to be no because of 4 the historic nature of the house. And again, 5 I'm not going to waste their time having me beat 6 a dead horse with the same thing I say every 7 month about having a flawed system and not being 8 able to get in front of these things and having 9 conversations about the architecture and design 10 standards before people put pen to paper. I 11 could go on and on and on, I'm just not going to 12 do it. But at the same time, I don't feel the 13 need at the moment to delay them. So I'm still 14 voting, I'm voting no, still gets them on their 15 way. 16 CHAIRMAN BOHNEN: Alexis? 17 MS. BRADEN: Yes. It's tough. With 18 all due respect to Mr. and Mrs. Piemonte, it's 19 absolutely nothing to do with you all. It's 20 just a historic home. And the past three months 21 have been a bit difficult because we are seeing 22 a lot of really good homes come down. So again,</p>

<div>43</div> <div>1 to what Mr. Prisby just echoed, we don't want to</div> <div>2 delay you; but my vote would be no.</div> <div>3 CHAIRMAN BOHNEN: And I also vote no.</div> <div>4 MR. YU: So if I may, who seconded that</div> <div>5 motion?</div> <div>6 MR. PRISBY: I believe I did, Chan.</div> <div>7 MR. YU: Okay. And so was that a</div> <div>8 formal vote, or should I do a roll call?</div> <div>9 CHAIRMAN BOHNEN: No, that's fine.</div> <div>08:22PM 10 MR. YU: Okay.</div> <div>11 CHAIRMAN BOHNEN: We gave you our</div> <div>12 names.</div> <div>13 Okay. I need a motion now to</div> <div>14 approve the home that has been presented to us</div> <div>15 for review.</div> <div>16 MS. BRADEN: I will do that.</div> <div>17 CHAIRMAN BOHNEN: Okay.</div> <div>18 MS. BRADEN: This is my first motion</div> <div>19 for everyone. I move to approve the Certificate</div> <div>08:23PM 20 of Appropriateness for Case 02-2020 at 419 South</div> <div>21 Oak.</div> <div>22 CHAIRMAN BOHNEN: Second, please.</div>	<div>45</div> <div>1 Thank you very much. I appreciate</div> <div>2 you attending our meeting. Good luck to you.</div> <div>3 MS. PIEMONTE: Thank you.</div> <div>4 * * *</div> <div>5 (Which were all the proceedings had</div> <div>6 in the above-entitled cause.)</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>
<div>44</div> <div>1 MS. WEINBERGER: Second. Shannon.</div> <div>2 CHAIRMAN BOHNEN: All those in favor,</div> <div>3 please state you name and your vote, please.</div> <div>4 Pardon me. State your name and</div> <div>5 your vote, yea or nay.</div> <div>6 MS. BRADEN: Alexis Braden, nay.</div> <div>7 MR. GONZALEZ: Frank Gonzalez, nay.</div> <div>8 MS. WEINBERGER: Shannon Weinberger,</div> <div>9 no.</div> <div>08:23PM 10 MR. HAARLOW: Bill Haarlow, no.</div> <div>11 MR. PRISBY: James Prisby. I'm going</div> <div>12 to vote no only because I have a couple issues</div> <div>13 with a couple of materials. However, it's</div> <div>14 really not worth getting into for the reasons we</div> <div>15 continue to discuss. I think there is enough on</div> <div>16 this house architecturally related to historic</div> <div>17 architecture that I'm happy with. I just want</div> <div>18 to have on the record that it's no simply</div> <div>19 because of the material that I would have done</div> <div>08:24PM 20 differently, a little more stone and a little</div> <div>21 less stucco.</div> <div>22 CHAIRMAN BOHNEN: John Bohnen, no.</div>	<div>46</div> <div>STATE OF ILLINOIS)</div> <div>) ss.</div> <div>COUNTY OF DU PAGE)</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>do hereby certify that I am a court reporter</div> <div>doing business in the State of Illinois, that I</div> <div>reported in shorthand the testimony given at the</div> <div>hearing of said cause, and that the foregoing is</div> <div>a true and correct transcript of my shorthand</div> <div>notes so taken as aforesaid.</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div>License No. 084-001391</div>

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 HPC-03-2020 - 641 South Elm Street)
 Request for Certificate of)
 Appropriateness to demolish and)
 Construct a new home in the Robbins)
 Park Historic District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Zoom Continued Public Hearing of
 the above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 1st day of July, 2020, at 8:25 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

<p style="text-align: center;">47</p> <p>1 ALSO PRESENT VIA ZOOM: 2 MR. ROBB MC GINNIS, Director of Community Development; 3 4 MR. CHAN YU, Village Planner; 5 6 MR. PATRICK FORTELKA, Moment Design; 7 8 MR. DOUG LAUX, 9 10 MS. JULIE LAUX. 11 12 * * * 13 14 15 16 17 18 19 20 21 22</p> <p>08:24PM 10 CHAIRMAN BOHNEN: We will start the public hearing now for case HPC-03-2020, 11 641 South Elm Street. The public hearing is now 12 open. 13 Julie and Patrick, do you want to 14 talk to us? 15 MS. LAUX: Sure. Go ahead, Patrick. 16 CHAIRMAN BOHNEN: They were sworn in at 17 the last meeting. 18 MR. FORTELKA: Yes. I can't even 19 recall, the last meeting we had was a while ago, 20 similar to the Kozys, a new house for Doug and 21 Julie Laux, 641 South Elm. There was an earlier 22 rendition of this house that was an early</p>	<p style="text-align: center;">49</p> <p>1 open porch with a flat roof and shaped timbers. 2 Through the design process, Doug and Julie 3 decided that room would be better served closed 4 off, and we had the FAR to do that. So what you 5 are seeing there now is all the doors closed in 6 that component so that was one of the bigger 7 switches. 8 9 I believe the first house that you 10 had seen we were contemplating stucco for an 11 exterior material on a concrete block substrate. 12 This house we are doing brick. We are looking 13 at a couple different options for the brick. 14 There is a company out of Texas that we are 15 working on getting a light-colored gray brick or 16 possibly mineral-painted or common Chicago brick 17 to get sort of a white effect on the exterior 18 material. 19 MS. LAUX: I actually built a whole 20 house, a mini house in the back of my office 21 that I invited you all to look at. I know that, 22 Shannon, I met with her there to see it where I have a window, I have the brick, I have the</p> <p>08:28PM 10 08:28PM 20</p>
<p style="text-align: center;">48</p> <p>1 schematic. Since that time, the drawings have 2 progressed. We are in for permit now, and we 3 should have an updated exterior elevation study 4 on this house as well. 5 6 You had requested a streetscape on 7 this block as well. This one, again, has very 8 few contributing houses on the Elm Street side. 9 I think there is only one on the opposite block. 10 I believe Mr. Prisby had requested seeing a 11 colored elevation of the south elevation, which 12 we have included in the new packet as well. 13 14 MR. PRISBY: Thank you. 15 16 MR. FORTELKA: That's where we are at. 17 18 MR. PRISBY: Patrick, what changed 19 architecturally from last time, do you remember? 20 I know it was a while ago. Sorry to put you on 21 the spot. 22 23 MR. FORTELKA: One of the big 24 differences is the covered porch that connects 25 the garage to the house, which you will see that 26 closed door unit. On the single-story 27 component, that was originally designed as an</p> <p>08:26PM 20 08:26PM 21</p>	<p style="text-align: center;">50</p> <p>1 roof, all the materials. I actually used a 2 reclaimed brick, which I like because it's 3 textural. We like one the one out of Texas as 4 well because it has the textural elements of a 5 reclaimed brick and I have a white mineral paint 6 on that. 7 8 MS. WEINBERGER: I have to say, I 9 encourage you all to go drop by and look at it. 10 It's an impressive way. If I were a client, I 11 would really be happy to see all my materials in 12 real life. It's like the back of a little or 13 the front of a little playhouse almost. And it 14 really helps you see everything all together 15 just not on a regular board but actually paint 16 over the brick. It was very helpful to see it 17 that way, and I really appreciate it. 18 19 MS. LAUX: Thanks, Shannon. I do that 20 for every home we build. 21 22 MS. WEINBERGER: That's impressive. I 23 wish I would have had that in Park City. 24 25 MR. PRISBY: Patrick, does that garage 26 slide farther east, the two-car detached; or was</p> <p>08:29PM 10 08:29PM 20</p>

<p style="text-align: center;">51</p> <p>1 it always at that location?</p> <p>2 MR. FORTELKA: I think it's always been</p> <p>3 at that location.</p> <p>4 MS. LAUX: Yes.</p> <p>5 MR. FORTELKA: And if it has moved,</p> <p>6 it's a foot or two, it's nothing major. You are</p> <p>7 seeing the detached garage in the back yard,</p> <p>8 which might not have been part of the original</p> <p>9 presentation. It might not have been signed at</p> <p>08:30PM 10 that point.</p> <p>11 So what you are seeing is actually</p> <p>12 an accessory structure in the back yard that's</p> <p>13 technically visible from the street, but it's</p> <p>14 the furthest thing back from the lot line.</p> <p>15 MS. LAUX: It was in the original</p> <p>16 presentation. We are actually taking all of the</p> <p>17 slate roof shingles off the current house and</p> <p>18 using them on that detached structure.</p> <p>19 MR. PRISBY: Patrick, I think last time</p> <p>08:30PM 20 we talked for that breezeway, I think they</p> <p>21 showed it without the windows there. And we</p> <p>22 talked about the possibility that you could do</p>	<p style="text-align: center;">53</p> <p>1 garage, correct?</p> <p>2 MS. LAUX: That's correct.</p> <p>3 MS. WEINBERGER: I think the last time</p> <p>4 we were together you had talked about potentially</p> <p>5 using some of the windows interiorwise. Are you</p> <p>6 still planning on doing that?</p> <p>7 MS. LAUX: I'm actually taking every</p> <p>8 window. They are all steel, unfortunately,</p> <p>9 single-pane windows, so they don't function as</p> <p>08:32PM 10 exterior but I'm taking every window out. I'm</p> <p>11 trying to use as many as I can in the home. My</p> <p>12 daughter, for example, picked the round window.</p> <p>13 It's going to be in her closet.</p> <p>14 We are using windows between the</p> <p>15 kitchen and the porch that we were discussing</p> <p>16 with the closed doors. The ones that I don't</p> <p>17 use in this home, I will use in other homes; but</p> <p>18 I will be salvaging every metal window out of</p> <p>19 the house.</p> <p>08:32PM 20 MS. WEINBERGER: So if you find</p> <p>21 yourself with extra --</p> <p>22 MS. LAUX: Anyone can ask me, for sure.</p>
<p style="text-align: center;">52</p> <p>1 all glass across there and make it a completely</p> <p>2 functional wall. And I think we even asked to</p> <p>3 see the windows on there at this time, which we</p> <p>4 are getting. On those windows, are they windows</p> <p>5 or doors? Does that have --</p> <p>6 MR. FORTELKA: These are doors.</p> <p>7 MS. LAUX: They are doors.</p> <p>8 MR. FORTELKA: They are doors.</p> <p>9 MR. PRISBY: Can that whole wall open</p> <p>08:31PM 10 up, or is it just individual doors locked into a</p> <p>11 frame?</p> <p>12 MS. LAUX: No, it will all open up.</p> <p>13 MR. PRISBY: So will the whole wall</p> <p>14 disappear?</p> <p>15 MS. LAUX: No, it won't disappear.</p> <p>16 It's yes, like a bi-fold but it won't disappear</p> <p>17 in the wall structure.</p> <p>18 MR. PRISBY: It will just go to the</p> <p>19 side and open completely, which is nice.</p> <p>08:31PM 20 MS. LAUX: Correct.</p> <p>21 MS. WEINBERGER: So you are talking</p> <p>22 about in between the house and the attached</p>	<p style="text-align: center;">54</p> <p>1 MS. WEINBERGER: Well, I would love to</p> <p>2 come and look at them if you don't mind because</p> <p>3 if they are the queen windows that the Zook has,</p> <p>4 we restored all the windows at the Zook at KLM</p> <p>5 back in 2007 I'm going to guess so our windows</p> <p>6 are okay. But if they are --</p> <p>7 MS. LAUX: I would love nothing more to</p> <p>8 have those in that house, that would be awesome.</p> <p>9 I will not put those in the trash. I won't put</p> <p>08:33PM 10 anything, I never do. Anything reclaimable, I</p> <p>11 will donate. My last day before I demo, I have</p> <p>12 guys in there scrapping everything even if it's</p> <p>13 not of historic value. I just think it's a</p> <p>14 shame to put it in the dump. So I do everything</p> <p>15 I can to reclaim anything.</p> <p>16 MS. WEINBERGER: All right. Well, keep</p> <p>17 me posted on that, I would love to look at them.</p> <p>18 MS. LAUX: I will.</p> <p>19 MS. WEINBERGER: Thanks.</p> <p>08:33PM 20 MR. GONZALEZ: On Shannon's note, yes,</p> <p>21 I'm a preservation architect. I would love to</p> <p>22 see some of the materials and see how they could</p>

<p style="text-align: center;">55</p> <p>1 be reused somewhere else.</p> <p>2 MS. LAUX: That would be awesome, any</p> <p>3 time.</p> <p>4 MR. GONZALEZ: Please keep in mind,</p> <p>5 too. I will talk to Shannon.</p> <p>6 MS. LAUX: Typically what I do, I have</p> <p>7 a three-car garage behind my office, whatever</p> <p>8 I'm sort of saving is being saved in there. You</p> <p>9 are welcome to come take a look.</p> <p>08:34PM 10 MR. GONZALEZ: All right. Thank you.</p> <p>11 MS. LAUX: Of course.</p> <p>12 MR. HAARLOW: It's Bill Haarlow.</p> <p>13 MR. FORTELKA: Can I jump in and,</p> <p>14 Julie, you can kick me for saying this; but some</p> <p>15 of the interior doors are very specific to the</p> <p>16 house. Julie's project manager and I looked at</p> <p>17 them, they are a solid wood door. They are</p> <p>18 interesting. They might be of interest for</p> <p>19 somebody as well.</p> <p>08:34PM 20 MS. LAUX: For sure.</p> <p>21 MR. FORTELKA: We couldn't think of</p> <p>22 anything to do with them. They are 6'8" tall on</p>	<p style="text-align: center;">57</p> <p>1 on either side, the southwest corner in</p> <p>2 particular but also the four windows. I</p> <p>3 think -- I could be wrong, I might be confusing</p> <p>4 this with the house further down, the Jones' old</p> <p>5 property -- but I think we discussed this at the</p> <p>6 one meeting that we did have. I just wanted to</p> <p>7 say that I think of that the changes on the more</p> <p>8 recent elevation are more in keeping with the</p> <p>9 historic nature of that area. So I think, Julie</p> <p>08:36PM 10 and Doug, and also, Patrick, that's appreciated.</p> <p>11 Your design has moved it from being a little</p> <p>12 more contemporary to maybe a little more</p> <p>13 sensitive thinking in particular about the house</p> <p>14 that's not directly across from where you are</p> <p>15 going to be but the one that is then one house</p> <p>16 further, further north opposite you. It has the</p> <p>17 huge --</p> <p>18 MS. LAUX: That's a beautiful house.</p> <p>19 MR. HAARLOW: It is a beautiful home</p> <p>08:37PM 20 and I think that the newer rendition is more</p> <p>21 complementary with that home. And that home,</p> <p>22 that is an older house, it's a prewar house.</p>
<p style="text-align: center;">56</p> <p>1 the 2nd floor, which again nobody uses that size</p> <p>2 anymore. But in the preservation realm, they</p> <p>3 would have a --</p> <p>4 MS. LAUX: I'm happy to save and store</p> <p>5 anything.</p> <p>6 MR. FORTELKA: Yes. The front door is</p> <p>7 interesting as well.</p> <p>8 MS. LAUX: I like that, too. I know, I</p> <p>9 was trying to think of a home for that.</p> <p>08:35PM 10 MR. FORTELKA: Yes.</p> <p>11 MR. HAARLOW: Patrick, it's Bill. I</p> <p>12 was looking at in the memo that we got.</p> <p>13 Actually included in that was the January 15th</p> <p>14 of this year west elevation and comparing that</p> <p>15 to the current proposed west elevation. So,</p> <p>16 obviously, the connection, using that height in</p> <p>17 between the attached garage and the house itself</p> <p>18 is there. But it seems to me that some of the</p> <p>19 other changes that included going from the black</p> <p>08:35PM 20 windows to white windows, looks like you have</p> <p>21 white mullions now; and also kind of reducing</p> <p>22 the visual massing of the windows, particularly</p>	<p style="text-align: center;">58</p> <p>1 MS. LAUX: Yes, it's cool. I have</p> <p>2 talked to as many, I have knocked on every</p> <p>3 neighbor. They all understand. The neighbor to</p> <p>4 our east, whose mother actually lived in that</p> <p>5 house, the Beres, they understand; and they are</p> <p>6 in favor of us tearing it down. Jim Engler, who</p> <p>7 is to the south, he's in favor of us tearing it</p> <p>8 down. Everybody understands. We have tried to</p> <p>9 share our plans with the neighborhood so that</p> <p>08:37PM 10 they are happy with what's going to happen in</p> <p>11 their world as well. I have knocked on the</p> <p>12 north neighbor many times and no one has ever</p> <p>13 answered so I don't know what the situation is</p> <p>14 there.</p> <p>15 MS. WEINBERGER: I want to echo what</p> <p>16 Bill just said about the change in the windows.</p> <p>17 I think the white windows, I felt like when I</p> <p>18 looked at your samples yesterday, it's a very</p> <p>19 classic set of materials. I think moving to</p> <p>08:38PM 20 those white windows really does make it more</p> <p>21 unique than what's being built now. A lot of</p> <p>22 people are using the black windows, so I think</p>

<p style="text-align: center;">59</p> <p>1 that was great. It is much more classic.</p> <p>2 MS. LAUX: Well, Shannon, I told you</p> <p>3 yesterday my inspo house is the house at the</p> <p>4 corner of Elm and Park that I think was probably</p> <p>5 built in the '20s. It's sort of a</p> <p>6 Hollywood-style house. I just dig that house.</p> <p>7 MS. WEINBERGER: So the slate is going,</p> <p>8 the slate roof is going to be on the detached?</p> <p>9 MS. LAUX: Well, it's all going to be</p> <p>08:38PM 10 slate but the reclaimed slate -- So I think I</p> <p>11 showed you that yesterday that it was laid very</p> <p>12 differently and actually not properly on the</p> <p>13 original house. So I only have enough to do the</p> <p>14 detached garage.</p> <p>15 MS. WEINBERGER: Okay. But the rest is</p> <p>16 going to be slate, it's just not going to be the</p> <p>17 reclaimed.</p> <p>18 MS. LAUX: Yep.</p> <p>19 MS. WEINBERGER: Thanks.</p> <p>08:39PM 20 MR. HAARLOW: Julie, just I want to</p> <p>21 make sure I understood quickly. The house you</p> <p>22 were saying that you liked, are you referencing</p>	<p style="text-align: center;">61</p> <p>1 memorable because most of those were done in the</p> <p>2 '50s. But that house in particular, it's nice</p> <p>3 to know there is some historical reference in</p> <p>4 that regard.</p> <p>5 MS. LAUX: Yes. I dig that house.</p> <p>6 MS. BRADEN: Shannon, it's Alexis here.</p> <p>7 I think the Historical Society needs to do a big</p> <p>8 movement on Philip Duke West because I'm</p> <p>9 learning about all these homes on Elm and in</p> <p>08:40PM 10 that corner there. Sidenote.</p> <p>11 MS. WEINBERGER: Feel free to email.</p> <p>12 CHAIRMAN BOHNEN: Okay. Anything</p> <p>13 further?</p> <p>14 MR. PRISBY: Just for the record, John.</p> <p>15 I want to thank both Julie and Patrick again for</p> <p>16 coming in early in the process in March and kind</p> <p>17 of respecting some of the wishes we have had for</p> <p>18 as a Board for quite some time. I'm a little</p> <p>19 disappointed that Covid kind of cut that process</p> <p>08:41PM 20 short, and I wasn't expecting you guys to just</p> <p>21 stop what you were doing for another meeting.</p> <p>22 But I guess I really want it on the</p>
<p style="text-align: center;">60</p> <p>1 senior Bunkers' house that's at the northwest</p> <p>2 corner of 8th and Elm?</p> <p>3 MS. LAUX: Yes. Okay.</p> <p>4 MR. FORTELKA: I think it's 242 East</p> <p>5 8th.</p> <p>6 MS. LAUX: I don't know the address but</p> <p>7 I stalk it.</p> <p>8 MR. FORTELKA: I say it's art deco and</p> <p>9 you can see our cut is not the same as that but</p> <p>08:39PM 10 the white windows, and they have a mix of dark</p> <p>11 clad windows and that was our concept for the</p> <p>12 breezeway being a darker clad as well, a very</p> <p>13 interesting mix but still classic. And the</p> <p>14 white brick I think is really pretty on that</p> <p>15 house as well.</p> <p>16 MS. LAUX: I think it was very stylized</p> <p>17 in its day, and that's what I like.</p> <p>18 MR. HAARLOW: That house was actually I</p> <p>19 think it was 1940, early 1940s. It's Philip</p> <p>08:40PM 20 Duke West who did a number of homes in the</p> <p>21 Village and a couple of buildings downtown. The</p> <p>22 buildings- downtown maybe aren't quite as</p>	<p style="text-align: center;">62</p> <p>1 record that I would like to see more of that in</p> <p>2 the future and that I really appreciated the</p> <p>3 fact you guys did that originally.</p> <p>4 MS. LAUX: And Jim, you will see, we're</p> <p>5 coming in -- It's funny, I just did an</p> <p>6 application -- sorry, this is off topic for --</p> <p>7 241 East 1st. Your application doesn't serve</p> <p>8 what you are asking us to do because I literally</p> <p>9 couldn't fill any of it out.</p> <p>08:41PM 10 MR. PRISBY: It's --</p> <p>11 MS. LAUX: Because we came in early.</p> <p>12 MR. PRISBY: Julie, have you seen any</p> <p>13 of these Title 14 changes we have been talking</p> <p>14 about?</p> <p>15 MS. LAUX: We will talk about that</p> <p>16 another day but, yes, of course.</p> <p>17 MR. PRISBY: All right. That will, of</p> <p>18 course, change that or force that issue a little</p> <p>19 bit if that goes through. So that will help I</p> <p>08:42PM 20 think require more people to come in if they</p> <p>21 have to pause for X number of times before</p> <p>22 having their final submittal. So I think it</p>

<p style="text-align: center;">63</p> <p>1 will be a good thing. Obviously, we will have</p> <p>2 that discussion another time; but we will see.</p> <p>3 But thank you, I appreciate it.</p> <p>4 MS. LAUX: You are welcome.</p> <p>5 CHAIRMAN BOHNEN: Anything further?</p> <p>6 MS. WEINBERGER: Yes. I would just</p> <p>7 say, Patrick, maybe take a peek at the packet</p> <p>8 that was submitted, that last case that we just</p> <p>9 saw, in terms of the streetscape.</p> <p>08:42PM 10 MR. FORTELKA: Yes, I saw it.</p> <p>11 MS. WEINBERGER: That would be really</p> <p>12 helpful for us. And I don't know technologywise</p> <p>13 how they did it, but it is nice to see the house</p> <p>14 sitting with its neighbor houses. Whether they</p> <p>15 are historic, contributing, noncontributing,</p> <p>16 it's just nice to see the streetscape overall.</p> <p>17 It kind of helps.</p> <p>18 MS. LAUX: I did my best with that. My</p> <p>19 daughter actually is a graphic designer. She</p> <p>08:43PM 20 did it. I literally would have had to stand on</p> <p>21 someone's front porch to get a picture of the</p> <p>22 house. I couldn't do it, I tried.</p>	<p style="text-align: center;">65</p> <p>1 those kind of things just really help answer</p> <p>2 questions before I have to ask them.</p> <p>3 MS. LAUX: I want to keep all that</p> <p>4 south fence and landscaping like along the south</p> <p>5 side, that's important to me.</p> <p>6 MS. WEINBERGER: Good.</p> <p>7 CHAIRMAN BOHNEN: Anybody else? Then</p> <p>8 we will close this public hearing. Do we have a</p> <p>9 motion, please.</p> <p>08:45PM 10 MS. WEINBERGER: I move to close this</p> <p>11 Public Hearing Case HPC-03-2020.</p> <p>12 CHAIRMAN BOHNEN: Second, please.</p> <p>13 MR. GONZALEZ: I second it.</p> <p>14 CHAIRMAN BOHNEN: Vote by name, please.</p> <p>15 MS. WEINBERGER: Shannon Weinberger,</p> <p>16 aye.</p> <p>17 MR. GONZALEZ: Frank Gonzalez, aye.</p> <p>18 MS. BRADEN: Alexis Braden, aye.</p> <p>19 MR. HAARLOW: Bill Haarlow, aye.</p> <p>08:45PM 20 MR. PRISBY: Aye.</p> <p>21 CHAIRMAN BOHNEN: John Bohnen, aye.</p> <p>22 Okay. So now we will take up the</p>
<p style="text-align: center;">64</p> <p>1 MR. FORTELKA: That said, I'm glad you</p> <p>2 brought this up because specifically with this</p> <p>3 house we are talking about right now I'm</p> <p>4 99 percent sure there are no houses facing</p> <p>5 either one of these blocks that are contributing</p> <p>6 in any way. So does a streetscape really help</p> <p>7 us ascertain in -- Because sometimes some of</p> <p>8 the in fill that's already been built, '80s,</p> <p>9 '90s, isn't great. Does that make sense?</p> <p>08:43PM 10 MS. WEINBERGER: Yes. I mean that's a</p> <p>11 really good question that I think that we need</p> <p>12 to talk about because I appreciate it even if</p> <p>13 the houses are not historic. It helps me with</p> <p>14 bulk, it helps me understand spacing. And I</p> <p>15 know you are just plugging in the proposed home,</p> <p>16 but it still helps me personally. I don't know</p> <p>17 if any of the other Commissioners feel that way.</p> <p>18 And maybe that's something that we all need to</p> <p>19 hash out outside of the public hearing. But,</p> <p>08:44PM 20 yes, it just --</p> <p>21 And I appreciate that you did the</p> <p>22 layover with the existing and the proposed. So</p>	<p style="text-align: center;">66</p> <p>1 votes. First the demolition.</p> <p>2 MR. PRISBY: I will make the motion to</p> <p>3 approve the demolition of 641 South Elm,</p> <p>4 Case HPC-03-2020.</p> <p>5 MS. WEINBERGER: Second.</p> <p>6 CHAIRMAN BOHNEN: Okay. Please vote by</p> <p>7 name.</p> <p>8 MS. WEINBERGER: Shannon Weinberger,</p> <p>9 no.</p> <p>08:46PM 10 MR. HAARLOW: Bill Haarlow, no.</p> <p>11 MR. PRISBY: James Prisby, no.</p> <p>12 MS. BRADEN: Alexis Braden, no.</p> <p>13 MR. GONZALEZ: Frank Gonzalez, no.</p> <p>14 CHAIRMAN BOHNEN: John Bohnen, no.</p> <p>15 Okay. And now, if I can have a</p> <p>16 motion to approve the home as presented to us,</p> <p>17 please.</p> <p>18 MS. WEINBERGER: I move.</p> <p>19 MR. PRISBY: So motion -- Go ahead,</p> <p>08:46PM 20 Shannon.</p> <p>21 MS. WEINBERGER: I move to approve the</p> <p>22 Certificate of Appropriateness for the new</p>

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1 would think, Shannon, that we would want that
2 again.
3 MS. WEINBERGER: Yes, I agree.
4 MS. LAUX: Yes. If you want to send a
5 photographer, just let me know and we can set it
6 up.
7 MS. WEINBERGER: Okay. Thank you.
8 MS. LAUX: At your convenience. All
9 right. Bye.
10 * * *
11 (Which were all the proceedings had
12 in the above-entitled cause.)
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STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

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

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

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 HPC-08-2020 - Request for Waiver)
 of Certificate of Appropriateness)
 Application Requirement for plans)
 and specifications for proposed)
 replacement structure -)
 444 E. 4th St.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Zoom Waiver Request of the
 above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 1st day of July, 2020, at 8:48 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT VIA ZOOM: 2 MR. ROBB MC GINNIS, Director of Community Development; 3 MR. CHAN YU, Village Planner; 4 MR. MATT BOUSQUETTE, Applicant; 5 MR. MICHAEL D'ONOFRIO, Planning 6 Consultant. 7 * * *</p> <p>8 CHAIRMAN BOHNEN: So now our next item 9 is a waiver request. It's Case HPC-08-2020, A 08:56PM 10 request for Waiver of Certificate of 11 Appropriateness for 444 East 4th Street. And as 12 you saw in the packets, the owner wants to be 13 able to tear the house down and maintains that 14 he's going to create a yard, not building 15 anything in its place. 16 So we can discuss this but I will 17 preface the discussion by saying that as a 18 matter of protocol we have never approved a 19 demolition without first seeing what's going to 08:57PM 20 be built there. The only one was the Grieve one 21 that occurred back in 2018, and we quickly 22 realized that by voting on that they could have</p>	<p style="text-align: center;">4</p> <p>1 that together. It seems like it should be 2 required in the Robbins District so people 3 aren't buying these homes and discovering after 4 the fact; and it gives you a chance upfront to 5 talk about a lot of the benefits and that kind 6 of thing. So I thought that was a good idea, 7 someone should pursue that. 8 And then my comment to Jim. Hey, 9 Jim, on the lot split thing, you are generally 10 correct but not completely. I just for the 08:58PM 11 record I want it reflected that the ZBA agreed 12 and voted unanimously to split the lot 13 recognizing that the houses that stood there 14 were kind of economically unviable on the size 15 of the lot. 16 MR. PRISBY: Yes. I couldn't remember 17 how that ended a couple years ago. 18 MR. BOUSQUETTE: Yes. 19 MR. PRISBY: And I think I wasn't sure, 08:59PM 20 right? 21 MR. BOUSQUETTE: Right. 22 MR. PRISBY: But I that remember a lot</p>
<p style="text-align: center;">3</p> <p>1 gone down the next day and gotten a demo permit. 2 So as Jim Prisby explained to you 3 earlier in the evening, you need to think this 4 through. You need to decide what your position 5 is on this and then vote accordingly. So you 6 have the application. 7 Mr. Bousquette, I see your name. 8 Are you here? 9 MR. BOUSQUETTE: Yes. 08:58PM 10 CHAIRMAN BOHNEN: Would you like to 11 introduce the subject for us. 12 MR. BOUSQUETTE: Sure. Too, if you 13 will permit me 10 seconds on a somewhat related 14 but not identical topic. The first comment is 15 to Alexis. Hey, your comment you had to Chan 16 about what to tell new people shopping in town, 17 the thing that I find wanting is it seems like 18 there should be a really good packet that 19 Realtors should be required to give to people 08:58PM 20 looking at homes and sort of sell the whole idea 21 with in -- (inaudible) -- and some stuff. You 22 would be really good at putting something like</p>	<p style="text-align: center;">5</p> <p>1 of discussion had been had about not allowing 2 two lots to be subdivided unless you had the 3 60,000 square feet. 4 MR. BOUSQUETTE: Yes. The ZBA in the 5 end approved it unanimously. It got to the 6 Board of Trustees and for a different reason, 7 which I will spare everybody the information on 8 tonight, they declined it. 9 So I'm here tonight, right, to -- 08:59PM 10 Frankly, what I'm seeking is the Certificate of 11 Appropriateness to demolish the house. And let 12 me give you three reasons or three things that 13 are a little bit disappointing to be here 14 tonight. The first one is -- and I don't now 15 how closely you guys follow this -- the 16 application to apply for the Certificate of 17 Appropriateness, on page 3, Section 4, says, 18 Successive applications. And it says, Has all 19 or any part of this property been subjected to 09:00PM 20 another application or Certificate of 21 Appropriateness under Title 14. 22 And then when you read, when you go</p>

<p style="text-align: center;">6</p> <p>1 to the Code, under Code 14-3-10A, it says, 2 Second applications without new grounds are 3 barred. So the fact that I have to reappear 4 here seems odd given that both your own 5 application, a half a page of it, and the Code 6 under 14-3-10A seems to indicate that I 7 shouldn't have to be doing that.</p> <p>8 It's my understanding that the 9 Village has taken a position that it didn't 10 really need item No. 4 despite it being there 11 years and everybody having to fill, that they 12 didn't really need it and now they are going to 13 take it off, and then 14-3-10 doesn't apply. So 14 that would be my first sort of huh.</p> <p>15 The second frustration is that the 16 move that happened, I guess it's in December or 17 January, that the Certificate of Appropriateness 18 for a teardown now required me show up with a 19 design for the new home; right? So I know that 20 that apparently was just passed. But you should 21 know, as members of the Board, that that doesn't 22 even appear, the Code section hasn't even been</p>	<p style="text-align: center;">8</p> <p>1 everybody else. That's a very, very dangerous 2 place to be; right?</p> <p>3 So let's take that to the next 4 step. So theoretically, anybody who owns a 5 smaller house on a lot in Hinsdale is using the 6 same services, they should be tax shamed because 7 they are under-utilizing that lot and their tax 8 base is too low, and all of the people with low 9 taxes and smaller houses, those of us with 10 larger tax bills are funding them.</p> <p>11 So to bring it home so you guys can 12 understand it, my tax bill is larger than 13 230 East 1st, plus 219 Justina, plus 565 North 14 Vine, plus 239 Walnut, plus 436 East 1st. So I 15 find it a little bit frustrating that the 16 suggestion that --</p> <p>17 MS. BRADEN: That's my address so I'm 18 happy to know.</p> <p>19 MR. BOUSQUETTE: Yes. So the point is 20 I pay a significant tax bill now, and I will 21 continue to pay a significant tax bill after we 22 remove the house. But the fact that suggesting</p>
<p style="text-align: center;">7</p> <p>1 written yet. I know there is a proposed Code 2 section. But when I went to apply my permit for 3 demolition in very early March, frankly, before 4 the March 16 and all of the hubbub, that Code 5 does not currently exist anywhere.</p> <p>6 I guess the question I would lay 7 out to you guys is anybody who is seeking to 8 tear down a house you are adding significant 9 cost by requiring them to show up with the 10 drawings for the new house because you are 11 asking them to maintain the old house and all of 12 the utilities and all the insurance and all the 13 costs while they are waiting to draw the new 14 house. So you have added significant cost to 15 any sort of demolition process by doing so.</p> <p>16 And you know, I guess it was under 17 the guise of what I would call property tax 18 shaming. And the idea, I guess, I have been 19 told, is that it's bad when somebody tears down 20 a house and doesn't build because then a tax 21 burden, therefore, gets passed on to the balance 22 of the Village; right? So it's unfair to</p>	<p style="text-align: center;">9</p> <p>1 I'm some sort of tax cheat because I would like 2 to have more land is I think a misplaced theory 3 that, when people start to look at Title 14 4 redo, they have really got to look at that 5 because you are adding cost. I'm not quite sure 6 what the benefit is, right?</p> <p>7 So now here is the third reason why 8 I'm frustrated to be in front of you tonight, 9 right? So as you know, we went through a very, 10 very expensive process a number of years ago and 11 appeared before this committee repeatedly. 12 Since that last round, as you know, we tried to 13 save the house and split the lot. We had a 14 purchaser who spent a significant amount of 15 money, as we did, trying to make that happen. 16 It didn't happen. Since then, we put the money 17 or the home on the multilist, we marketed it 18 locally, we marketed nationally, and we marketed 19 it internationally through a series of luxury 20 portfolio home magazines and various different 21 things. So it was for sale for 1,126 days. 22 Nobody wants the house. There were no offers</p>

<p style="text-align: center;">10</p> <p>1 for the house. None. Zero.</p> <p>2 So now I say, Okay, enough. Right?</p> <p>3 So with all the various other things happening</p> <p>4 in the world, around Christmastime we decided we</p> <p>5 are going to tear down the house. My kids are</p> <p>6 only here two or three more years before they go</p> <p>7 off to college, and we are burning through a lot</p> <p>8 of cash just trying to continue to maintain that</p> <p>9 house.</p> <p>09:05PM 10 To give you some perspective, since</p> <p>11 the March meeting alone, the March application,</p> <p>12 I've spent \$36,000 between insurance, taxes,</p> <p>13 utilities, upkeep, gardeners, and all the rest</p> <p>14 of it. So it's not an insignificant amount of</p> <p>15 money.</p> <p>16 So when I went to file for the</p> <p>17 teardown permit at the beginning of March, what</p> <p>18 I discovered was my HPC advisory opinion only</p> <p>19 lasted a year. So to me, I think that's</p> <p>09:05PM 20 counterintuitive to what you are trying to</p> <p>21 achieve; right? If what you were trying to do</p> <p>22 is try every last ditch effort to get somebody</p>	<p style="text-align: center;">12</p> <p>1 hopefully, sooner rather than later -- then my</p> <p>2 desire to participate in any of that stuff is</p> <p>3 going to be nil.</p> <p>4 So I guess what I'm asking is I</p> <p>5 would like all of you to recognize the</p> <p>6 circumstances, to understand the efforts that</p> <p>7 have been put forth, which are very well-</p> <p>8 documented everywhere. And to agree at this</p> <p>9 point in time, sadly, we missed an opportunity a</p> <p>09:07PM 10 couple of years ago to save the house by</p> <p>11 splitting the lot. And for whatever reason, I'm</p> <p>12 not going to get into that right now, that</p> <p>13 didn't pass the Village trustees. There is no</p> <p>14 economic solution at this point in time. I</p> <p>15 cannot afford to burn through any more money. I</p> <p>16 have applied for this thing. I'm asking you to</p> <p>17 allow me get the certificate rather than make me</p> <p>18 go through the entire process again which, if</p> <p>19 you force me to do, I will; But it will burn</p> <p>09:08PM 20 through money. And when we get to the end of</p> <p>21 the process, don't ask me to save a flower</p> <p>22 because we'll have no intention to do it if</p>
<p style="text-align: center;">11</p> <p>1 to buy the house, do whatever, it seems that you</p> <p>2 are punishing me by trying to sell it for a</p> <p>3 longer period of time to make me go through the</p> <p>4 whole process again. So I'd say to you guys, as</p> <p>5 somebody who has been through this for I think</p> <p>6 now close to, what, four or five years -- yet,</p> <p>7 you guys are onto some things to improve it;</p> <p>8 unfortunately, it didn't work for me -- I would</p> <p>9 ask that you cooperate with me in allowing us to</p> <p>09:06PM 10 tear the house down at this point in time</p> <p>11 because there is no other alternative.</p> <p>12 The thing I would say to you is</p> <p>13 that I have listened to a series of the previous</p> <p>14 owners and your request to save the parks, do</p> <p>15 the various things. Look, as a homeowner, I</p> <p>16 would be open to all of that stuff. However, if</p> <p>17 I feel like this process is vindictively set up</p> <p>18 yet again to throw land mines in front of me</p> <p>19 just because you don't want to do it and stretch</p> <p>09:07PM 20 out my time and my cost, then when we get to the</p> <p>21 end of the game, which eventually will happen</p> <p>22 who -- knows when that will happen but,</p>	<p style="text-align: center;">13</p> <p>1 that's what we are going to end up having to do.</p> <p>2 So that's my opening.</p> <p>3 MR. GONZALEZ: I had a question. Why</p> <p>4 did you bring up 219 Justina as an example?</p> <p>5 MR. BOUSQUETTE: I'm sorry? What I was</p> <p>6 doing --</p> <p>7 MR. GONZALEZ: No, no. You are making</p> <p>8 examples of certain addresses. I'm wondering</p> <p>9 why you selected one called 219 Justina. I was</p> <p>09:08PM 10 curious.</p> <p>11 MR. BOUSQUETTE: Yes. For clarity,</p> <p>12 what I did was one of the things, in listening</p> <p>13 to a couple of meetings ago, I listened to the</p> <p>14 thesis that you guys had to include the</p> <p>15 requirement that you must have the new house</p> <p>16 there. The thesis was you didn't like people</p> <p>17 tearing down houses because it reduced their tax</p> <p>18 base and then, theoretically, increased the tax</p> <p>19 base for everybody else. So if that's the</p> <p>09:09PM 20 thesis behind we are not going to let anybody</p> <p>21 tear a house down until we know what's going to</p> <p>22 be built there -- But you have control over</p>

<p style="text-align: center;">14</p> <p>1 what's going to be built there anyway so it's a</p> <p>2 bit ironic. So what you don't want is a</p> <p>3 house coming down until a new house replaces it.</p> <p>4 MR. GONZALEZ: That didn't answer my</p> <p>5 question. I asked you very specifically why did</p> <p>6 you use 219 Justina as an example.</p> <p>7 MR. BOUSQUETTE: I picked all of the</p> <p>8 houses from the people who voted for the idea in</p> <p>9 the first place, added them all up, I was</p> <p>09:09PM 10 interested to see what their tax base was</p> <p>11 compared to mine, that's why.</p> <p>12 MR. GONZALEZ: Ah, there you go. Now</p> <p>13 the truth comes out. Yes. Guess what, I don't</p> <p>14 live there anymore.</p> <p>15 MR. BOUSQUETTE: That's okay, doesn't</p> <p>16 matter to me. It's five houses.</p> <p>17 MR. GONZALEZ: Yes, yes. Your</p> <p>18 arrogance is incredible. That's one thing</p> <p>19 that's very striking.</p> <p>09:09PM 20 MR. BOUSQUETTE: Excuse me? Excuse me.</p> <p>21 I want to make sure, my arrogance --</p> <p>22 MR. GONZALEZ: You heard me.</p>	<p style="text-align: center;">16</p> <p>1 so hard not to save the house?</p> <p>2 CHAIRMAN BOHNEN: So you are looking</p> <p>3 for a waiver of a Certificate of Appropriateness</p> <p>4 to take down the house, but you have no plans to</p> <p>5 build anything in its place. That's correct?</p> <p>6 MR. BOUSQUETTE: Yes. No, John, that</p> <p>7 is correct. Just background for everybody, I</p> <p>8 have triplet kids who are sophomores in high</p> <p>9 school. They all play sports and they only are</p> <p>09:11PM 10 going to be here a couple more years. It seems</p> <p>11 stupid for me -- It's a great thing. They can</p> <p>12 play soccer and do all the other stuff out</p> <p>13 there. It's stupid for me not to do something</p> <p>14 with them before they go away to college.</p> <p>15 So that's my purpose and that's</p> <p>16 what I plan to do. The house just costs me</p> <p>17 money every month, and nobody wants to buy it.</p> <p>18 So it's like a sinkhole. It's been available</p> <p>19 for sale for three years. It's been marketed</p> <p>09:11PM 20 for three years, and it's been on the public</p> <p>21 multilist for three years. Anybody who wanted</p> <p>22 to see it, buy it, make an offer on it, do</p>
<p style="text-align: center;">15</p> <p>1 MR. BOUSQUETTE: -- is incredible?</p> <p>2 Okay. And why is it incredible?</p> <p>3 MR. GONZALEZ: Go ahead, write it down.</p> <p>4 I have nothing to lose.</p> <p>5 MR. BOUSQUETTE: Why is it incredible?</p> <p>6 MR. GONZALEZ: I'm not going to answer</p> <p>7 that.</p> <p>8 MR. BOUSQUETTE: You are just -- Okay.</p> <p>9 Go ahead.</p> <p>09:10PM 10 MR. GONZALEZ: I'm done.</p> <p>11 MR. BOUSQUETTE: Anybody else want to</p> <p>12 call me any other names, make any other</p> <p>13 aspersions? I'm open to it. It happens to me</p> <p>14 every time I come to one of these meetings.</p> <p>15 MR. GONZALEZ: It's being recorded.</p> <p>16 MR. BOUSQUETTE: Go ahead. Is this</p> <p>17 part of what Mr. Bohnen was referring to when he</p> <p>18 said you were going to have fun with me last</p> <p>19 meeting?</p> <p>09:10PM 20 CHAIRMAN BOHNEN: Mr. Bousquette, it's</p> <p>21 always a piece of cake working with you.</p> <p>22 MR. BOUSQUETTE: Because I have tried</p>	<p style="text-align: center;">17</p> <p>1 anything, it was certainly available for that.</p> <p>2 CHAIRMAN BOHNEN: What did you have it</p> <p>3 listed for, Matt? What price?</p> <p>4 MR. BOUSQUETTE: I would have to go</p> <p>5 back, a variety of prices. I think we had it</p> <p>6 listed for pretty much land value, John.</p> <p>7 CHAIRMAN BOHNEN: Okay.</p> <p>8 MR. BOUSQUETTE: As you know, people</p> <p>9 make all kinds of offers.</p> <p>09:12PM 10 MR. COULES: Right? People could have</p> <p>11 made any kind of offer if they wanted to. They</p> <p>12 could have offered a dollar. Nobody offered a</p> <p>13 dollar. And to be perfectly frank, I don't even</p> <p>14 know that your office showed it once at any</p> <p>15 price in three years.</p> <p>16 CHAIRMAN BOHNEN: Okay. So somebody</p> <p>17 start a discussion.</p> <p>18 MR. PRISBY: Matt, from my perspective,</p> <p>19 and this is just me, I hear what you are saying;</p> <p>09:12PM 20 right? And I know I just joined the HPC kind of</p> <p>21 right in the middle of the whole project last</p> <p>22 time around. I wasn't necessarily opposed to</p>

<p style="text-align: center;">18</p> <p>1 the idea of moving the house if we could save 2 the house. But I think it was a matter of what 3 we discussed earlier was the subdivision not 4 working. We needed a place to put it first. 5 I understand you have had it on the 6 market. And respectfully, my biggest issue is I 7 can't sleep at night if I know that I said yes 8 to demolishing a Zook house. It's old. It's 9 part of Hinsdale. It's unique to Hinsdale. 09:13PM 10 Zook is the guy here. It almost seems like I 11 would be committing a crime saying, yes, go 12 ahead and knock down a Zook house. I don't even 13 think I want that to be my decision quite 14 honestly. I can't see myself voting for that 15 waiver just because it's of the Zook house 16 status. 17 I understand the pains you are 18 going through. It's just kind of my position 19 that as a preservationist architect in town who 09:14PM 20 grew up two blocks from that house and been 21 seeing it my whole life, regardless of the, I 22 know, the financial difficulties, I have a tough</p>	<p style="text-align: center;">20</p> <p>1 Alexis Braden. You know, this is tough for me. 2 I spent a fair amount of time in the home. It's 3 lovely. It's a beautiful home. I often said to 4 the Parkers that I would move in and not touch a 5 thing, loved that kitchen. Again, that's my 6 style. And unfortunately, there is not a lot of 7 people like me. But for the record, I was in 8 support of the home prior to my, prior to me 9 being on the Commission, I was in support of the 09:15PM 10 home being moved to the back lots, what, 18 and 11 19, facing Woodside. 12 With that said, I don't know the 13 right answer, Matt. It's an amazing home on an 14 amazing lot. I don't know why people aren't 15 buying it. And to echo Jim's sentiment, you 16 know, it just makes me sick to think of it being 17 torn down. And yet, I understand the great 18 financial burden that you have bared from this. 19 MR. PRISBY: John, can I ask you a 09:16PM 20 question. If we vote no to the waiver tonight, 21 what happens next? What happens to 22 Mr. Bousquette's property and his options next,</p>
<p style="text-align: center;">19</p> <p>1 time thinking that I could ever say yes to 2 taking down a Zook house. I have seen enough of 3 them go, and I say that completely respectful. 4 It's a very difficult thing for me to say yes 5 to. 6 MR. BOUSQUETTE: Jim, I completely 7 understand, which is the reason, as you know, we 8 jumped through hoops. And I know Alexis is 9 familiar with it. We jumped through hoops and 09:14PM 10 spent over \$100,000 in a year's time trying to 11 save it with the Parkers. And even then, even 12 then I continued to try and sell the house for a 13 couple more years. 14 So I guess I'd feel guilty if I 15 bought the house and three days later I was 16 showing up at your doorstep and saying, Oh, 17 gees, I have to tear this down. I have got to 18 say I believe I put in significant effort and a 19 lot of creative efforts, an enormous of time, 09:15PM 20 and a significant amount of money trying to come 21 up with a solution for this house. 22 MS. BRADEN: Mr. Bousquette, it's</p>	<p style="text-align: center;">21</p> <p>1 can you answer that for me? 2 CHAIRMAN BOHNEN: Well, we never had 3 this come up before us. But my understanding is 4 that if it's denied -- We vote either to 5 approve or deny the waiver. If we approve it, 6 he goes on his way and does what he wants to do. 7 If we deny it -- 8 MR. YU: Chairman Bohnen, maybe I can 9 help you with that. 09:17PM 10 CHAIRMAN BOHNEN: Yes. Sure. 11 MR. YU: So if you approve the waiver 12 for plans for a new house, he would come back 13 and go through the Certificate of Appropriate- 14 ness to demo the house with no plans because 15 right now it's not a complete application. So 16 again, if you approve the waiver, he would go 17 through the normal process of the Certificate of 18 Appropriateness to demo the house; but it would 19 be a complete application thanks to the waiver 09:17PM 20 that you approve to show no plans for a new 21 house, which Mr. Bousquette has made clear that 22 he has no plans for a new house.</p>

<p style="text-align: center;">22</p> <p>1 If you deny the waiver, he has to</p> <p>2 go to the Village Board if he chooses to appeal,</p> <p>3 depending on whether or not the Village Board</p> <p>4 approves the waiver or not, he can come back</p> <p>5 before you either with plans for the new house;</p> <p>6 or you could deny it.</p> <p>7 MR. PRISBY: So if the Board of</p> <p>8 Trustees approves the waiver, then he can</p> <p>9 demolish the house.</p> <p>09:18PM 10 MR. YU: No. It would be an incomplete</p> <p>11 application.</p> <p>12 MR. BOUSQUETTE: Guys, if I could try.</p> <p>13 Because of the new rule that you guys passed in</p> <p>14 December or January requiring applications for</p> <p>15 demolition to show up with the new house, I</p> <p>16 can't apply to demolish the house until I have a</p> <p>17 drawing of the new house. Because there is no</p> <p>18 new house, you guys didn't build anything into</p> <p>19 the rules for that, so you need to waive the</p> <p>09:19PM 20 rule that says I need to show up with a drawing</p> <p>21 so I can apply for demolition.</p> <p>22 And if you deny it, then what I</p>	<p style="text-align: center;">24</p> <p>1 around the requirement to have to have a set of</p> <p>2 plans in order to file for demolition. So then</p> <p>3 he would come back in front of us and go through</p> <p>4 the demolition Certificate of Appropriateness</p> <p>5 approval. So it would be a denial from us, an</p> <p>6 appeal to the Board of Trustees to grant the</p> <p>7 waiver, and then he is right back in front of us</p> <p>8 to go through the process. And then we have</p> <p>9 X number of days or whatever to rule on that,</p> <p>09:21PM 10 correct?</p> <p>11 CHAIRMAN BOHNEN: Right. Okay. It</p> <p>12 appears to be a little convoluted but --</p> <p>13 MR. PRISBY: It does seem convoluted.</p> <p>14 Is the house still on the market by the way?</p> <p>15 MR. BOUSQUETTE: No. As I said, in</p> <p>16 December we gave up trying to sell it. So we</p> <p>17 took it off the market in December, and that's</p> <p>18 when we decided we were just going to make it a</p> <p>19 yard for the kids. And that's why in January</p> <p>09:21PM 20 and February, I was pulling all the information</p> <p>21 together. We did some tree clearance that the</p> <p>22 forester wanted to do, and we did some other</p>
<p style="text-align: center;">23</p> <p>1 need to do is I need to go to the trustees to</p> <p>2 get them to grant the waiver of denial that I</p> <p>3 have to show up with the application without a</p> <p>4 drawing for a new house. That's how sort of</p> <p>5 Alice in Wonderland this becomes.</p> <p>6 MR. PRISBY: And then you come back in</p> <p>7 front of us?</p> <p>8 MR. BOUSQUETTE: Then I would have to</p> <p>9 come back in front of you yet again. And then</p> <p>09:19PM 10 at some point in time somebody would say, Gees,</p> <p>11 do you want to save the windows and the doors;</p> <p>12 and you know, at that point -- And I'm not</p> <p>13 trying to be a jerk about it, please understand.</p> <p>14 I'm really not. It's just a little crazy,</p> <p>15 that's all.</p> <p>16 MR. PRISBY: Right.</p> <p>17 CHAIRMAN BOHNEN: So the appeal right</p> <p>18 to the Board, if we were to deny this, the</p> <p>19 appeal right to the Board, the Board cannot</p> <p>09:20PM 20 grant him his waiver?</p> <p>21 MR. PRISBY: If I'm hearing this right,</p> <p>22 they would grant him the waiver, which gets</p>	<p style="text-align: center;">25</p> <p>1 stuff in preparation. So no, it's not on the</p> <p>2 market anymore. We stopped trying to sell it</p> <p>3 after I think 1200 days.</p> <p>4 MS. BRADEN: Mr. Bousquette, you had</p> <p>5 renters after the Parkers; right?</p> <p>6 MR. BOUSQUETTE: I'm sorry? Yes. We</p> <p>7 had renters and it turned out to be a killer</p> <p>8 because we ended up having to replace both hot</p> <p>9 water heaters, a bunch of piping, and some other</p> <p>09:22PM 10 stuff. So we actually lost money and the</p> <p>11 renters moved out early because the house, you</p> <p>12 know, in its current state, it just needs to be</p> <p>13 redone; and the math doesn't work on renting.</p> <p>14 MS. BRADEN: Okay.</p> <p>15 MR. BOUSQUETTE: So I mean this in</p> <p>16 utter sincerity to everybody, other than the</p> <p>17 gentleman who accused me of being arrogant, I</p> <p>18 have tried everything. We have been very</p> <p>19 transparent. I know it's been frustrating for</p> <p>09:22PM 20 all of you. It's been equally frustrating for</p> <p>21 me. It's been wildly disappointing because it</p> <p>22 seems like we grasped defeat from the jaws of</p>

<p style="text-align: center;">26</p> <p>1 victory. Now I'm asking for peace and fairness, 2 that's all. 3 MR. GONZALEZ: You shouldn't have 4 brought up 219 Justina. 5 MS. WEINBERGER: Matt, I am so sorry 6 that this is happening to you. Honestly, to 7 some degree I completely feel your pain. We 8 live in a home that we'll probably be buried in. 9 I love my house but we are going to be right 10 there with you at some point possibly. 11 But being Commissioner on the 12 Preservation Commission and a long-time fan, 13 advocate, and educator of Zook, there is 14 absolutely no way in good conscience that I 15 could approve the waiver. I hope you understand 16 that. I'm sorry. I'm sorry for the -- 17 MR. BOUSQUETTE: So you understand what 18 this is, this is just a waiver to show up with 19 plans for a new house I have no intention of 20 building. 21 MS. WEINBERGER: I get it. 22 MR. BOUSQUETTE: So understand also</p>	<p style="text-align: center;">28</p> <p>1 out, I could not -- I apologize, I couldn't 2 hear. 3 MS. BRADEN: Oh, I'm sorry. I have 4 been following the Frank Lloyd Wright 5 conservancy downtown. There are grants to have 6 historically significant, architectural 7 significant homes moved to third party sites. I 8 know it's a long-shot. I know you have said you 9 have done everything. But there have been many 10 cases where benefactors have come in and moved a 11 home to another site. I know you are laughing 12 and I get it. 13 MR. BOUSQUETTE: No, I'm not. Actually 14 to be honest, if somebody wanted that, if the 15 Village wanted the house, if they wanted to move 16 it next to Katherine Legge park, I would give it 17 to them tomorrow. I would give the house to 18 anybody. 19 But I will tell you this, though. 20 Honestly, I am of that mindset today. But if 21 I'm forced to go through 17 hearings just to 22 drag it out for the purpose of -- For no good</p>
<p style="text-align: center;">27</p> <p>1 that I will go through the whole process, but 2 there will be a point in time where people will 3 say, Why don't you cooperate with pictures and 4 this or that. I'm going to say nobody helped me 5 in the entire process from beginning to end; and 6 you can call me whatever you want, you can throw 7 stones at me, but the fact is that this is 8 burning through a hole in our pocket and nobody 9 is willing to help at this point. Just please 10 just remember it at the end of the game. That's 11 all, I don't know, because there will be an end. 12 There has to be an end. 13 MS. WEINBERGER: I get it. 14 MS. BRADEN: Have you looked into -- 15 And again, Matt, I know this is a long-shot, 16 reading a lot of the Frank Lloyd Wright 17 conservancy, what they are doing, any grants on 18 possibly having the house moved from the 19 property? I know you can laugh at me, but it's 20 being done. The home salvage, the burden of the 21 homeowner is remediated. 22 MR. BOUSQUETTE: I'm sorry. You cut</p>	<p style="text-align: center;">29</p> <p>1 purpose, I guess, other than we are all sorry 2 the house might come down; and maybe lightning 3 will strike me and I will die, I don't know. So 4 I will be less inclined, that's the point I was 5 just trying to say is. I'm still, either as 6 parts or something, Just like you guys, I'm 7 inclined to try and do something. But it cannot 8 continue to go on this way where I am personally 9 subsidizing the ability for everybody to drive 10 by and say, Isn't it pretty. I mean it's three 11 years. 12 MS. BRADEN: With all due respect and, 13 again, I'm new on the Commission. But this was 14 back in early 2017, right? 15 MR. BOUSQUETTE: Yes. I think when we 16 were -- Yes, it was a couple years ago. 17 MS. BRADEN: Okay. 18 MR. BOUSQUETTE: Maybe, yes, early 2017 19 I think when we finally lost at the trustees. 20 MS. BRADEN: And so we were just using 21 that time to see if you could find a seller? 22 MR. BOUSQUETTE: Yes. No. So we put</p>

<p style="text-align: center;">30</p> <p>1 it on the market, it's been on the market for 2 1100 days, yes; and there has been zero interest 3 to be honest. Zero. 4 MR. HAARLOW: Mr. Bousquette, it's Bill 5 Haarlow. I was not on HPC February of 2017 so I 6 went back and reread the transcript of that 7 meeting and familiarized myself with the history 8 since that was part of packet. 9 MR. BOUSQUETTE: Right. 09:27PM 10 MR. HAARLOW: And on page 37 of that 11 transcript starting at line 9, you wrote, 12 Unfortunately for the Zook home -- or you said, 13 Unfortunately for the Zook home, there is 14 nothing the city can do to stop a future 15 purchaser from knocking it down. So for the 16 clarity of all my neighbors, me included, my 17 goal is not to let the house be knocked down. 18 And you say that you had the house on the market 19 since then. 09:27PM 20 I do know that in the listing, the 21 listing was explicit that if someone bought that 22 property from you that the house would be taken</p>	<p style="text-align: center;">32</p> <p>1 about \$100,000 on plans and various permits and 2 various other things to try and make that 3 happen. 4 And after that, we just tried to 5 sell it openly. It's been in the luxury 6 portfolio magazines. It's been in a whole bunch 7 of other places as an attempt to do that. But 8 you know, one of the problems is that the size 9 of the lot brings with it a sizeable tax bill 09:29PM 10 relative to the size of the house. It's 11 disproportionate. 12 So I guess what I ask in the nicest 13 of ways, I'd ask that you grant my variance or 14 the ability to apply without having a drawing 15 for a new house because there is no new house. 16 As you may or may not know -- Or perhaps this 17 might help. I apologize if I wasn't clear to 18 the new members, I just had thought most people 19 were there. I actually own the house next door. 09:30PM 20 I have put a significant amount of capital into 21 the house next door over the years renovating 22 and redoing it.</p>
<p style="text-align: center;">31</p> <p>1 down before the closing. And so I'm trying to 2 square the -- 3 MR. BOUSQUETTE: The reason I at some 4 point in time, the words -- and I don't know 5 when -- over the course of three years the 6 Realtor suggested we put those words in there 7 because we had people every once in a while who 8 said, Hey, we are interested in the land maybe, 9 but we don't want the house, and we want you to 09:28PM 10 tear the house down. So it was, you know, I 11 think later on they kind of put that in there. 12 But it's been up there for 1126 13 days, Bill. And unfortunately, we did have 14 somebody who wanted to buy and save the house 15 and that was the purpose of the meeting. It 16 would have been put on a lot that was 20,000 17 square feet, which would have been the largest 18 or almost the largest lot on the whole street. 19 And at the time people felt that a 09:29PM 20 20,000 square foot lot for a 4500 square foot 21 house apparently didn't make sense and didn't 22 want to approve it. And you know, we spent</p>	<p style="text-align: center;">33</p> <p>1 Our plan was to just make the land 2 be with the house next door just sort of 3 separate land for my kids. So it's not some 4 random lot just sitting by itself in the middle 5 of the neighborhood. I'm actually the immediate 6 neighbor. So I don't know if I was clear, and I 7 apologize if that's not the case or if I wasn't. 8 So, look, I'm asking for what I 9 think is a reasonable thing, which is grant the 09:31PM 10 waiver that I can show up to apply for a 11 demolition permit without a drawing for a new 12 house because there is no new house. And to 13 have to go to the trustees' meeting and take 14 another couple of weeks to go through that, 15 there is no sensible -- There is no sensible 16 reason that I can come up with other than I 17 don't know what. So I'm asking if you would be, 18 if you would be kind enough to grant that waiver 19 because simply it makes sense. Obviously, I 09:31PM 20 will be back again to visit with you once you 21 grant the waiver. 22 MR. YU: Yes, Jim, we can't hear you.</p>

<p style="text-align: center;">34</p> <p>1 CHAIRMAN BOHNEN: Jim, are you talking?</p> <p>2 Can't hear.</p> <p>3 MS. WEINBERGER: We can't hear you.</p> <p>4 MR. PRISBY: How about now? I don't</p> <p>5 know what happened. I didn't touch anything.</p> <p>6 I was just wondering, if we grant</p> <p>7 the waiver tonight, does Mr. Bousquette come</p> <p>8 back in front of us next month for that demo</p> <p>9 request? How does that work?</p> <p>09:33PM 10 MR. YU: Yes.</p> <p>11 MR. PRISBY: I just want to understand</p> <p>12 the process.</p> <p>13 MR. YU: Yes. If you grant him the</p> <p>14 waiver, that would allow him to apply for a</p> <p>15 Certificate of Appropriateness to demo the house</p> <p>16 without plans for a new house. He will be back</p> <p>17 before you provided that he does the public</p> <p>18 mailing and the notifications are sent out, he</p> <p>19 would be back before you for the next HPC</p> <p>09:33PM 20 meeting, the next regularly scheduled HPC</p> <p>21 meeting.</p> <p>22 MR. PRISBY: And the difference is if</p>	<p style="text-align: center;">36</p> <p>1 tough time approving the demolition of a Zook</p> <p>2 house. If I think about it in terms of -- I</p> <p>3 know, it sounds terrible, but you have been</p> <p>4 doing this for three years, probably plus --</p> <p>5 right -- I'd almost want the Board of Trustees,</p> <p>6 the elected officials who are supposed to be</p> <p>7 telling us what to do, to make that decision and</p> <p>8 say, You know what, guys, you better give him</p> <p>9 this waiver, we are giving him the waiver. At</p> <p>09:35PM 10 that point it's one month that's a delay. Then</p> <p>11 I'd feel better about not granting the</p> <p>12 demolition of a Zook house, a historic house in</p> <p>13 this town. I know you probably don't want to</p> <p>14 hear that because it is a month. A month is a</p> <p>15 month, I get it. That's just where I'm sitting</p> <p>16 at the moment.</p> <p>17 MR. BOUSQUETTE: But Mr. Prisby, here's</p> <p>18 the point. You are not voting on approving the</p> <p>19 demolition. You are voting on a rational thing,</p> <p>09:35PM 20 which is to allow somebody to make an</p> <p>21 application to your committee that reflects</p> <p>22 reality.</p>
<p style="text-align: center;">35</p> <p>1 we deny it, he goes in front of the trustees to</p> <p>2 vote on it. And if they vote to grant this</p> <p>3 waiver, does he lose a month at that point? Or</p> <p>4 can he do, would he get in front of the trustees</p> <p>5 and still have time to get in front of us, let's</p> <p>6 say, at the next meeting? Or is it not fast</p> <p>7 enough? He would lose a month in that process.</p> <p>8 MR. YU: He would probably lose a month</p> <p>9 because of the summer schedule of the Village</p> <p>09:34PM 10 Board meetings. It's a very tight window for</p> <p>11 the Hinsdalean publication.</p> <p>12 MR. PRISBY: Got it. So then we get</p> <p>13 back to we either pass it tonight or we deny it</p> <p>14 tonight and it's another month that he has to</p> <p>15 wait.</p> <p>16 MR. YU: It could be two months.</p> <p>17 MR. PRISBY: If they pass it at the</p> <p>18 Board of Trustees.</p> <p>19 MR. YU: Right.</p> <p>09:34PM 20 MR. PRISBY: Then it gets back to --</p> <p>21 Respectfully, totally respectfully -- and I</p> <p>22 understand where you are -- that I have just a</p>	<p style="text-align: center;">37</p> <p>1 MR. PRISBY: Right.</p> <p>2 MR. BOUSQUETTE: That's it.</p> <p>3 MR. PRISBY: Correct. I understand.</p> <p>4 MS. WEINBERGER: Correct. But then if</p> <p>5 that's the case, then you bring us, you submit</p> <p>6 your application, you come before us, we vote</p> <p>7 no, and then you get the demolition permit</p> <p>8 because the Village just gives the permits out.</p> <p>9 Right, Chan?</p> <p>09:36PM 10 MR. YU: No. His application is</p> <p>11 incomplete. It doesn't go throw the process.</p> <p>12 MS. WEINBERGER: No. But if we waive</p> <p>13 it today and then he fills out the application</p> <p>14 because we waived it, then he comes back before</p> <p>15 us?</p> <p>16 MR. YU: Yes.</p> <p>17 MS. WEINBERGER: And then we deny it,</p> <p>18 and then he demos the house.</p> <p>19 MR. YU: Correct.</p> <p>09:36PM 20 MR. HAARLOW: Chan, it's Bill. I'm not</p> <p>21 sure -- So I'm rereading the process section on</p> <p>22 your memo. I'm just going to read that. In the</p>

<p style="text-align: center;">38</p> <p>1 event that the Commission denies the requested 2 waiver of the requirement to provide such 3 information, that information being plans for a 4 new house, the applicant may appeal the 5 Commission's decision of a denial of the waiver 6 to the Village Board by filing an appeal in 7 writing to the Village manager within 15 days of 8 the Commission's denial. The Village Board may 9 affirm the decision not to waive the application 10 requirement or may overturn the Commission's 11 decision with or without conditions. 12 If the waiver is granted, I'm 13 assuming, by the Board, an otherwise completed 14 application for a Certificate of Appropriateness 15 shall be considered by the Commission. 16 Section 14-5-3, A10, of the Village Code. 17 MR. YU: Yes. 18 MR. HAARLOW: So the way I read that is 19 if the Village overturns a denial from us, then 20 the application is considered complete. An 21 otherwise completed application for Certificate 22 of Appropriateness shall be considered by the</p>	<p style="text-align: center;">40</p> <p>1 MR. YU: Right. 2 MR. PRISBY: That's how I read it, 3 Shannon. It's tough. I mean I completely 4 understand the position he is in. It's been a 5 long time, but it's also a house we want to 6 preserve. It's a significant house in the 7 Village that I just wonder if having the Village 8 elected officials almost force our hand is an 9 important decision that has to be made. I'm not 10 sure if I'm comfortable any other way. 11 MR. GONZALEZ: This is Frank again. 12 The difficulty, it's a Zook home. I wish it was 13 something else. You know, honestly, it would 14 make everything much easier. 15 MR. PRISBY: I tell you what, guys, if 16 I'm not saying we are -- But if we were to deny 17 tonight and if it went back to the Village and 18 the Board of Trustees and they said, Yes, guys, 19 you have got to listen to them. Right? Now, 20 when he comes back in front of us, I don't see 21 where that would have to be a long process at 22 that point. After three years, no one buys it.</p>
<p style="text-align: center;">39</p> <p>1 Commission and then we are in the scenario that 2 Shannon just described. 3 MR. YU: Right. 4 MS. BRADEN: With the waiver, then the 5 application is complete. Therefore, he wouldn't 6 need -- 7 MR. YU: Right. 8 MS. WEINBERGER: They still have to 9 come before us again, right? 10 MS. BRADEN: Right. 11 MS. WEINBERGER: If we do not grant the 12 waiver today, then he goes to the Board and it's 13 really up to the Board. And the Board says, no, 14 they deny the waiver. Then Matt, I don't know 15 where he goes. If the Board says yes to the 16 waiver, then he comes back to us, then we deny 17 it; and then he demolishes the house. 18 MR. YU: Right. 19 MS. WEINBERGER: Basically if we say no 20 today, we are asking the Village, our elected 21 Village Board, to make the call; is that 22 correct?</p>	<p style="text-align: center;">41</p> <p>1 That's to me, right, at that point, I don't see 2 any need to delay it at that point. 3 MS. WEINBERGER: Well, no, if it comes 4 back before us, I mean there is no -- It 5 doesn't really, it could be the shortest part of 6 our agenda. We don't even have to have a 7 conversation because Matt has been very 8 forthcoming on the whole story. He doesn't have 9 to rehash everything. We deny it and he still 10 gets the demo permit because we are advisory. 11 MR. PRISBY: And at some point we would 12 have to vote within X amount of time to grant or 13 deny the demo. At that point our hand gets 14 forced. We can't say, well, we are never going 15 to vote on this thing, it's going to be another 16 three years before we grant your demolition or 17 deny or even vote on it; right? At this 18 juncture in the game, right? 19 Chan, what's our timeline? Is it 20 90 days to vote on something? 21 MR. YU: I think it's 60 days. I could 22 be wrong but 60 days to commence the public</p>

<p style="text-align: center;">42</p> <p>1 hearing.</p> <p>2 MR. PRISBY: One of those, right? So</p> <p>3 even if we kind of look at it there, right, even</p> <p>4 if you were to lose a month now, if we, say, we</p> <p>5 have had this discussion, we get the point, and</p> <p>6 not be an obstructionist if he comes back to us</p> <p>7 and make a decision right away after X number of</p> <p>8 years of doing this. To me, that's the logical</p> <p>9 step here to where he technically wouldn't be</p> <p>09:42PM 10 losing any time at that point and but still</p> <p>11 putting it on the heads of the elected</p> <p>12 officials.</p> <p>13 Mr. Bousquette, do you have an</p> <p>14 issue with that? And if you do, please let me</p> <p>15 know what your issue would be.</p> <p>16 MR. BOUSQUETTE: Chan, can you outline</p> <p>17 very specifically -- for I guess for me and for</p> <p>18 everybody else because it's a little</p> <p>09:42PM 19 confusing -- the exact time frame? Not in terms</p> <p>20 of X number of days but knowing the meeting</p> <p>21 schedule and the rest of it?</p> <p>22 What exactly is somebody suggesting</p>	<p style="text-align: center;">44</p> <p>1 grant his appeal by August 11 it would be too</p> <p>2 late for --</p> <p>3 MR. PRISBY: It would be the first week</p> <p>4 of September for us.</p> <p>5 MR. YU: But then it's too late for his</p> <p>6 notifications in the newspaper. So hang on,</p> <p>7 let's see, so that's August 11. So he would be</p> <p>8 back before you September 2.</p> <p>9 MR. PRISBY: Right.</p> <p>09:44PM 10 MR. YU: And you know --</p> <p>11 MR. PRISBY: I'm just saying if it gets</p> <p>12 to that point, in my personal opinion, I</p> <p>13 wouldn't want to drag this out 60 or 90 days at</p> <p>14 that point. Enough is enough. Again, that's</p> <p>15 just my opinion. And at that point the month or</p> <p>16 two that, well, if we wanted to be asses about</p> <p>17 it and drag the thing out for the max number of</p> <p>18 days, right -- I wouldn't want to do that. And</p> <p>09:44PM 19 at that point, we are taking that stumbling</p> <p>20 block and delay, that extra month or two, out of</p> <p>21 the process that I think it then would</p> <p>22 potentially send it to the Board of Trustees and</p>
<p style="text-align: center;">43</p> <p>1 so we understand. Because what I don't want to</p> <p>2 do is be caught in, oh, well, the meeting didn't</p> <p>3 happen or three more later or whatever. So can</p> <p>4 you say it would be -- I'm making it up --</p> <p>5 July 9 we would be in the front of the other</p> <p>6 board, July 22 we would be back here. Or what</p> <p>7 are the dates that you would be proposing to</p> <p>8 make this work?</p> <p>9 MR. YU: All right. So the scenario,</p> <p>09:43PM 10 Jim, you are saying is if you are denying the</p> <p>11 waiver; right?</p> <p>12 MR. PRISBY: If we deny and he has to</p> <p>13 go back to the trustees and the trustees</p> <p>14 overrule us, so he would be coming back before</p> <p>15 us with his Certificate of Appropriateness.</p> <p>16 MR. YU: Okay.</p> <p>17 MR. PRISBY: What's the earliest date</p> <p>18 that would happen?</p> <p>19 MR. YU: All right. So I'm going to</p> <p>09:43PM 20 play it out with the schedule here. The next</p> <p>21 meeting of the Village Board that this could be</p> <p>22 on their schedule is August 11. And if they</p>	<p style="text-align: center;">45</p> <p>1 we could at least work towards not creating</p> <p>2 extra delays beyond that. That would be my --</p> <p>3 MS. WEINBERGER: Is there a way that if</p> <p>4 the Board approved it and it came back to us, we</p> <p>5 could have a special meeting?</p> <p>6 MR. PRISBY: Potentially because, you</p> <p>7 know what, Shannon, I want special meetings at</p> <p>8 this point.</p> <p>9 MS. WEINBERGER: Could we --</p> <p>09:45PM 10 MR. PRISBY: Because we're in Title 14,</p> <p>11 and I had a little conversation with Chan and</p> <p>12 Robb earlier even today, if we call for special</p> <p>13 meetings I want to be able to really attack the</p> <p>14 Title 14. Without the moratorium, now that goes</p> <p>15 from, oh, let's see what we can get to at the</p> <p>16 end of a regular meeting to it's got to go to</p> <p>17 the forefront.</p> <p>18 MS. WEINBERGER: I agree.</p> <p>19 MR. PRISBY: We have to clear up and</p> <p>09:45PM 20 get this on our plate with time to discuss it.</p> <p>21 It's going to have to be a special meeting or</p> <p>22 two or three until we can get this thing in</p>

<p style="text-align: center;">46</p> <p>1 place and working so that we become the</p> <p>2 preservationists that are advisory and in the</p> <p>3 right position as opposed to the obnoxious</p> <p>4 obstructionists that we are right now. That has</p> <p>5 to change and so special meetings are certainly</p> <p>6 not out of the question as far as I'm concerned.</p> <p>7 MS. WEINBERGER: And to be honest, now</p> <p>8 that we have Zoom, because back preCovid,</p> <p>9 preZoom, we had to potentially work within other</p> <p>09:46PM 10 Commissions' schedules where maybe -- I guess</p> <p>11 we probably still would have to do that; right,</p> <p>12 Chan?</p> <p>13 MR. YU: Yes. It looks that way.</p> <p>14 MS. WEINBERGER: But it might be</p> <p>15 easier. It's easier to schedule a Zoom because</p> <p>16 if somebody is out of town they can still jump</p> <p>17 on Zoom. So the special meeting could</p> <p>18 accelerate the process for Matt.</p> <p>19 MR. YU: Well, I don't think it can get</p> <p>09:47PM 20 faster than September 2.</p> <p>21 MS. WEINBERGER: Okay.</p> <p>22 MS. BRADEN: And that's because of the</p>	<p style="text-align: center;">48</p> <p>1 it seems like it was completely thought</p> <p>2 through -- but what happens if the Village</p> <p>3 trustees deny the waiver under the same, Oh,</p> <p>4 gees, we really love Zook. Then what happens?</p> <p>5 What do I do as a homeowner?</p> <p>6 MR. YU: So there are two options, to</p> <p>7 actually come up with a plan for a new house or</p> <p>8 you have to appeal to the circuit court.</p> <p>9 MR. BOUSQUETTE: Okay. I mean all I</p> <p>09:49PM 10 would ask to each of you or most of you there is</p> <p>11 imagine being in my shoes. Imagine being in my</p> <p>12 shoes spending in the neighborhood of \$9,000 a</p> <p>13 month just for all of this. You know, just the</p> <p>14 running costs and the taxes and the insurance</p> <p>15 and stuff. Where, you know, imagine being in my</p> <p>16 shoes and please help me. I think I have been</p> <p>17 so fair and so reasonable for so long and tried</p> <p>18 so many things that to be put through the ringer</p> <p>19 for another four or five or six months or</p> <p>09:49PM 20 whatever it is of \$9,000 a month. Whenever the</p> <p>21 end game comes, you have to imagine, human</p> <p>22 nature, you just --</p>
<p style="text-align: center;">47</p> <p>1 public notification?</p> <p>2 MR. HAARLOW: Yes.</p> <p>3 MR. YU: Correct.</p> <p>4 MR. BOUSQUETTE: Guys, just to give you</p> <p>5 perspective, we filed all the paperwork back in</p> <p>6 the first week of March. So you know, I just</p> <p>7 personally, I just start counting in March to</p> <p>8 whatever date we end up in terms of the whole</p> <p>9 thing for all the various reasons we are where</p> <p>09:47PM 10 we are on the 1st of July. But all of the</p> <p>11 paperwork and the checks and stuff we had to</p> <p>12 write to the Village for all of this, that was</p> <p>13 back in the beginning of March. So start</p> <p>14 counting the months from there.</p> <p>15 MS. BRADEN: Right. That's why we are</p> <p>16 backlogged right now because, unfortunately, we</p> <p>17 were not able to meet during the Covid shutdown.</p> <p>18 So we are trying as best as we can to get caught</p> <p>19 up.</p> <p>09:48PM 20 MR. BOUSQUETTE: Chan, can I ask</p> <p>21 another question because this new statute that</p> <p>22 people just put through -- and I'm not sure that</p>	<p style="text-align: center;">49</p> <p>1 MR. YU: Mr. Bousquette, I'm not sure</p> <p>2 if you know your microphone got muted.</p> <p>3 Mr. Bousquette? His microphone got muted. I</p> <p>4 thought he was still talking.</p> <p>5 MR. BOUSQUETTE: No, I'm stopped.</p> <p>6 Sorry.</p> <p>7 MR. MC GINNIS: If I may, it's Robb</p> <p>8 McGinnis. We can see what we can do about</p> <p>9 trying to set this for the Board agenda on the</p> <p>09:50PM 10 14th. No promises at this point and we are</p> <p>11 going to have to work with our 15- to 30-day</p> <p>12 notice for a public hearing. But we will see</p> <p>13 what we can do about trying to get this onto the</p> <p>14 July agenda for the Board.</p> <p>15 MR. BOUSQUETTE: Just so I understand</p> <p>16 because I don't understand these things, it</p> <p>17 would have to be a public hearing for the Board</p> <p>18 of Trustees for the waiver?</p> <p>19 MR. MC GINNIS: No. No. It wouldn't</p> <p>09:50PM 20 be a public hearing for the Board. It's a</p> <p>21 public hearing for the Certificate of</p> <p>22 Appropriateness.</p>

<p style="text-align: center;">50</p> <p>1 MR. BOUSQUETTE: Okay.</p> <p>2 MR. MC GINNIS: Once it gets back to</p> <p>3 HPC.</p> <p>4 MR. BOUSQUETTE: And so when would you</p> <p>5 think, Robb, the time, can you just --</p> <p>6 Unfortunately Chan cut in or out or my phone</p> <p>7 did. Can you, what kind of dates would you be</p> <p>8 thinking of, Robb, based upon in your mind to</p> <p>9 make it work?</p> <p>09:51PM 10 MR. MC GINNIS: Well, I don't know. We</p> <p>11 would have to get this onto the Board agenda.</p> <p>12 Assuming we could get in onto the Board agenda</p> <p>13 for the July meeting, we would have to work</p> <p>14 forward with notice and then see if we could</p> <p>15 arrange a special meeting with the HPC.</p> <p>16 MR. HAARLOW: Robb, it's Bill. Can you</p> <p>17 say a little bit more about how this would be</p> <p>18 handled at the Board level? You said this would</p> <p>19 not be a public hearing? Would this be a</p> <p>09:51PM 20 regular agenda item?</p> <p>21 MR. MC GINNIS: That's my</p> <p>22 understanding. We are kind of in uncharted</p>	<p style="text-align: center;">52</p> <p>1 is no 15- to 30-day requirement for that. It's</p> <p>2 not a public hearing at the Board of Trustees.</p> <p>3 MR. HAARLOW: So the Board would treat</p> <p>4 it as simply a regular agenda item that they</p> <p>5 would have to have -- There would have to be</p> <p>6 public discussion, right? That can't be a</p> <p>7 consent agenda? That's not a consent agenda</p> <p>8 issue.</p> <p>9 MR. YU: No. What I'm afraid of is</p> <p>09:53PM 10 this I think would require two board meetings</p> <p>11 because it's a zoning matter.</p> <p>12 MR. HAARLOW: Right. So it takes two</p> <p>13 readings, right?</p> <p>14 MR. YU: Yes.</p> <p>15 MS. WEINBERGER: Why is it a zoning?</p> <p>16 MR. PRISBY: What was that?</p> <p>17 MS. WEINBERGER: Explain the zoning</p> <p>18 part of it like --</p> <p>19 MR. YU: Well, I mean it would go under</p> <p>09:54PM 20 ZPS, I'm assuming, because everything agency</p> <p>21 related has gone under the ZPS committee.</p> <p>22 Whatever goes in the ZPS committee has always</p>
<p style="text-align: center;">51</p> <p>1 territory. It's my understanding this would go</p> <p>2 on the agenda as a regular agenda item.</p> <p>3 MR. HAARLOW: And the Board meets on</p> <p>4 the 15th or the 14th?</p> <p>5 MR. MC GINNIS: 14th, correct.</p> <p>6 MR. HAARLOW: So the Board meets</p> <p>7 13 days from today?</p> <p>8 MR. MC GINNIS: Yes. July 15.</p> <p>9 MR. HAARLOW: Yes. With public notice</p> <p>09:52PM 10 being 15 days or more, if I'm correct about</p> <p>11 that, then how is it possible for it --</p> <p>12 MR. MC GINNIS: So that's the piece</p> <p>13 that I'm clarifying here. There is no notice</p> <p>14 requirements for the Board. It's a public</p> <p>15 hearing once it gets back to the HPC. That's</p> <p>16 why we need to push that date out because Chan</p> <p>17 needs to get notice in the paper, and there is a</p> <p>18 15- to 30-day notice requirement because there</p> <p>19 is a hearing required when there is demolition</p> <p>09:52PM 20 involved for the Certificate of Appropriateness.</p> <p>21 No. We would get this on the Board</p> <p>22 agenda just like any other Board agenda. There</p>	<p style="text-align: center;">53</p> <p>1 been first and second reading.</p> <p>2 MR. MC GINNIS: Shannon, to your point,</p> <p>3 I think that would be up to the discretion of</p> <p>4 the trustees.</p> <p>5 MS. WEINBERGER: Because to me, it's a</p> <p>6 demolition. There is just a lot that we have to</p> <p>7 work through. I mean we need special meetings</p> <p>8 until we can work through this because this is</p> <p>9 completely complicated and crazy.</p> <p>09:54PM 10 MR. HAARLOW: I think it's complicated</p> <p>11 because there isn't a precedent for it.</p> <p>12 MS. WEINBERGER: Yes, very true.</p> <p>13 MR. BOUSQUETTE: Welcome to three years</p> <p>14 of my life.</p> <p>15 MR. HAARLOW: Yes. Well, I can</p> <p>16 emphasize with that; that part of it is a mess.</p> <p>17 MS. WEINBERGER: Yes.</p> <p>18 MR. PRISBY: This Zoom meetings aren't</p> <p>19 helping.</p> <p>09:55PM 20 MR. HAARLOW: So I'm not sure</p> <p>21 necessarily how to advance this issue. On one</p> <p>22 hand, there is Mr. Bousquette's situation and I</p>

<p style="text-align: center;">54</p> <p>1 think everyone can appreciate is a difficult 2 one. It's understandable why he wants to have a 3 resolution of this and to ask to be put in his 4 shoes is certainly one fair way to consider it. 5 On the other hand, as a Commission, 6 it's a contributing structure. It's a Zook 7 structure. We are charged with trying to 8 preserve historic homes. This would do none of 9 those things, and also would we would be waiving 10 one of our conditions; and I'm not sure what 11 sort of a precedent that has. Why would not 12 anyone -- It seems like this is an unusual 13 situation, thank goodness. But why have that 14 requirement if you are going to waive it? 15 And indeed, it does set a 16 precedent, potentially even a legal one, while 17 saying -- Well, we know. It becomes arbitrary. 18 They can just waive it or not, that's sort of at 19 whim. What are the conditions for waiving it? 20 So that to me strikes me as a slippery slope. 21 I do see that Mr. D'Onofrio is on. 22 At least it appears he is, I see his name.</p>	<p style="text-align: center;">56</p> <p>1 where I came in. It seemed like the issue you 2 are dealing with is granting relief from one of 3 the application requirements that's part of the 4 Certificate of Appropriateness process, that 5 being plans for a new house to be built. I 6 assume that's what the applicant is asking for a 7 waiver from. 8 And you are at the point now where 9 you can grant the waiver and let the applicant 10 proceed with the Certificate of Appropriateness, 11 or you can deny it based on the current 12 regulations. If you deny it, they can appeal it 13 to the Village Board, who then can either uphold 14 or overturn your decision to not grant the 15 waiver. It seems to me that's where you are at 16 right now. 17 And that to me it seems, I know 18 it's a complicated issue. But in some ways, 19 it's kind of binary from your point of view. 20 Once you, and I understand what you are saying 21 about wanting to save the house and what have 22 you, in your greater good, which is it's a Zook</p>
<p style="text-align: center;">55</p> <p>1 Mike, are you there? 2 MR. YU: He's actually signed on for 3 the Title 14 discussion. 4 MR. D'ONOFRIO: I just had to get out 5 of my recliner. I have been listening to some 6 of this. So did you have a question? 7 MR. HAARLOW: Well, given the 8 conversations that we have had about the 9 revisions to Title 14 and the other changes that 10 we have been trying to make with an eye towards 11 preserving the integrity of the Commission and 12 the integrity of the preservation process but 13 also trying to be sensitive to the needs of 14 fellow residents, this is a real between a rock 15 and a hard place. 16 Do you have any opinion? I mean 17 you have been providing counsel to us, not legal 18 counsel, but advice for some time now. Do you 19 have a -- 20 MR. D'ONOFRIO: Yes. Here is my 21 thought. I have been listening for about 22 20 minutes so just to give you some context</p>	<p style="text-align: center;">57</p> <p>1 house, you want to preserve historically 2 significant houses. I don't think what's before 3 you tonight is -- It is that global but it's 4 not that specific. 5 And to Chan's point -- Well, 6 that's the way I look at it. It's either you 7 grant the waiver or you don't. If you grant the 8 waiver, he goes through down path A. If you 9 don't grant the waiver, he goes down path B. 10 Path B includes going back to the Village Board, 11 having them to uphold or deny it. And path A 12 says, We grant it, file your application for a 13 Certificate of Appropriateness, and we will go 14 from there. That's the framework which you 15 concurrently work under. 16 MR. HAARLOW: Can you speak at all to 17 the issue of precedent? 18 MR. D'ONOFRIO: I think present 19 comments made, I think precedent sometimes is 20 overused because each case is based on -- What, 21 say, for example, a zoning case. I mean you 22 might grant side yard -- not you -- but a zoning</p>

<p style="text-align: center;">58</p> <p>1 board can grant side yard variations left and 2 right and right and left, and it's based on the 3 conditions of that particular case, that 4 particular property. So I think sometimes 5 people get a little bit concerned if they make a 6 decision saying it grants precedent. 7 In my -- I hate to say -- 30 years 8 of experience, I have rarely seen any litigation 9 where someone was denied something, they go to 10:01PM 10 court, and they say, Well, the past precedent 11 was they approved this but not that. Because 12 when you are making your decision, you have to 13 show how each case is unique. So I wouldn't be 14 so concerned about precedent, but that's a legal 15 question. I'm not going to opine on that; but 16 from a practical point of view, there is a set 17 of factors with this demolition that I assume 18 someone can make the case, well, that's unique 19 from any other demolition. 10:01PM 20 I think where you have to run in 21 and I think maybe -- I'm not going to put John 22 on the spot. But I think John and I have talked</p>	<p style="text-align: center;">60</p> <p>1 MR. BOUSQUETTE: I guess the other 2 thing I'd point out is this entire process has 3 been lengthy and transparent. The fact that the 4 Zook house has been around and we have been 5 trying to find a solution for it for a number of 6 years and absolutely no one has stepped forward 7 since our last attempt three years ago, you 8 know, I can listen to everybody's concern and 9 their love for Zook; but honestly, people had 10:03PM 10 three years to do anything, to propose anything. 11 And as we stated in our original one way back 12 then, we would have given the house to anybody 13 to haul away. But there has been zero interest. 14 And so to have people jump out of the bushes now 15 and say, I love Zook, we have to save this. You 16 have got to understand that as the homeowner who 17 has desperately tried for three years to come up 18 with another solution, I mean I have got to tell 19 you, there are not that many people in town who 10:04PM 20 would have come up with the idea of pick it up 21 and move it and renovate it -- Right? -- and 22 then would have spent \$90,000 in plans and other</p>
<p style="text-align: center;">59</p> <p>1 about this, what happens if the next developer 2 comes in and says, Well, I'm not going to build 3 anything on the lot or the next person making an 4 application for a demolition permit. How do you 5 vet that so that six months later, after you 6 have granted the waiver, they come in with a 7 house plan? 8 And I'm not saying that's the case 9 with this particular prospect, just saying in 10:02PM 10 light of a precedent, which I don't think is a 11 big issue, you might want to put that in a 12 larger scope of if you grant the waiver what is 13 the waiver based on. So that if somebody comes 14 in and asks for a waiver eight months from now 15 on a different project is it the same fact set 16 or is it a different fact set. 17 MR. YU: That was a good example, Mike, 18 because if you have a developer applying for a 19 demo permit that says he has no plans for a new 10:03PM 20 house, that's obviously a different application 21 than Mr. Bousquette's. 22 MR. D'ONOFRIO: Right.</p>	<p style="text-align: center;">61</p> <p>1 things to make that happen only to be denied. 2 And then to suggest that I'm capriciously 3 running around trying to destroy the landmarks 4 in the Village is a bit difficult to swallow to 5 be frank. 6 So I mean I guess from my 7 perspective, I would be respectfully requesting 8 you to vote on my request to be able to reappear 9 to you yet again but with no drawings for a new 10:05PM 10 house, which I have no intention of building. 11 MR. PRISBY: Anyone? 12 MS. WEINBERGER: Well, it's just really 13 hard. I mean, Matt, I hear everything; I really 14 do. And I'm sorry this has happened. I do have 15 to say, not that we would have bought it; but I 16 do have to say that I wasn't aware that the 17 house was on the market. I'm sure everybody, 18 most everybody on this call knows that I have 19 already been involved in one Zook moving 10:06PM 20 relocation. I spearheaded much of the getting 21 the Zook that is at KLM there now. Their house 22 would be a really tricky house to move.</p>

<p style="text-align: center;">62</p> <p>1 But yes, I really wasn't aware of</p> <p>2 where you found yourself so I guess my brain is</p> <p>3 spinning thinking about what can we do. There</p> <p>4 are Zook people out there that -- there hasn't</p> <p>5 been a call to action to save a Zook in a while.</p> <p>6 I know that time is of the essence for you. I'm</p> <p>7 just sitting here thinking. I mean we have done</p> <p>8 it before. I'm not saying we can do it again.</p> <p>9 But I wasn't aware that you were at the place</p> <p>10 you are at right now. So I'm still processing</p> <p>11 that piece.</p> <p>12 MR. GONZALEZ: I wish somebody would</p> <p>13 buy it and move it. I would help do it pro</p> <p>14 bono.</p> <p>15 MR. BOUSQUETTE: I would give the house</p> <p>16 away for free. Let me be clear, if someone</p> <p>17 wants to pick it up and move it, I would give it</p> <p>18 for free; and that's been my position for three</p> <p>19 or four years. I would love to save the house.</p> <p>20 But on the other hand, my monthly running costs</p> <p>21 have to be acknowledged. People cannot avert</p> <p>22 their eyes and pretend like they don't exist.</p>	<p style="text-align: center;">64</p> <p>1 they would, knowing the nature of this town at</p> <p>2 the moment, and the lack of taste for a</p> <p>3 moratorium and property rights, I'm going to</p> <p>4 guess they would get back to us at some level.</p> <p>5 And if we are going to deny it tonight and</p> <p>6 Mr. Bousquette has to come back in front of us,</p> <p>7 I would not want to jerk him around and delay</p> <p>8 him further if it gets back to our plate.</p> <p>9 Right?</p> <p>10 But I just don't want to be the guy</p> <p>11 that goes on record as, oh, yes, he voted to</p> <p>12 take a Zook house down; not without somebody</p> <p>13 telling me essentially the clock is ticking and</p> <p>14 you have to do it so you might as well get it</p> <p>15 done.</p> <p>16 MR. GONZALEZ: No, Jim. I feel the</p> <p>17 same. I feel his pain. Mr. Bousquette, don't</p> <p>18 think -- I see your burden. But I was, what</p> <p>19 comes through my head, if we do this, unless --</p> <p>20 It's preferable if it comes from the trustees</p> <p>21 because I don't know how many publications would</p> <p>22 start basically saying that Hinsdale</p>
<p style="text-align: center;">63</p> <p>1 MS. WEINBERGER: Chan and Robb, do you</p> <p>2 want another house at KLM? I'm kidding.</p> <p>3 MR. MC GINNIS: Why don't we finish the</p> <p>4 one that's out there first.</p> <p>5 MS. WEINBERGER: Yes.</p> <p>6 MR. GONZALEZ: Is it still taking that</p> <p>7 long to finish?</p> <p>8 MS. WEINBERGER: So, Chan, this needs</p> <p>9 motion; correct?</p> <p>10 MR. YU: Yes.</p> <p>11 MS. WEINBERGER: To approve the waiver.</p> <p>12 MR. YU: The waiver, yes.</p> <p>13 MR. PRISBY: Anybody? Unfortunately,</p> <p>14 I'm still at the point where I really don't want</p> <p>15 to see a Zook house come down. Bill, to your</p> <p>16 point, that is our charter. It's to preserve</p> <p>17 these houses. I would at this point, my</p> <p>18 opinion, much as this is very difficult to say,</p> <p>19 I still want the Board of Trustees to make that</p> <p>20 call. That's my opinion.</p> <p>21 I would have no problem, once it</p> <p>22 gets back to us, which in my opinion I think</p>	<p style="text-align: center;">65</p> <p>1 Preservation basically voted to tear down a Zook</p> <p>2 home. It's not only that, it's just going to go</p> <p>3 on. I feel like it's a big snowball. I feel</p> <p>4 like I'm going to have to go to another country</p> <p>5 and leave because some of my clients call me to</p> <p>6 help them preserve, whatever --</p> <p>7 MR. PRISBY: Who I just --</p> <p>8 MR. GONZALEZ: It would better if it</p> <p>9 comes from somewhere else. We are really not</p> <p>10 the body for this decision.</p> <p>11 MR. PRISBY: Well, it's our rule that</p> <p>12 he wants a waiver from.</p> <p>13 MR. GONZALEZ: Right. That's a tough</p> <p>14 one, I don't know.</p> <p>15 MR. PRISBY: To me that's the toughest.</p> <p>16 MR. GONZALEZ: That's the hardest one I</p> <p>17 have ever dealt with.</p> <p>18 MR. BOUSQUETTE: Guys, can I make an</p> <p>19 observation, which is I believe you guys have</p> <p>20 been put in this situation, which is I</p> <p>21 understand your point of view -- I don't agree</p> <p>22 with it but I understand it -- the trustees put</p>

<p style="text-align: center;">66</p> <p>1 you there by denying the ability to move it and 2 split the lot and save the house. 3 So there was a point in time where 4 the trustees could have voted -- the ZBA voted 7 5 to 0 in favor -- right? -- of moving the house 6 and splitting the lot, the trustees made a 7 conscientious decision that maintaining the 8 integrity of the lot size was more important 9 than this particular Zook house. That's why you 10 are in the position you are today. 11 So I think you can point back to 12 them and say they already made that decision. I 13 think they talked about that at the time. So I 14 guess, you know, I keep being shuffled about by 15 various folks because nobody wants to be the 16 guilty party; right? So I've already been 17 tarred as the arrogant, horrible person who is 18 trying to destroy the fabric of Hinsdale. So I 19 guess I'm used to it by now. But somebody 20 somewhere has to make a decision and the 21 trustees have already done that once. 22 MR. HAARLOW: I take your point. I</p>	<p style="text-align: center;">68</p> <p>1 based upon everything you are all saying is I 2 should have gone and immediately filed for a 3 demo permit and torn the house down. I wouldn't 4 be going through any of this, right? 5 So if based on what happened 6 originally, I went through you guys, you guys 7 denied it, I went to them to try and move it, 8 they denied it, and what I should have done, the 9 smartest thing now, in retrospect, would have 10 been to immediately file for the demo permit and 11 tear the house down. But what did I do instead? 12 I tried to sell it. And so, I guess, in 13 retrospect, for any other homeowner then in the 14 future, I'm the guy who worked extra hard at 15 100 percent my own expense to try and save it. 16 And in exchange for that, I find myself where I 17 am today. 18 You can imagine what runs through 19 my mind because I had a clear path to tearing 20 that house down already once, and I didn't do 21 it. I didn't do it for not one year or two 22 years, but I didn't do it for three years to try</p>
<p style="text-align: center;">67</p> <p>1 think that was several years ago, that was a 2 different board. The circumstances, the context 3 was different at that time. I have no idea what 4 the Board might say. 5 I think to Jim's point, I don't 6 necessarily think that we are trying to -- that 7 anyone is trying to pass the buck because no one 8 wants to make the hard decision; but I think 9 maybe, Jim, what you are suggesting is you would 10 rather have the opinion of those set of people 11 in addition to ours, as elected representatives 12 and not just an appointed Commission, making, 13 weighing in. 14 MR. PRISBY: These are people elected 15 by the community to make the tough decisions. 16 MS. WEINBERGER: True and we are 17 advisory. 18 MR. BOUSQUETTE: I guess I would say 19 they already made the decision and the fool in 20 all this was me. Right? So if you think about 21 it, when they originally denied it and you guys 22 originally denied it, what I should have done</p>	<p style="text-align: center;">69</p> <p>1 and save it. And so my reward for doing that, 2 as a concerned citizen of the Village of 3 Hinsdale, is pay more money, go through more 4 agony, pain, and people calling me God knows 5 what next. 6 MR. PRISBY: No good deed goes 7 unpunished, is that how the phrase goes? Yes. 8 Hindsight, that may have been the best choice 9 unfortunately. At least from your perspective, 10 right? It's as you know and admitted, it's 11 tough; right? 12 MR. BOUSQUETTE: I mean I guess we all 13 wish things, right? I wish the Parkers were 14 living in it and it looked like a beautiful 15 house. It wasn't meant to be. I wish after the 16 Parkers somebody came along and wanted to buy 17 it. I wish I could have donated it to somebody, 18 but I can't keep paying \$9,000 a month wishing 19 when it doesn't cost anybody else anything. 20 They can keep wishing because it's free. It's 21 not free anymore for me. This is devastating. 22 I don't want to get into a public thing about my</p>

<p style="text-align: center;">70</p> <p>1 own personal finances but \$9,000 a month for 2 four years is devastating. 3 MR. PRISBY: I'm in a position where 4 with all this discussion -- and I know nobody 5 likes to hear it -- but I still think elected 6 officials need to make that decision. That's my 7 opinion, Mr. Bousquette. But with deep sympathy 8 for your position, really, sincerely, no name 9 calling on this end. Right? I am completely 10 sympathetic but at a tough juncture here. I'm 11 thinking that that's the best way for us to go. 12 I could be even be the minority for all I know, 13 but that's just my personal opinion. 14 MS. WEINBERGER: Jim, I'm right there 15 with you. I'm right there with you. 16 MR. PRISBY: That said, in the interest 17 of getting to Title 14 before 2 o'clock in the 18 morning, I'm going to at some level reluctantly 19 but just after some thought, I'm going to make 20 the motion to, unfortunately, deny the waiver 21 and put this in the Board of Trustees' lap. 22 MR. GONZALEZ: Well, let me say</p>	<p style="text-align: center;">72</p> <p>1 going to be tough. But going to Hinsdale 2 Preservation, we are going to agree to demo a 3 Zook home. What if it was something else, it 4 may be different. But this is a real tough one, 5 I don't know. We should go on -- I'm going on 6 record saying, yeah, go for it. And I 7 apologize, I mean it's a hard one on you 8 financially and probably, I'm sure, emotionally, 9 too. 10 MS. WEINBERGER: So there is a motion? 11 I think you finished that motion; right, Jim? 12 MR. PRISBY: I did. 13 MS. WEINBERGER: I will second the 14 motion. 15 CHAIRMAN BOHNEN: The motion is to deny 16 the waiver? 17 MR. PRISBY: That is what I motioned, 18 yes. 19 CHAIRMAN BOHNEN: Move it on to the 20 Board. 21 MR. PRISBY: I don't take that motion 22 lightly.</p>
<p style="text-align: center;">71</p> <p>1 something. Yes, Mr. Bousquette, I didn't mean 2 to insult you in any way. The thought is that's 3 extremely difficult. And I understand, I've 4 bought real estate and sold it and yada, yada. 5 I wish I could find somebody that could buy it 6 or even just take it, like you said, and move it 7 somewhere else. But it's really hard. I wish 8 it was something else, any other home. 9 MR. PRISBY: I think it's beyond that, 10 unfortunately. I would agree with them. Just 11 my opinion, I think that effort has been made. 12 Somebody could have stepped up in the last 13 couple of years and said, Yes, we want it, let's 14 take it, let's move it, let's buy it at the 15 Village. Right? And I don't see that 16 groundswell anywhere. But I think the elected 17 officials need to make this call, my thinking. 18 MR. GONZALEZ: Yes, because a lot of 19 these Zook homes, a lot any of them, many 20 historical, they are bought by a developer and 21 he pretty much files very quickly for a demo 22 permit. And they get it, they do. So this is</p>	<p style="text-align: center;">73</p> <p>1 CHAIRMAN BOHNEN: So when you vote -- 2 MR. YU: And Shannon seconded it, 3 right? 4 MS. WEINBERGER: Yes, I did. 5 CHAIRMAN BOHNEN: When you vote to send 6 it on to the Board and deny it, you are voting 7 aye. If you don't agree with that -- 8 MR. PRISBY: That is correct. 9 CHAIRMAN BOHNEN: I'm going to recuse 10 myself from voting because I sold Mr. Bousquette 11 this house and I have been involved. I have 12 been out of it for a while. So start your vote. 13 MR. YU: Commissioner Weinberger? 14 MS. WEINBERGER: Why I am first? 15 MR. YU: I can start from right. 16 Commissioner Prisby? 17 MS. WEINBERGER: No, I'm kidding. So 18 the motion to deny, correct? 19 MR. YU: Correct. 20 MS. WEINBERGER: So I would vote yes, 21 aye, to deny the waiver. 22 MR. YU: Right. Commissioner Gonzalez?</p>

<p style="text-align: center;">74</p> <p>1 MR. GONZALEZ: Yes to deny the waiver. 2 I have got to be specific, yes. 3 MR. YU: Commissioner Braden? 4 MS. BRADEN: Aye. 5 MR. YU: Yes. Commissioner Haarlow? 6 MR. HAARLOW: Yes. I hear you, Chan. 7 MR. YU: Oh, sorry. 8 MR. HAARLOW: I'm going to vote yes for 9 denial because I want it to go to the Board. 10:23PM 10 MR. YU: Commissioner Prisby? 11 MR. PRISBY: And I will vote yes as 12 well. 13 MR. YU: Okay. 14 MR. PRISBY: I'm sorry it came to that, 15 I really am. 16 MR. YU: We will do our best to get it 17 on -- 18 MR. BOUSQUETTE: Can I have two sets of 19 closing comments, please. The first one is 10:23PM 20 directed to Robb and Chan. I have to say out 21 loud I'm disappointed that somebody could not 22 have taken the temperature of this Board from</p>	<p style="text-align: center;">76</p> <p>1 MR. BOUSQUETTE: Okay. 2 MR. PRISBY: So that at least pushes 3 his first step faster to go to the Village 4 trustee meeting and not have to wait till 5 August? 6 MR. YU: Right. 7 MR. PRISBY: Okay. 8 MR. HAARLOW: And Chan, or maybe Robb 9 as well, in the interest of expediting this, 10:25PM 10 what would be the earliest that we could then 11 hear that again? 12 MR. YU: Well, we will take our cues 13 from the Village Board. They have had one read 14 for referrals. So if they want to count it as a 15 referral to the Commission, July 14, let's see, 16 the HPC, August 5 is your next meeting. 17 So if they approve his appeal, then 18 he'd be back before you -- Well, July 14. See, 19 that's not enough time for August 5 because he's 10:26PM 20 got to do mailings for the Certificate of 21 Appropriateness. 22 MS. BRADEN: Chan, do you have to do</p>
<p style="text-align: center;">75</p> <p>1 March until July to understand that that was 2 going to be the case. There have been eight 3 Village trustee meetings during that time 4 period. And had you guys just sort of waved at 5 them and said, We really don't want to touch 6 this, which is what you are doing, then it could 7 have gone to the trustee meeting in March or 8 April or something. And so it's extremely 9 distressing and extraordinarily expensive, A. 10:23PM 10 B, Robb, I am very concerned that 11 this thing proceed on the time frame that you 12 guys suggested. I'm asking if there is anything 13 I need to do or is this something that you do or 14 the HPC does to make sure it happens because, 15 obviously, every day is of the essence to make 16 the time frame that you've suggested. 17 MR. YU: I'm going to say we are going 18 to try our best to get it on the July 14 Village 19 Board meeting. 10:24PM 20 MR. MC GINNIS: Yes. I don't think 21 that's going to be a problem, Matt. You don't 22 need to do anything for that right now.</p>	<p style="text-align: center;">77</p> <p>1 hard copy mailings? Is there an alternative? 2 MR. YU: Well, yes, the certified 3 mailings have to be done hard copy. That's by 4 Mr. Bousquette, 250-foot radius. We've got to 5 get a notification in the Hinsdalean so -- 6 MS. BRADEN: There's -- 7 MR. YU: We can try our best to call a 8 special HPC meeting that works. 9 MR. GONZALEZ: Yes. I think we should 10:26PM 10 be able to expedite that, guys, somehow, 11 someway. 12 MS. WEINBERGER: 100 percent. 13 MS. BRADEN: I'll make myself 14 available. 15 MS. WEINBERGER: Let's be committed to 16 that. 17 MR. PRISBY: Yes. 18 MS. WEINBERGER: I mean Matt has been 19 through enough. So let's commit with being as 10:27PM 20 quick as we can get on the schedule. 21 MR. PRISBY: If the Village trustees 22 get him back to us, I think that's the best</p>

1 think we can do to help him out.

2 * * *

3 (Which were all the proceedings had
4 in the above-entitled cause.)

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STATE OF ILLINOIS)

) ss.

COUNTY OF DU PAGE)

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

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

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 Historic Preservation Commission)
 Title 14 Regulations Action Summary)
 Review)

REPORT OF PROCEEDINGS had and testimony
 taken at the Zoom Continued Public Meeting of
 the above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 1st day of July, 2020, at 10:28 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT VIA ZOOM: 2 MR. ROBB MC GINNIS, Director of Community Development; 3 4 MR. CHAN YU, Village Planner; 5 6 MR. MICHAEL D'ONOFRIO, Planning Consultant. 7 8 * * * 9 10 CHAIRMAN BOHNEN: Final item on the agenda. 11 12 MR. D'ONOFRIO: I sent you or I think 13 Chan issued a redline copy of the proposed 14 changes to Title 14. Basically there are three 15 sections within Title 14 that are going to have 16 revisions made to them. Chapter 1, the General 17 Provisions. Section 14-4, Withdrawal of 18 Landmarks, Landmark. 19 Designations; and 14.5, Certificate of 20 Appropriateness. There were no changes proposed 21 to Section 14.2, Historic Preservation 22 Commission, and 14.3, the Landmark and Historic District designation. 23 24 So I will go through these changes 25 by the various chapters. First of all, does</p>	<p style="text-align: center;">4</p> <p>1 Next there was one change made to 2 Chapter 4 and that has to be, there is a new 3 Section F put in, which says, The owner of 4 the -- This has to do with the withdrawal of a 5 landmark. It doesn't have anything to do with 6 the Certificate of Appropriateness. It just 7 says, The owner of a structure or building can 8 apply for withdrawal if they have not taken 9 advantage of the Property Tax Assessment Freeze 10 Program. 11 12 So the meat of the changes are 13 what's in Chapter 5, Certificate of 14 Appropriateness. So I will go through those, 15 and that's kind of where I think most of the 16 time was spent by the HPC going through these 17 things. The first change was in Section B1. 18 There were two changes here. This has to do 19 with permits in Historic Districts. First item 20 B1 reads, In the downtown Historic District, all 21 exterior improvements regardless of whether a 22 permit is required, i.e., tuck pointing, painting, etcetera, must be reviewed and</p>
<p style="text-align: center;">3</p> <p>1 anybody have any questions? 2 3 CHAIRMAN BOHNEN: Well, one thing in 4 talking to Cauley about making any denials that 5 we have be final and appealable to the Board. 6 Is that in here, no? 7 8 MR. D'ONOFRIO: Let me go through 9 these, and I think it will become evident. I 10 don't recall if it is or not. 11 12 But let's pick up with Chapter 1, 13 General Provisions. There was only one change 14 to that, and that's in the definition section, 15 14-1-3, where we put in a definition of a design 16 advisory meeting. I will just read to you what 17 that says, A meeting held by the Historic 18 Preservation Commission at the beginning of the 19 Certificate of Appropriateness application 20 approval process. The purpose of this meeting 21 is for the applicant to gain an understanding of 22 the type of architectural design element 23 preferred by the Historic Preservation 24 Commission. So that was the only change in 25 Chapter 1 of Title 14.</p>	<p style="text-align: center;">5</p> <p>1 approved by the Commission. 2 3 And then B2, In the Robbins Park 4 Historic District, any improvement visible from 5 a public right-of-way is required to be reviewed 6 and approved by the Commission. 7 8 MR. PRISBY: Mike? 9 10 MR. D'ONOFRIO: Yes. 11 12 MR. PRISBY: Before that you have got 13 redlined under B, Historic District, you went 14 from advisory only to mandatory. 15 16 MR. D'ONOFRIO: I think, Chan, you may 17 have given them the -- That's what John and I 18 were just talking about. 19 20 MR. PRISBY: So is that what the group 21 had decided to do? 22 23 MR. D'ONOFRIO: No. I think that's 24 what John had brought up, what John just 25 mentioned about -- I think the group only discussed having it advisory. But John brought -- 26 27 CHAIRMAN BOHNEN: What I did was, 28 talking to Cauley, I felt this was important</p>

<p style="text-align: center;">6</p> <p>1 that any denials we make are final but are 2 appealable to the Board. He agreed that he felt 3 that there were things that, just like tonight, 4 that belong in the hands of the elected 5 officials because you don't like how they decide 6 things, you vote them out. The opinion was he 7 had no problem having things land at the dais 8 before the Board of Trustees, and I think that's 9 important. I have talked about it to some of 10 you, maybe not as a group; but that's where that 11 came from. 12 MR. PRISBY: Does that in any way 13 violate any of the laws of home rule to have an 14 unelected group of individuals making mandatory 15 decisions on property rights? 16 CHAIRMAN BOHNEN: Yes, I'm not the 17 expert on that. I'm only telling you what 18 Cauley agreed to do. 19 MR. PRISBY: I know at one point we 20 talked about being advisory to somebody. And at 21 that point, we advise the Plan Commission, Board 22 of Trustees, whoever it's going to get bumped up</p>	<p style="text-align: center;">8</p> <p>1 MS. WEINBERGER: And to that point, 2 actually, does it make it difficult to find 3 succession, successors to our commissioner 4 positions, in that watching what's happening 5 where we are kind of the ones that are at the 6 forefront of getting shot at; who wants to sign 7 up for this? 8 So I get what you are saying, John. 9 I understand, but can we be advisory to the 10 Board? Like I see what you are saying, John, 11 and I agree with that. But to say that we are 12 the final say until you appeal, just like what 13 we just went through, I think it's good to have 14 the elected officials make the call. But to say 15 that it's mandatory and then to add this appeal 16 piece -- Actually, it's just a matter of 17 semantics. 18 CHAIRMAN BOHNEN: Well, here, we have 19 had things happen. We vote. And like on demos, 20 we vote no, the next day they go down and get 21 their permit. 22 MS. BRADEN: Right.</p>
<p style="text-align: center;">7</p> <p>1 to, for somebody to make a final decision. I 2 have always liked the idea of that being an 3 elected official. Because like you said, you 4 don't like their answers, vote them out; right? 5 CHAIRMAN BOHNEN: Conversely, 6 Commissioners that are volunteers really 7 shouldn't be put on the spot for some of the 8 really high hard ones that come in. 9 MR. PRISBY: I get really concerned. I 10 mean I want more of a say in this advisory role 11 we've always talked about. I get really 12 concerned about ten years from now when we have 13 all decided to move on to greener pastures 14 having some seven member Commission of a bunch 15 of homeowners with axes to grind, who have 16 nothing better to do with their time, calling 17 the shots for the Historic Districts. 18 Based on this, it's historians or 19 preservationists and people that really know 20 what they are talking about being on the Board, 21 it just isn't mandatory without any kind of 22 criteria around it.</p>	<p style="text-align: center;">9</p> <p>1 CHAIRMAN BOHNEN: Frustrated a lot of 2 people, a lot of people on our Board. So my 3 opinion was that if we say no, it could be 4 appealed to the Board. We are not going to be 5 capricious in our -- (Zoom audio 6 interruption) -- but it would seem to me that 7 something -- (Zoom audio interruption) -- based 8 on the -- board for how many years that we have 9 no teeth. And so we can't have it both ways. 10 So the right of appeal to the Board is internal. 11 It puts the decision in the hands of the elected 12 officials, and that's where it belongs in my 13 opinion. 14 MS. WEINBERGER: So in doing this, I 15 guess, Mike, this is a question for you -- in 16 doing this -- and Chan, Robb. In doing this, 17 could it potentially cut down the amount of time 18 it would take somebody to get through the 19 process? I mean literally trying to track what 20 Matt has to go through, that's just cumbersome. 21 And I guess if us being mandatory automatically 22 sends you to the Board, and then you know what</p>

<p style="text-align: center;">10</p> <p>1 your verdict is in two months as opposed to --</p> <p>2 I don't.</p> <p>3 Mike, outside of this meeting, this</p> <p>4 is a conversation -- or I don't know even know</p> <p>5 if it's with Mike or if it's with Chan or with</p> <p>6 Robb. The process really needs to be completely</p> <p>7 audited and streamlined because we are not the</p> <p>8 bad guys. I mean we are the Historic</p> <p>9 Preservation Commission. We don't want anything</p> <p>10 demolished that is a significant structure. But</p> <p>11 then when we do this, we are the bad guys</p> <p>12 because of the process. So I guess is advisory</p> <p>13 versus mandatory adjusting the process or not?</p> <p>14 MR. HAARLOW: So, Shannon, if I could</p> <p>15 weigh in on that.</p> <p>16 MS. WEINBERGER: Yes.</p> <p>17 MR. HAARLOW: I think that having it</p> <p>18 mandatory makes it a lot of sense for a couple</p> <p>19 reasons. One of them is that we are all well</p> <p>20 aware of what advisory only means in practice.</p> <p>21 It means that our decision, we do a lot of</p> <p>22 handwringing to no avail. And so to John's</p>	<p style="text-align: center;">12</p> <p>1 made us aware we should have the Board as a</p> <p>2 party to that decision.</p> <p>3 But I think, I wonder -- and maybe,</p> <p>4 Mike, this is a question for you or, perhaps,</p> <p>5 John -- should there be language here that says</p> <p>6 the final decision of the Commission shall be</p> <p>7 mandatory and any appeal of that decision has to</p> <p>8 be taken up by the Board of Trustees?</p> <p>9 MR. D'ONOFRIO: I would highly</p> <p>10 recommend that because you can't just leave it,</p> <p>11 to your earlier conversation, I don't think your</p> <p>12 Village attorney would sign off on something</p> <p>13 like this without some kind of an appeal process</p> <p>14 for the Board.</p> <p>15 MR. HAARLOW: There has to be an appeal</p> <p>16 process in some way it seems to me.</p> <p>17 MR. D'ONOFRIO: And I think it's</p> <p>18 consistent with how most municipalities work. I</p> <p>19 would say this is a little bit different than</p> <p>20 the previous case because in that case you acted</p> <p>21 on the request of a waiver of an application</p> <p>22 requirement. This is a different animal because</p>
<p style="text-align: center;">11</p> <p>1 point -- And I think we all agree with we are</p> <p>2 all frustrated by it. If we are just advisory,</p> <p>3 then tomorrow morning they show up on the lower</p> <p>4 level of the Memorial Building and it's, you</p> <p>5 know -- We even had an applicant this evening</p> <p>6 who was clearly, you know, no interest</p> <p>7 particularly in working with us. And so I think</p> <p>8 that's important.</p> <p>9 If you don't like the Zoning Board</p> <p>10 of Appeals decision, then you have to go to the</p> <p>11 circuit court in Wheaton. That is onerous. So</p> <p>12 what we are proposing here is if you don't like</p> <p>13 our decision, the Commission's decision, then</p> <p>14 you need to go to the Hinsdale Board of</p> <p>15 Trustees. So I think that's not nearly as</p> <p>16 onerous as having to go to court.</p> <p>17 So I would be in favor of that</p> <p>18 because I do think that it gets another body</p> <p>19 involved, in this case of elected officials who</p> <p>20 are helping to make these decisions. And</p> <p>21 actually what we just went through</p> <p>22 excruciatingly with Mr. Bousquette, I think it's</p>	<p style="text-align: center;">13</p> <p>1 you are saying we have the authority to deny</p> <p>2 this. It's a distinction with a difference.</p> <p>3 But I think you would need to have some appeal</p> <p>4 language in terms of where it would go. I would</p> <p>5 recommend that it be appealed to the Village</p> <p>6 Board.</p> <p>7 MR. HAARLOW: And if it is appealed to</p> <p>8 the Village Board, and I do think that's the</p> <p>9 appropriate route, I wouldn't want it to be the</p> <p>10 like the ZBA where if you want to make a change,</p> <p>11 go to Wheaton.</p> <p>12 MR. D'ONOFRIO: Right.</p> <p>13 MR. HAARLOW: Going back to Chan's memo</p> <p>14 for 444 East 4th, the one we just finished up</p> <p>15 with, there is that language about if the</p> <p>16 Commission basically says no, the applicant may</p> <p>17 appeal the Commission's denial to the Board; and</p> <p>18 then the Board can affirm the decision, or they</p> <p>19 can overturn the HPC's decision with or without</p> <p>20 conditions. I don't know exactly how this gets</p> <p>21 worded, I'm not a lawyer. I understand that</p> <p>22 that was about a waiver, and we are not talking</p>

<p style="text-align: center;">14</p> <p>1 about waivers necessarily here. But it seems to</p> <p>2 me that that needs to be what happens.</p> <p>3 Or should it be it goes to the</p> <p>4 Board of Trustees and they just have final say</p> <p>5 and it doesn't come back to the HPC?</p> <p>6 MR. D'ONOFRIO: I think there is some</p> <p>7 boilerplate language we can get from Klein,</p> <p>8 Thorpe to put that in there. I don't think it's</p> <p>9 real difficult.</p> <p>10:44PM 10 MR. HAARLOW: But what's your opinion</p> <p>11 on does it go to the Board? If it's appealed</p> <p>12 and it goes to the Board, and the Board says, X,</p> <p>13 whatever the Board says is just final; or does</p> <p>14 it come back to us?</p> <p>15 MR. D'ONOFRIO: Generally the way it's</p> <p>16 worked is the appeal is made to the next Board,</p> <p>17 in this case, the Village Board, and their</p> <p>18 decision is final. Now, their decision could</p> <p>19 be, well, we want the HPC to look at this and</p> <p>10:44PM 20 they can refer back to you. But I would leave</p> <p>21 it up as they are the final decisionmaker.</p> <p>22 So if they overturn you and say,</p>	<p style="text-align: center;">16</p> <p>1 MR. D'ONOFRIO: Yes.</p> <p>2 CHAIRMAN BOHNEN: Anything locally</p> <p>3 landmarked here --</p> <p>4 MS. WEINBERGER: It doesn't really say</p> <p>5 the final decision of the Commission shall be</p> <p>6 mandatory up in A.</p> <p>7 MR. YU: That would probably fall under</p> <p>8 15-5-4 or, I'm sorry, 5-5.</p> <p>9 MS. WEINBERGER: Okay.</p> <p>10:46PM 10 MR. D'ONOFRIO: All right. Moving</p> <p>11 right along here. So I mentioned the Downtown</p> <p>12 Historic District and Robbins Park Historic</p> <p>13 District. Also under criteria, 14-5-2, under</p> <p>14 General Standards, under 1, which says,</p> <p>15 Alterations that do not effect any essential</p> <p>16 architectural or historic features of a</p> <p>17 structure or building as viewed from the public</p> <p>18 right-of-way from the public street should</p> <p>19 ordinarily be permitted. And then we put in a</p> <p>10:47PM 20 Section A, landscaping, fountain, streetscape,</p> <p>21 flagpoles, and similar type of appurtenances are</p> <p>22 included.</p>
<p style="text-align: center;">15</p> <p>1 no, we think you made the wrong decision, we are</p> <p>2 going to approve it where you denied it, fine.</p> <p>3 Let it sit with that. But they always have the</p> <p>4 authority to send it back to a subordinate board</p> <p>5 for additional review, factfinding, what have</p> <p>6 you. I wouldn't make that a condition that if</p> <p>7 they tweak it, they send it back to you for your</p> <p>8 approval. Let them make that decision, but they</p> <p>9 have the final authority on considering appeals.</p> <p>10:45PM 10 MR. HAARLOW: That makes sense to me.</p> <p>11 MS. WEINBERGER: That makes sense to</p> <p>12 me. Just dropping it as a final condition a</p> <p>13 final decision should be mandatory, I agree, we</p> <p>14 need to add something in about it.</p> <p>15 CHAIRMAN BOHNEN: The right of appeal</p> <p>16 to the Village Board.</p> <p>17 MR. D'ONOFRIO: Yes. It will be brief</p> <p>18 but it will be clear.</p> <p>19 MS. WEINBERGER: So actually going up</p> <p>10:46PM 20 to A, do we need that about landmarks?</p> <p>21 MR. YU: For landmarks, you guys</p> <p>22 already have teeth.</p>	<p style="text-align: center;">17</p> <p>1 In our discussions, there was some</p> <p>2 concern raised over some of those kind of -- I</p> <p>3 love to say appurtenances at 10:45 at night to</p> <p>4 see if I can still talk -- but those kinds of</p> <p>5 improvements I think you had expressed a concern</p> <p>6 and looking at.</p> <p>7 MS. BRADEN: Currently fountains for</p> <p>8 me.</p> <p>9 MR. D'ONOFRIO: Yes. Somebody else had</p> <p>10:48PM 10 horse blocks?</p> <p>11 MS. BRADEN: Wait. What was that? I'm</p> <p>12 sorry.</p> <p>13 MR. PRISBY: Horse blocks.</p> <p>14 MS. BRADEN: What's that?</p> <p>15 MR. D'ONOFRIO: It's where you used to</p> <p>16 tie your horse up to.</p> <p>17 MS. BRADEN: Oh, horse tie-ups. No,</p> <p>18 yes, that's my big thing. The horse tie-ups are</p> <p>19 no longer in the front of the Furys' old home,</p> <p>10:48PM 20 that upsets me.</p> <p>21 MR. D'ONOFRIO: I just wanted to let</p> <p>22 you know I was still paying attention.</p>

<p style="text-align: center;">18</p> <p>1 MS. BRADEN: Thank you. They are not 2 there, John. 3 MR. D'ONOFRIO: And then the next 4 change on that was all the way on Section 5 14-5-3, Application. We added a section under 6 A. We added 11, which stated, For properties to 7 be demolished the following is required: Proof 8 of ownership, the application needs to be signed 9 and notarized by the applicant and/or the owner; 10 colored photos of the structure to be 11 demolished; and a current topographic survey of 12 the property including location, size, and type 13 of trees. 14 MS. BRADEN: Mr. D'Onofrio? 15 MR. D'ONOFRIO: Yes. 16 MS. BRADEN: Do you have language in 17 here -- maybe I overlooked it -- about the 18 application must be complete before they can 19 come before us? I know that sounds dumb, right? 20 But we are seeing a lot of applications that 21 aren't complete. So that and then second, in 22 compliance, the property or owners must be in</p>	<p style="text-align: center;">20</p> <p>1 MS. BRADEN: Utilities. 2 MR. D'ONOFRIO: So utilities as in 3 they're current on their water bill and their 4 sewer bill or -- 5 MS. BRADEN: Well, what we evidenced by 6 419 South Oak ensuring that they are in 7 compliance with Village Code, that they have 8 service to a major provider for gas and 9 electricity before they come to us. 10 Chan, can you weigh in, that is, 11 against, per Robb and his counsel, Robb 12 McGinnis, that is against village Code, correct, 13 turning off utilities before a demo permit has 14 been issued? 15 MR. YU: Yes. So to be clear, we are 16 not talking about Code compliant in terms of 17 zoning for the building permit, right? Because 18 I think the problem for that is Mr. Prisby has 19 mentioned many times that the HPC would want to 20 see everything as soon as possible. Before 21 that, we waited for building permit comments to 22 make sure it's Code compliant.</p>
<p style="text-align: center;">19</p> <p>1 compliance with Village Code. 2 So, one, for the application to be 3 complete before coming to us; and two, the 4 property to be in compliance with Village Code 5 before coming to us. Is there any way we can 6 include that? I'm getting at -- 7 MR. D'ONOFRIO: Let me ask you a couple 8 questions about that. It seems to me that it's 9 up to staff to determine if the application is 10 complete before it gets forwarded to you. So I 11 don't know if it's necessary to put that in 12 there. Because we outline, we outline under A 13 what all the requirements are for the 14 application. So if somebody says, When am I 15 going to be on; or Chan looks at it and goes, 16 You need to submit 5 and 6, you haven't, it's 17 not a complete application yet. So I'm not all 18 in favor of belts and suspenders, i.e., stating 19 the obvious, that's up to staff to determine. 20 As to in compliance with codes, 21 that is kind of broad. What you are you 22 specifically trying to get at?</p>	<p style="text-align: center;">21</p> <p>1 So we are not talking about zoning 2 compliance, we are talking about property 3 maintenance; correct? 4 MS. BRADEN: Correct. So and again, I 5 defer to all of you; but I would like to see -- 6 I don't know how we word that, Mr. D'Onofrio -- 7 but things like what's certainly come up a lot 8 lately. 9 MR. D'ONOFRIO: So let me come at this 10 from a different perspective so I can understand 11 it. So you had a property owner who came in for 12 a demo permit, and you guys considered it, and 13 before you even considered it, they had the 14 utilities disconnected? 15 MS. BRADEN: With two properties, 16 correct. 17 MR. D'ONOFRIO: Right. But that's what 18 the issue is. You aren't talking about -- Or 19 are you talking about the property isn't being 20 maintained, i.e., the grass isn't being cut, 21 it's dilapidated, you know? 22 MS. BRADEN: Well, in my mind, they go</p>

<p style="text-align: center;">22</p> <p>1 hand in hand when you turn off the utilities.</p> <p>2 MR. GONZALEZ: Yes. Let's figure this</p> <p>3 out better because I feel that too many people</p> <p>4 buy the home, cut the electrical and the water,</p> <p>5 and they leave the water in the pipes. Okay?</p> <p>6 101, you know, maintenance tells you that as</p> <p>7 soon as the temperature drops those pipes are</p> <p>8 going to break and you are going to have a lot</p> <p>9 of water pipes throughout an entire home.</p> <p>10 So I think they are using that</p> <p>11 as like -- And I have seen homes that, sure,</p> <p>12 water bogged, full of water, and you still</p> <p>13 restore them. I made the example of the one</p> <p>14 that just recently had the fire. They were</p> <p>15 complaining, the other family was complaining</p> <p>16 that they had too much water, mold. You know</p> <p>17 what, mold is very easy to be removed, number</p> <p>18 one. That's a cheap excuse. I mean, moving</p> <p>19 forward, I mean I'm getting really tired of</p> <p>20 these excuses. So we need to have something</p> <p>21 that they have to keep the house in some form of</p> <p>22 maintenance and running order.</p>	<p style="text-align: center;">24</p> <p>1 permit will be issued. Okay? Now, tonight all</p> <p>2 four of the houses that came before us were</p> <p>3 damaged because of premature utility cut-offs.</p> <p>4 I'm not sure about 419 South Oak having heard</p> <p>5 this story tonight. But we know that 641 South</p> <p>6 Elm, we know that 716 South Oak; and we know</p> <p>7 that Mr. Bousquette, who complained about his</p> <p>8 utility bills, doesn't have a gas meter.</p> <p>9 So clearly, you can't give them a</p> <p>10 demo permit if they are in violation of the</p> <p>11 Village ordinances. Now, for you to try and</p> <p>12 police that is probably not practical.</p> <p>13 MS. BRADEN: Okay.</p> <p>14 CHAIRMAN BOHNEN: I mean that falls on</p> <p>15 to Chan and Robb and the guys downstairs.</p> <p>16 MR. MC GINNIS: Alexis, if I could</p> <p>17 maybe put a little context to that. So we put</p> <p>18 out a memo in 2011 right after the last</p> <p>19 recession. The reason that a lot of these</p> <p>20 builders were stripping utilities off of homes</p> <p>21 prematurely is so they could get a jump on the</p> <p>22 demo process. There is some lead time involved</p>
<p style="text-align: center;">23</p> <p>1 Leaving the roof dilapidated --</p> <p>2 It's very easy, let me explain this just so you</p> <p>3 get a picture, it's very easy to destroy a roof</p> <p>4 not by, let's call it, malicious act, like</p> <p>5 getting a hammer and breaking it. It's more so</p> <p>6 like you can walk on the tiles and break them</p> <p>7 and say it was hail damage. Who is going to</p> <p>8 know? It's very hard to prove that. It's</p> <p>9 actually impossible for that matter. So there</p> <p>10 needs to be protocols for maintaining a house</p> <p>11 the way it is. I don't know what the answer is,</p> <p>12 but that's what I'd would like to say.</p> <p>13 MS. BRADEN: I would like to see that</p> <p>14 come in the application process, some wording</p> <p>15 there. Maybe I'm not being clear. And thank</p> <p>16 you, Frank, that was really helpful; that they</p> <p>17 have to not be in violation of any Code before</p> <p>18 they come to fill out an application to request</p> <p>19 a demo permit or to apply for a demo permit.</p> <p>20 CHAIRMAN BOHNEN: Well, according to</p> <p>21 the memo that exists, they have to be in</p> <p>22 compliance with all the Village ordinances or no</p>	<p style="text-align: center;">25</p> <p>1 in that.</p> <p>2 If at the end of the day, they risk</p> <p>3 a denial from you, then I think people are going</p> <p>4 to wait to make sure they can actually knock</p> <p>5 that house down before they cut the utilities.</p> <p>6 It's going to take a while to break bad habits,</p> <p>7 and we follow up on it. When we hear about it,</p> <p>8 we follow up on it. But again, I think the risk</p> <p>9 is that you guys deny their right to demolish</p> <p>10 that house. I think it self-regulates once you</p> <p>11 have this corrected.</p> <p>12 CHAIRMAN BOHNEN: The problem is, Robb,</p> <p>13 is that since we don't issue the permits we</p> <p>14 don't have the authority to do anything. We</p> <p>15 have to have our hearing. And during the</p> <p>16 hearing, we can establish these things, which</p> <p>17 then would wreak havoc for you guys to follow up</p> <p>18 on. We don't issue the permits so we can't --</p> <p>19 We thought we could deny hearings to people that</p> <p>20 were in violation of Village codes, but I got a</p> <p>21 legal opinion that we could not. We had to hold</p> <p>22 the hearing.</p>

<p style="text-align: center;">26</p> <p>1 During the course of the hearing, 2 we established that they were in violation of 3 the Village codes and then send that on down to 4 your crowd for whatever you guys do. 5 MR. MC GINNIS: But if what I'm hearing 6 is you guys are looking at binding authority and 7 the risk is that the Board of Trustees on an 8 appeal would deny it, then the risk is somebody 9 has incurred damage to a house that they may be 10 stuck maintaining.</p> <p>11 CHAIRMAN BOHNEN: Correct. 12 MR. MC GINNIS: That's why I'm saying 13 maybe that risk goes down, maybe they wait to 14 cut those utilities until they find out whether 15 they can actually demolish it or not. 16 MS. WEINBERGER: You are saying that 17 that, that going back to that conversation about 18 mandatory, will make some of this -- 19 MR. MC GINNIS: Self-regulate. 20 MS. WEINBERGER: Yes, okay. 21 MR. MC GINNIS: I certainly would wait. 22 MS. BRADEN: Sure.</p>	<p style="text-align: center;">28</p> <p>1 demolition application, and it's an enormous 2 20-page PDF; but I really don't see anything -- 3 maybe there is something buried in like page 2 4 or something that is a specific notice to the 5 people that are filing for demolition that says 6 outright, Note, the house is required to be kept 7 in livable condition with all utilities and 8 whatever, however we want it to be phrased, and 9 why don't you sign off and notarize this sheet 10 that only has that sole aspect of protecting the 11 house as opposed to what might be jumbled into 12 this second page, signed and dated, out of a lot 13 of legalese on the Village right to enforce, the 14 Village right to complete work. There may be 15 something in there. 16 But other than that as I scan 17 through this, I didn't see anything that really 18 says to the people filing a demo permit 19 specifically, By the way, don't screw with the 20 house until you get the approval. You are 21 right, it will sort itself out as people have to 22 go through a mandatory process and get denied</p>
<p style="text-align: center;">27</p> <p>1 MR. MC GINNIS: You know, if it was my 2 house, I would certainly wait if there was a 3 risk that I couldn't demolish it. 4 MR. PRISBY: And that's part of the 5 issue, right, it's without any teeth whatsoever. 6 And it's just a game to get through the process 7 to get us to vote. You have people that will 8 jump the gun because what's the real penalty. 9 MS. WEINBERGER: Right. 10 MR. PRISBY: Right? A violation 11 notice, a couple of bucks, a drop in the bucket, 12 and a trip to the county? 13 MR. MC GINNIS: Exactly. Exactly. 14 MR. PRISBY: That's not a deterrent at 15 any level. 16 MS. BRADEN: -- tape across the front 17 door. 18 MR. PRISBY: One thing I would say in 19 this initial process of trying to change some 20 attitudes and get in front of some of these 21 people, I'm looking right now on the Village 22 website at the PDF that goes out for a</p>	<p style="text-align: center;">29</p> <p>1 because they don't want to run the risk. But 2 until then I'm just wondering if there should be 3 something in the demo permit that specifically 4 calls this out. What do you think of that? 5 MR. MC GINNIS: Sure. That's actually 6 a good idea, Jim. 7 MR. D'ONOFRIO: In the past, we have 8 had in other, in Winnetka I know we actually had 9 a section or a separate sheet as part of the 10 application or a half sheet of the demo 11 application saying that they agree to maintain 12 the property and you can put in what that 13 maintenance is, and they'd sign it as part of 14 the demolition application. 15 MR. PRISBY: Thank you. That's exactly 16 what I'm talking about. 17 MS. WEINBERGER: You are talking about 18 Villagewide? I mean not just about our -- 19 MR. PRISBY: Villagewide, right? 20 Anybody with a demolition permit -- 21 MR. D'ONOFRIO: Yes. 22 MR. PRISBY: -- is required to maintain</p>

<p style="text-align: center;">30</p> <p>1 the house. And I think if it's broken out as a 2 specific form that just covers that, that they 3 have to sign, it stands out. What am I signing 4 type of thing. And if they get caught taking 5 apart the house or moving stuff out, now they 6 are running the risk of maybe a bigger or 7 however that gets penalized; right? But I 8 really think it's important to have them sign 9 something that's just clear on maintaining the 10 house until approval. I think it's --</p> <p>11 MR. GONZALEZ: I have got a question. 12 How hard is it just to have something in that 13 application, in that PDF that you spoke about, 14 Jim, at least something to it, start them off 15 that way and then, obviously, lead into a 16 signature? The fact if they sign that document 17 under those, say, whatever, that verbiage that 18 you discuss, then they are legally binded to 19 maintain the house.</p> <p>20 MR. PRISBY: That's what I'm saying. 21 Instead of trying to throw something in the 22 Zoning Code, it's just an application --</p>	<p style="text-align: center;">32</p> <p>1 because the timber, the wood, that it's -- They 2 are solid timber. There is no 2 by 4s, it's 3 like 2 by 6 inside the wall. It's very thick. 4 And it's, obviously, very frustrating speaking 5 to someone who has decided what to do that has 6 no value for the home, that's what I'm saying. 7 And then I asked him, It's a lack 8 of understanding -- I don't know if you heard 9 that -- and he says, Maybe. He, obviously, 10 didn't even know what I was trying to say to 11 him, he didn't understand. It's like what do 12 you mean, Maybe, you know, it's clearly that you 13 don't understand. So in a home that old, there 14 is so much that you can save, it's ridiculous. 15 It's amazing. I don't know, I call it like a 16 treasure chest.</p> <p>17 MS. BRADEN: And to your point, Frank, 18 Mr. D'Onofrio in researching what other towns 19 have done during their demo review period, they 20 have added that if nothing else can be done and 21 a demo permit is issued then the homeowner must 22 work with the town to salvage historical relics.</p>
<p style="text-align: center;">31</p> <p>1 MR. D'ONOFRIO: It becomes part of the 2 application that they sign.</p> <p>3 MS. BRADEN: Jim, to your point --</p> <p>4 MR. D'ONOFRIO: They acknowledge it and 5 sign it. That's all.</p> <p>6 MS. BRADEN: I didn't mean to interrupt 7 you, Mr. D'Onofrio. But Jim, to your point, 8 salvaging interior components to the house is 9 very timely right now.</p> <p>10 MR. PRISBY: Well, I think that would 11 be a bullet point on that sheet.</p> <p>12 MS. BRADEN: Yes.</p> <p>13 MR. PRISBY: These are the things you 14 can't touch, right? Stained glass, cabinetry, 15 stair components.</p> <p>16 MS. BRADEN: Floors, windows.</p> <p>17 MR. PRISBY: It could be a whole list 18 of things.</p> <p>19 MR. GONZALEZ: It's listed. I mean the 20 fact that this earlier -- I don't know -- 21 applicant said that nothing could be saved in 22 that old home, I mean that was just ridiculous</p>	<p style="text-align: center;">33</p> <p>1 I have seen that on the North Shore and some 2 areas close by us, that they have that in there. 3 And you mentioned, per Shannon's point, photos 4 to document the interior.</p> <p>5 MR. GONZALEZ: I agree. And then he 6 was very adamant saying, No, I don't want to let 7 anybody in. Initially it's like, well, why 8 would we want to work with you? I mean that's 9 pretty much it, it's just, I don't know.</p> <p>10 MS. BRADEN: Right.</p> <p>11 MR. PRISBY: Robb and Chan, I would be 12 more than willing to kind of pen something, type 13 something up, for that aspect of the demo 14 permit.</p> <p>15 MR. MC GINNIS: That would be helpful, 16 Jim, thanks.</p> <p>17 MR. PRISBY: No problem.</p> <p>18 MS. WEINBERGER: I have a question. 19 When you are looking at the formal application 20 requirements -- I know Chan is probably tired 21 of hearing me. I have specific -- Like I want 22 to see that overlay of the listing and proposed</p>

<p style="text-align: center;">34</p> <p>1 where, how that sits on the lot. Is that where 2 this needs to be included? 3 MR. YU: Yes. I can specifically put 4 that in the application. I have been telling 5 everyone the same thing. 6 MS. WEINBERGER: That and streetscape. 7 I think the more detail that we can add to this 8 upfront, the less time it takes people to go 9 through the process. Instead of them coming 10 before us and then we are saying, Well, we don't 11 have a streetscape, we really want to see the 12 streetscape. It would just be nice to have it 13 all upfront so that -- 14 And then if it's not a complete 15 application, then we won't look at it. But if 16 we can outline those pieces that we have asked 17 for on this, you know, within this ordinance, 18 then it only helps move things. 19 MS. BRADEN: Shannon, to your point, I 20 know one of the architects said tonight that the 21 streetscape didn't matter because this was the 22 only contributing structure on the block; but I</p>	<p style="text-align: center;">36</p> <p>1 MR. D'ONOFRIO: So by streetscape, you 2 mean the houses adjacent to it? Could you 3 define what you mean by streetscape because I 4 think that means a lot of different things to 5 people so just to clarify for it for me. 6 MS. WEINBERGER: We had a good example 7 tonight. They gave us a glance, a panoramic 8 glance, of all the homes along each -- now, this 9 was a house that had three sides -- but a full 10 streetscape of that house. Actually, they did 11 the existing house streetscape and then they 12 photoshopped in the proposed house streetscapes 13 so you could kind of see the bulk difference. 14 To me, it was valuable. I'm happy to -- 15 MR. D'ONOFRIO: That's fine. As long 16 as Chan knows what you are getting at, that's 17 all. 18 MR. GONZALEZ: Yes. But part of the 19 streetscape is also how the house looks to the 20 other homes along the street. In other words, 21 because when you drive down the street you are 22 not looking at just that one house, you are</p>
<p style="text-align: center;">35</p> <p>1 want to know that prior to reviewing if this is 2 the only contributing or historic structure on 3 that block. I still think that that's really 4 helpful for us to know because in Mrs. Dean's 5 case, that's huge; that block is going to look 6 so different. 7 MS. WEINBERGER: And thank you for 8 reminding me about that piece. Like do we -- 9 Patrick seemed to think that we weren't 10 interested if there were no constricting -- all 11 right, it's late at night -- contributing 12 structures; but do we want to see what is there 13 now, whether it was built in '80 or '70 or '90. 14 I know I personally, I mean I drive by all the 15 houses a million times to get a look at each 16 angle. But to be able to have that in the 17 packet would help, no matter -- I mean we are 18 working off a very antiquated survey to begin 19 with. So a lot of the houses aren't even on the 20 survey at this point. So I don't know, I like 21 the streetscape. I think it should be a part of 22 the required application honestly.</p>	<p style="text-align: center;">37</p> <p>1 looking -- 2 MS. WEINBERGER: Right. 3 MR. GONZALEZ: When you think of a 4 tunnel but you are seeing all the homes along 5 left and right so it includes -- Ideally 6 streetscape includes all the homes from both 7 sides. Certainly if you are driving, you are 8 looking at the house compared to, like Shannon 9 said, along the sides. But then you do it the 10 other way around, you look at the houses looking 11 at the other homes; and then this is the 12 existing home. So that is really helpful so 13 what it does is you understand the scale of the 14 new home versus the existing home and whether 15 there is, you know, the harmony, the flow of the 16 block. We can call it many different things. 17 And Hinsdale has a -- We are losing it but we 18 still have that. We still have a very good flow 19 when you are driving down in your car slowly, 20 you can see a sense of scale and harmony with 21 homes. And it's a play of shapes and sizes and 22 heights. So does that help?</p>

<p style="text-align: center;">38</p> <p>1 MS. WEINBERGER: Absolutely. And it</p> <p>2 also actually, even to the conversation of the</p> <p>3 parkway trees, it helps you see that full block</p> <p>4 and what's happening with landscaping and</p> <p>5 parkway trees and bulk, the whole thing. I</p> <p>6 don't know. To me, it's -- I'm not the</p> <p>7 architect so it helps me visually to see that</p> <p>8 streetscape.</p> <p>9 MR. GONZALEZ: No. That's helpful,</p> <p>10 Shannon. You hit the nail on the head.</p> <p>11 MS. WEINBERGER: But I don't know if</p> <p>12 that's something -- I mean do we all, is there</p> <p>13 consensus that that's something we all want to</p> <p>14 see. And is it important enough to put in this</p> <p>15 piece I guess?</p> <p>16 MR. PRISBY: Well, if it's helpful</p> <p>17 enough for people on the Commission, it's</p> <p>18 helpful for them to understand what they are</p> <p>19 seeing at any level, then I think it should be</p> <p>20 part of the application.</p> <p>21 MR. YU: My only addition to that is to</p> <p>22 maybe allow some flexibility for what type of</p>	<p style="text-align: center;">40</p> <p>1 I show him the plans, the face of a home, and I</p> <p>2 take photographs. They say, yes, I know how to</p> <p>3 do this in like 30 minutes. So I think they</p> <p>4 need to do a little research. It's not as hard</p> <p>5 as it -- they may say it is. It is, It takes</p> <p>6 some effort.</p> <p>7 Oh, my gosh. I mean here is a</p> <p>8 simple thing. You want to make it as simple as</p> <p>9 you can, old school? Start taking pictures, go</p> <p>10 from one side of the street, take pictures of</p> <p>11 all the homes. And you know what, tape it</p> <p>12 together on a big, long, like a panoramic view,</p> <p>13 tape it together and get that actually scanned,</p> <p>14 and it just becomes one. It's not perfect but</p> <p>15 it does give you a good idea of the scale. So</p> <p>16 it just depends how they want to go about it.</p> <p>17 MR. D'ONOFRIO: Okay. Thanks for that</p> <p>18 discussion. I will go now on to Section 14-5-4,</p> <p>19 Review of Application. And here under A2, we</p> <p>20 added -- this is, again, part of the application</p> <p>21 review -- the whole section on the design</p> <p>22 advisory meeting.</p>
<p style="text-align: center;">39</p> <p>1 streetscape an architect can produce. On the</p> <p>2 one hand -- Well, actually in every example the</p> <p>3 streetscape plan by Michael Abraham which shows</p> <p>4 buildings to scale next to it, they told me how</p> <p>5 difficult it was to create that and another</p> <p>6 architect told me the same thing.</p> <p>7 On the other hand, I also heard</p> <p>8 members from the HPC say that, no, that's</p> <p>9 actually a simple thing to do. So I'm not going</p> <p>10 to argue if it's easy or hard but allow to have</p> <p>11 some sort of flexibility in terms of the</p> <p>12 streetscape that they produce depending on the</p> <p>13 architectural firm.</p> <p>14 MR. GONZALEZ: Yes. That depends on</p> <p>15 how creative they can be. It's actually --</p> <p>16 Yes. I have been on both sides of the fence.</p> <p>17 So yes, it can be hard. But then again, if you</p> <p>18 do enough research there with Adobe Acrobat,</p> <p>19 it can be done very quickly. The problem is you</p> <p>20 don't know where to go.</p> <p>21 So what I mean is I have learned</p> <p>22 where to go. I just go to a graphic designer.</p>	<p style="text-align: center;">41</p> <p>1 Basically in addition to requiring</p> <p>2 this meeting, we are requiring that the</p> <p>3 applicant and design professional must be in</p> <p>4 attendance at the meeting. Okay? I think</p> <p>5 that's something that you talked about.</p> <p>6 And then the second major change</p> <p>7 was to public hearing and demolition or removal,</p> <p>8 we put in a section not sooner than 120 days</p> <p>9 following the adjournment of the Historic</p> <p>10 Preservation design advisory meeting. So there</p> <p>11 is, what, a four month, if I'm doing math right,</p> <p>12 about a four-month minimum before they can come</p> <p>13 back after the design advisory meeting.</p> <p>14 MR. PRISBY: So, Mike, if I may, when I</p> <p>15 kind of came up with this little plan for this</p> <p>16 design advisory meeting, I did so under the</p> <p>17 presumption that we were going to remain an</p> <p>18 advisory board. It was simply to get them to</p> <p>19 come in front of us and listen to us and then</p> <p>20 have a sufficient number of days where they</p> <p>21 would take to do the design process before</p> <p>22 submitting and coming back in front of us for</p>

<p style="text-align: center;">42</p> <p>1 the Certificate of Appropriateness.</p> <p>2 I'm questioning at the moment, at</p> <p>3 least for the group to discuss, whether that's</p> <p>4 necessary or not. Now, to Robb's point earlier,</p> <p>5 if at the end of the day we are not going to</p> <p>6 approve what they bring in front of us because</p> <p>7 we don't like it, right, it's going to behoove</p> <p>8 them to get in front of us early in the process</p> <p>9 and get our opinion even if they just have it as</p> <p>11:16PM 10 an agenda item. Hey, we purchased the house, we</p> <p>11 are going to knock it down, we are in the</p> <p>12 Historic District, we understand that your</p> <p>13 decision is mandatory at the end of the day.</p> <p>14 And if you don't like what we are doing, we are</p> <p>15 going to have to then appeal this to Board of</p> <p>16 Trustees. Maybe that already forces them to set</p> <p>17 up a meeting and come in front of us and hear</p> <p>18 what we have to say prior to starting the design</p> <p>19 process without having to have this type of</p> <p>11:17PM 20 meeting. Maybe initially this is something we</p> <p>21 still need to do just to get the ball rolling.</p> <p>22 Maybe that disappears once the people figure</p>	<p style="text-align: center;">44</p> <p>1 120 days before they can submit for the</p> <p>2 Certificate of Appropriateness application. So</p> <p>3 that I can still see needs to be resolved within</p> <p>4 90 days, right? That wouldn't change.</p> <p>5 CHAIRMAN BOHNEN: Okay.</p> <p>6 MR. PRISBY: This would be a whole</p> <p>7 extra step with a specific timeline of, at least</p> <p>8 to the proposal, 120 days. That could switch to</p> <p>9 90 or 180 or whatever, right? I just felt from</p> <p>11:19PM 10 the architect's perspective, I think it's really</p> <p>11 hard to do a house in this district of</p> <p>12 appropriate size. I have never seen it get done</p> <p>13 in less than four months and done right. They</p> <p>14 usually take six months to a year. So to ask</p> <p>15 someone to pause for 120 days, if they really</p> <p>16 are serious about coming in before they start to</p> <p>17 design, 120 days is nothing. You won't get</p> <p>18 complaints on that at least from the people that</p> <p>19 are attempting to do a nice house.</p> <p>11:19PM 20 CHAIRMAN BOHNEN: Okay.</p> <p>21 MR. PRISBY: Maybe if something still</p> <p>22 worthy of having at least initially to get</p>
<p style="text-align: center;">43</p> <p>1 out, oh, boy, these guys are serious, and we</p> <p>2 better get in to talk to them.</p> <p>3 I just question now based on that</p> <p>4 one word earlier of advisory to mandatory if</p> <p>5 something like this is a good idea or even</p> <p>6 necessary. So I wanted to open that up for</p> <p>7 discussion.</p> <p>8 CHAIRMAN BOHNEN: Something, too, Jim,</p> <p>9 I don't know if this is going to, if this is</p> <p>11:17PM 10 just Covid-related or not -- but Cauley in his</p> <p>11 Board meeting said that HPC had to resolve</p> <p>12 issues within 90 days or the Board would make</p> <p>13 the decisions. In our Code, it says we have to</p> <p>14 have a meeting within 90 days of receiving the</p> <p>15 application. They were talking about giving us</p> <p>16 90 days period to resolve it once we start. And</p> <p>17 I, again, I don't know whether it was Covid-</p> <p>18 related or not but your 120-day process would be</p> <p>19 outside of that parameter.</p> <p>11:18PM 20 MR. PRISBY: That would have been an</p> <p>21 actual separate process. So they would have to</p> <p>22 come and do this first and then pause for</p>	<p style="text-align: center;">45</p> <p>1 people to, again, start the process and get in</p> <p>2 front of us and start that advisory aspect of</p> <p>3 it. I just wonder long-term if we are going to</p> <p>4 need it if people start coming in front of us</p> <p>5 with houses that are Belgium farmhouses with big</p> <p>6 windows, and this group says, no, right? Maybe</p> <p>7 we ought to try something else. Maybe we ought</p> <p>8 to come in front of them and figure out what</p> <p>9 they want before we start designing. And in</p> <p>11:20PM 10 that case, we're not even talking about saying,</p> <p>11 You better do a Georgian or this better be some</p> <p>12 shingled-styled Victorian. It's just what we</p> <p>13 talked about before is design standards, what</p> <p>14 would be in this district you should be</p> <p>15 considering, these types of materials, or maybe</p> <p>16 these types of windows, or making sure your</p> <p>17 house is in line with the other houses. So when</p> <p>18 to get to the end process, they are coming back</p> <p>19 to us with something that might still be</p> <p>11:20PM 20 creative and unique.</p> <p>21 What if we go down a checklist at</p> <p>22 that point? Did they address the design</p>

<p style="text-align: center;">46</p> <p>1 standards? Well, what do we have here? Does it</p> <p>2 have appropriate material? Does it have scale,</p> <p>3 balance, portion or rhythm that you find in the</p> <p>4 architect significant houses? You go down that</p> <p>5 list. But if they don't know the list, they are</p> <p>6 not going to know how to attack it; that was the</p> <p>7 whole point of the initial meeting. Before you</p> <p>8 start, come in front of us, consider these</p> <p>9 things when you design your house. That's what</p> <p>11:21PM 10 we want to see taken into account when you come</p> <p>11 back in front of us in 120 days. You are going</p> <p>12 to have to address that. It's going to be on</p> <p>13 the application, how do you address the</p> <p>14 standards for design that have been laid out in</p> <p>15 the Zoning Code, are available for you to</p> <p>16 review, and we talked about at this initial</p> <p>17 meeting.</p> <p>18 To me, I think that's a great thing</p> <p>19 to have; but I wonder long-term if we are going</p> <p>11:21PM 20 to need it. If someone is going to say, oh,</p> <p>21 we're doing another one in the Historic</p> <p>22 District, get us on the agenda so we can start</p>	<p style="text-align: center;">48</p> <p>1 MR. HAARLOW: And to maybe your point,</p> <p>2 a really good house takes at least half a year.</p> <p>3 MR. PRISBY: At least.</p> <p>4 MR. HAARLOW: So if it's really a good</p> <p>5 house, then it's taking at least 180 days so</p> <p>6 that doesn't trip them up.</p> <p>7 MR. PRISBY: Correct. Provided, and</p> <p>8 again, Bill, provided that they are going to</p> <p>9 come in and do this; right? We are just forcing</p> <p>11:23PM 10 them to do it. Otherwise, we are going to get</p> <p>11 back to, well, here's the end product, and you</p> <p>12 are just the -- We have to go another round.</p> <p>13 MR. HAARLOW: Well, right. But if they</p> <p>14 do that, I guess there is not much we can like</p> <p>15 do. We can't compel. I mean we are saying that</p> <p>16 there are going to be two meetings, there are</p> <p>17 two mandatory meetings.</p> <p>18 MR. PRISBY: Yes.</p> <p>19 MR. HAARLOW: There is the advisory</p> <p>11:23PM 20 meeting and then there is the public hearing.</p> <p>21 The two of them have to have at least four</p> <p>22 months between each other.</p>
<p style="text-align: center;">47</p> <p>1 hearing from them without having it necessarily</p> <p>2 be a mandatory thing.</p> <p>3 CHAIRMAN BOHNEN: Got it.</p> <p>4 MR. PRISBY: Got it?</p> <p>5 CHAIRMAN BOHNEN: Yes.</p> <p>6 MR. PRISBY: Anybody? Or is everybody</p> <p>7 just too tired, and they are willing to let me</p> <p>8 keep talking.</p> <p>9 MR. HAARLOW: Jim, not to belabor the</p> <p>11:22PM 10 point, but somewhere I'm not following. All we</p> <p>11 are saying is not sooner than 120 days following</p> <p>12 the adjournment of the advisory meeting the</p> <p>13 Commission should conduct a public hearing. So</p> <p>14 we are not saying that they have to be back</p> <p>15 within 120 days.</p> <p>16 MR. PRISBY: That's correct.</p> <p>17 MR. HAARLOW: All we're saying is</p> <p>18 that's the minimum.</p> <p>19 MR. PRISBY: Correct, the minimum. You</p> <p>11:22PM 20 want them to pause for 120 days.</p> <p>21 MR. HAARLOW: Yes.</p> <p>22 MR. PRISBY: Yes.</p>	<p style="text-align: center;">49</p> <p>1 MR. PRISBY: Correct.</p> <p>2 MR. HAARLOW: So there might be people</p> <p>3 who come and say, yes, these are our final</p> <p>4 drawings, and this is the way it's going to be.</p> <p>5 So the penalty, if you will, for that is they</p> <p>6 are going to have to wait four months before we</p> <p>7 are even going to hear it.</p> <p>8 MR. PRISBY: Right. But at that point</p> <p>9 maybe we are not even going to approve it.</p> <p>11:23PM 10 MR. HAARLOW: Okay. Is that a problem?</p> <p>11 MR. PRISBY: Well, then they have to</p> <p>12 appeal it to the Board of Trustees.</p> <p>13 MR. HAARLOW: I'm just not following</p> <p>14 why we take out the 120 days.</p> <p>15 MR. PRISBY: I'm opening it up for</p> <p>16 discussion for the reasons you are just</p> <p>17 mentioning. I'm thinking that long-term, maybe</p> <p>18 in a couple years, people will realize that they</p> <p>19 really need to get our advisory opinion before</p> <p>11:24PM 20 they start designing in hopes of getting</p> <p>21 approval at the end for the Certificate of</p> <p>22 Appropriateness and not have to require them to</p>

<p style="text-align: center;">50</p> <p>1 go to a meeting. Where now it's probably still 2 a good idea, right? Set the precedent, get in 3 early. 4 But to Robb's point earlier, if we 5 start denying things because we are mandatory 6 and people want to be approved and not to have 7 to go through an appeal process with the Board 8 of Trustees, then they will be compelled 9 naturally to come in front of us and sit down 10 and get our opinion without forcing a meeting 11 and a 120-day pause. That's all. I hope that's 12 clear. It's late. 13 Other than that, if you want to 14 keep it in there, I'm all for it; but I just 15 want to make sure that we at least had the 16 discussion. 17 MR. HAARLOW: I guess I think we keep 18 it at the outset, that helps set up that 19 practice, that people coming in and then they 20 have to take a pause. Because if we deny and we 21 are mandatory then, right, they can either come 22 back to us or not. Actually, I guess the way</p>	<p style="text-align: center;">52</p> <p>1 have to wait anyway, they are working on the 2 design. Unless it's some store-bought 3 subdivision plan that they can download online, 4 right? But guess what, we don't want that in 5 the Historic Districts anyway. Right? All 6 right. 7 MR. D'ONOFRIO: Okay. 8 MR. GONZALEZ: Can I add something to 9 that? Just I'm tired, I've been up since 10 4:00 in the morning. I'm falling asleep here. 11 You know, when I want to go against Landmarks 12 Illinois, and I'm following all their criteria, 13 I don't even wait for their meetings. I show up 14 like a month before with my intent to the 15 design, and I have informal meetings. They love 16 it because they are picking the colors. By the 17 time I show up to the meeting, they know 18 everything that I'm going to present. And of 19 course, they are not going to approve it the 20 moment that same day because that's how it 21 works; but they approve 90 percent of it. And 22 they say, oh, can you come back and tweak that</p>
<p style="text-align: center;">51</p> <p>1 it's going to be they are just going to have to 2 go to the Board. 3 MR. PRISBY: Right. Part of the 4 reasoning we can give the Board on the denial as 5 part of our findings was they really didn't 6 respect the process and come in front of us and 7 do the things they needed to do, right? And the 8 house does not meet the design standards that we 9 set forth because of these number of things, 10 right? 11 MR. HAARLOW: Yes. 12 MR. PRISBY: So it would behoove them 13 to get in front of us just to hear us out. 14 Fine, done. 15 MR. HAARLOW: I guess I don't have a 16 problem, if someone wants to demolish a house, 17 we are saying it's going to take you at least 18 four months to get through our two processes 19 alone. 20 MR. PRISBY: Yes. But if they meet 21 early, they come in front of us as they get 22 started, that will never be a problem. They</p>	<p style="text-align: center;">53</p> <p>1 little rendering. And yeah, and by the next 2 meeting, you know, it's all approved. 3 So the incentive is to come to us 4 early on when you are thinking about this. I 5 know how to play this. It's the same with 6 Chicago. I have lived in New York, it's the 7 same in New York, the landmark committee. And 8 both of them are super hard, I have to say, a 9 pain in the ass. 10 But if you inform them from day 11 one, you walk into the meeting. I mean you call 12 informally. First, oh, change it; you keep 13 tweaking it until the day of the meeting. By 14 the time you show up, they know exactly what you 15 are going to present. They literally help you 16 get it passed. Being part of that, I wish we 17 had that clout, that like people come to us 18 early on, early on. Tell us, oh, yes. We are 19 involved from the beginning pretty much to the 20 end of design. I would love to see something 21 like that, but it's not happening here. So it's 22 something we should think about how to -- I</p>

<p style="text-align: center;">54</p> <p>1 don't think we should incentivize it, but I 2 think it would be -- Because I do know how 3 difficult to show up to Landmarks Illinois, 4 Landmarks Chicago for presentation on what you 5 propose. Oh, you get rejected like month after 6 month after month. 7 The reason I learned about this 8 many years ago is just because I saw other 9 people failing. And someone said, Why don't you 10 show up informally, just call us up, we are more 11 than happy to help you work with us. I started 12 doing it week after week. And by the time I 13 showed up, they knew it was my presentation, 14 they said, Hey, tweak it up, do this. And he 15 said, you know what, in some cases, they say, if 16 you change this, which we know you are agreeable 17 to, we will pass it now. I'm like, well, that 18 was well worth it. 19 So that's not happening here. I 20 get it. It would be nice to get to that point. 21 How we get to that point, it's something we need 22 to discuss or plan out so --</p>	<p style="text-align: center;">56</p> <p>1 to save more of these houses. And really this 2 document doesn't cover any of that, right? We 3 talked about maybe expediting permits or waiving 4 permit fees or having some aspect where we could 5 review floor area ratio or setbacks or heights 6 or something like that. How does a discussion 7 like that tie into some of these changes to try 8 to encourage people to save these houses with 9 something that matters as opposed to continuing 10 to push a very difficult Zoning Code onto older 11 structures? So we can actually do some 12 preserving. 13 MR. D'ONOFRIO: It's funny you mention 14 that, Jim, because I had a conversation with the 15 Village manager yesterday about that. She has 16 been tasked by the Board to look into incentives 17 exactly for that, for that purpose, to find a 18 way to maintain some of these existing houses. 19 So I know Kathleen is working on that. We had 20 about a half an hour discussion on things. So 21 she is looking, she has been charged to look 22 into that. She is currently in the process of</p>
<p style="text-align: center;">55</p> <p>1 MR. D'ONOFRIO: Okay. The next, moving 2 right along onto Section 14-5-5, Decision of the 3 Commission. There are just a couple things. 4 One, we added a sentence, All decisions of the 5 Commission shall be accompanied by findings of 6 fact. 7 And then the last change had to do 8 with changes to approve plans and that if there 9 were exterior modifications made to the plans 10 following the HPC approval, they must be 11 reviewed and approved by the Commission. That 12 concludes the proposed changes. 13 MR. PRISBY: Okay. This is great for a 14 lot of the new homes that are going to come in 15 front of us and for modifications of some 16 existing houses. But as we have seen recently, 17 you know, the land value on a lot of these 18 houses, the house has no real value. 19 And part of that is, as I see it, 20 is related to the fact that it does cost bucks 21 to do these renovations. We have talked 22 recently about incentives to try to get people</p>	<p style="text-align: center;">57</p> <p>1 doing so. 2 MR. PRISBY: As the architect that 3 works on a lot of these home homes, you know, 4 it's so much easier with our current zoning to 5 work with a clean slate to be able to manipulate 6 some things. When you apply it to some of these 7 older homes that might already be over in 8 setbacks and coverage, and we have seen a couple 9 of these recently, you just shake your head and 10 go, Oh, screw it, I'm just going to start over; 11 there is no good reason to preserve some of 12 these houses. We see what's happening with the 13 recent rash of applications to these historic 14 homes. It's difficult to work with. I mean we 15 need to give people reasons to consider the 16 preservation to overcome those obstacles that 17 come with the zoning. And I don't know if 18 that's a ZBA thing when it comes to setbacks and 19 some bonuses that they can get from the zoning 20 standpoint. 21 I certainly like the idea of like 22 an expedited permit process or something that</p>

<p style="text-align: center;">58</p> <p>1 was a no-cost kind of thing. I think the last 2 time we had a conversation on this it was more 3 related to if you were willing to go through a 4 mandatory process, these were things that we 5 could do to help benefit you. And now that we 6 are just simply going to make everything 7 mandatory, I wonder how that's going to fit in. 8 So I will be really curious to see what Kathleen 9 does with that.</p> <p>11:34PM 10 MR. D'ONOFRIO: We discussed a lot of 11 those things, setbacks, FAR, you know, all those 12 kinds of things that help that are related to 13 zoning that would help a project maybe become 14 easier and more economical.</p> <p>15 MR. PRISBY: I'm not sure if that comes 16 in front of us or if it goes in front of 17 somebody else to make those decisions.</p> <p>18 MR. D'ONOFRIO: I think the Board asked 19 her to do that. So somebody on the Board is 11:35PM 20 interested in finding that out so --</p> <p>21 MR. PRISBY: Because I know the ZBA, 22 they are really responsible for variations to</p>	<p style="text-align: center;">60</p> <p>1 with these changes?</p> <p>2 CHAIRMAN BOHNEN: I think we are okay. 3 Because we are not giving -- We might give 4 advice like you said, but we are not going to be 5 granting any of these.</p> <p>6 MR. PRISBY: Right, you are not.</p> <p>7 CHAIRMAN BOHNEN: I don't see that 8 happening.</p> <p>9 MR. PRISBY: I'm just wondering if it's 11:36PM 10 something that when it gets into that position, 11 where somebody is going to ask for a variation 12 as it relates to, let's say, a contributing 13 structure, okay, is our opinion on what they are 14 doing or asking for or requesting, is our 15 opinion important to the ZBA?</p> <p>16 CHAIRMAN BOHNEN: Well, I think so.</p> <p>17 MR. PRISBY: I'm wondering if we start 18 the process, and they make the final decision.</p> <p>19 CHAIRMAN BOHNEN: Yes, I think so. In 11:37PM 20 the Zoning Code, it speaks to the fact that 21 commissions can advise other commissions. 22 MR. PRISBY: I don't want to step on</p>
<p style="text-align: center;">59</p> <p>1 the Zoning Code. And things that we are talking 2 about with those types of incentives really fall 3 in their bucket. So I'm wondering if that ends 4 up, speaking aloud, is that something that maybe 5 comes in front of us from an advisory standpoint 6 similar to what we just did with Reenans 7 tonight, right? In the Historic District, let's 8 get the opinion of the HPC on what they should 9 do to maybe help keep these historic homes and 11:35PM 10 that recommendation goes to the ZBA for them to 11 make that decision.</p> <p>12 MR. D'ONOFRIO: I think it's important 13 to identify what the incentives might be and 14 then you determine who should get their fingers 15 in it.</p> <p>16 CHAIRMAN BOHNEN: Yes. Talking about 17 rebating tax dollars, all kinds of things, 18 permit fees being waived, I mean it covers a 19 pretty broad brush.</p> <p>11:36PM 20 MR. PRISBY: John, do you think any of 21 that ends up applying to these Title 14 changes; 22 or do you think we should be able to go ahead</p>	<p style="text-align: center;">61</p> <p>1 anyone's toes at the ZBA. But when it comes to 2 the Historic District and preserving houses, 3 that's what we are supposed to be, advisory.</p> <p>4 CHAIRMAN BOHNEN: Yes. I don't think 5 that the ZBA would, just like Reenan, I think 6 the ZBA is thrilled to have your opinion, our 7 opinion, on this because these guys are not 8 schooled in what you are schooled in. They are 9 sort of administrators, and they've got a very 11:37PM 10 narrow focus by their very being. They can only 11 entertain certain things. So when it comes to 12 aesthetics being the cause of giving it, I think 13 they depend upon the HPC.</p> <p>14 MR. PRISBY: Okay. I'm done.</p> <p>15 CHAIRMAN BOHNEN: Well, we got a lot 16 done. Mike D'Onofrio?</p> <p>17 MR. D'ONOFRIO: Yes.</p> <p>18 CHAIRMAN BOHNEN: Where do we go from 19 here now?</p> <p>11:38PM 20 MR. D'ONOFRIO: Well, I will make these 21 edits based on our discussion tonight and get it 22 back to staff. I assume at some point you will</p>

<p style="text-align: center;">62</p> <p>1 want to -- I'll forward them on to you, and I</p> <p>2 don't know if you want to vote on them or how</p> <p>3 you want to handle that; then I assume pass them</p> <p>4 on up the ladder.</p> <p>5 CHAIRMAN BOHNEN: Okay. It becomes</p> <p>6 apparent that the sooner the better. Remember.</p> <p>7 MR. D'ONOFRIO: Yes. I will get this,</p> <p>8 it will be done before your next meeting so --</p> <p>9 CHAIRMAN BOHNEN: Yes.</p> <p>11:39PM 10 MR. D'ONOFRIO: So that's my goal so I</p> <p>11 will sit down with your staff and go over it and</p> <p>12 make sure we are all crossing the T's and</p> <p>13 dotting the I's and we will get it back to you</p> <p>14 guys for the meeting.</p> <p>15 CHAIRMAN BOHNEN: All right. So maybe</p> <p>16 in September the Board reads this and takes it</p> <p>17 up for the first reading.</p> <p>18 MR. D'ONOFRIO: I would think, you</p> <p>19 know, it depends on their schedule. But my goal</p> <p>11:39PM 20 is to get these changes, revisions back to you</p> <p>21 by your next meeting so you can take action on</p> <p>22 them.</p>	<p style="text-align: center;">64</p> <p>1 MR. YU: 736 South Park, yes.</p> <p>2 CHAIRMAN BOHNEN: So he did purchase</p> <p>3 that property so he now is an applicant,</p> <p>4 correct?</p> <p>5 MR. YU: Well, I'll have to look at the</p> <p>6 application.</p> <p>7 CHAIRMAN BOHNEN: Okay. All right.</p> <p>8 And 1st Street, 241?</p> <p>9 MR. YU: Correct.</p> <p>11:41PM 10 CHAIRMAN BOHNEN: So three items, we</p> <p>11 will all be fresh. We are not, can't be accused</p> <p>12 of not moving the schedule along. Right? Okay.</p> <p>13 MR. YU: Just out of curiosity,</p> <p>14 July 29, how does that look for -- The only</p> <p>15 reason I'm asking is because 12 South County</p> <p>16 Line Road has been, they applied a while ago</p> <p>17 back in March. March 16.</p> <p>18 CHAIRMAN BOHNEN: I'm out of town then</p> <p>19 but I can Zoom.</p> <p>11:42PM 20 MR. HAARLOW: Chan, I'm out of town on</p> <p>21 the 5th. My mother-in-law has pretty spotty</p> <p>22 Internet service. I'm a little nervous about my</p>
<p style="text-align: center;">63</p> <p>1 CHAIRMAN BOHNEN: Speaking of our next</p> <p>2 meeting, I'm going to be out of town. I guess</p> <p>3 we can Zoom. August 5, is that correct?</p> <p>4 MR. YU: Correct.</p> <p>5 CHAIRMAN BOHNEN: We have honored the</p> <p>6 request to clean our slate by the end of July,</p> <p>7 got these things moving tonight. What are we</p> <p>8 looking at, Chan, going forward? What are you</p> <p>9 sitting on there?</p> <p>11:40PM 10 MR. YU: We have got 12 South County</p> <p>11 Line.</p> <p>12 CHAIRMAN BOHNEN: All right. So did we</p> <p>13 find that, or did they come in and apply?</p> <p>14 MR. YU: They applied.</p> <p>15 CHAIRMAN BOHNEN: Okay.</p> <p>16 MR. YU: We also have 736 South Park.</p> <p>17 CHAIRMAN BOHNEN: Okay.</p> <p>18 MR. YU: And 241 East 1st Street.</p> <p>19 CHAIRMAN BOHNEN: Mr. Castleforte on</p> <p>11:40PM 20 736 South Park, is that correct?</p> <p>21 MR. YU: Yes.</p> <p>22 CHAIRMAN BOHNEN: Is that correct?</p>	<p style="text-align: center;">65</p> <p>1 ability to participate on the 5th. If we met on</p> <p>2 July 29, I'm still here in Hinsdale for what</p> <p>3 it's worth.</p> <p>4 MR. YU: Oh, thank you.</p> <p>5 MR. HAARLOW: Since you are asking.</p> <p>6 MR. YU: Thank you.</p> <p>7 MS. BRADEN: This is in Alex. I'm out</p> <p>8 of town the 29th of July.</p> <p>9 MR. PRISBY: Chan, there is probably a</p> <p>11:43PM 10 50-50 possibility that I will also be out of</p> <p>11 town but can probably Zoom in.</p> <p>12 MR. YU: Okay.</p> <p>13 MS. WEINBERGER: There is something</p> <p>14 wrong, usually I'm the one that's out of town.</p> <p>15 MR. PRISBY: What's going on?</p> <p>16 MS. WEINBERGER: I think I need a trip.</p> <p>17 MR. HAARLOW: I think I'm available.</p> <p>18 I'm sure I am. I can always create a hotspot</p> <p>19 somewhere. But we have to figure it out for</p> <p>11:43PM 20 everybody else.</p> <p>21 MS. WEINBERGER: We are looking at both</p> <p>22 dates, the 29th and the 5th?</p>

<p style="text-align: center;">66</p> <p>1 MR. YU: Chairman Bohnen, correct me if</p> <p>2 I'm wrong, I think you mentioned that you will</p> <p>3 not be able to be at the meeting for August 5;</p> <p>4 right?</p> <p>5 CHAIRMAN BOHNEN: I will be out of</p> <p>6 town.</p> <p>7 MR. YU: Okay.</p> <p>8 CHAIRMAN BOHNEN: Leaving the 25th of</p> <p>9 July and coming back on the 8th of August.</p> <p>11:44PM 10 MR. HAARLOW: Chan, I don't know if</p> <p>11 this is my place to ask this or not; It may not</p> <p>12 be, I don't mean to usurp the chairman. Is it</p> <p>13 possible to go one week earlier?</p> <p>14 MR. YU: You mean July 22?</p> <p>15 MR. GONZALEZ: That's a Saturday,</p> <p>16 right? No, never mind.</p> <p>17 MR. YU: July 22?</p> <p>18 MR. HAARLOW: Yes. I don't know if</p> <p>19 that works with the Village's calendar. But if</p> <p>11:44PM 20 all of us are in town, I mean does that one or</p> <p>21 two weeks make a difference really?</p> <p>22 MR. YU: If you just bear with me for</p>	<p style="text-align: center;">68</p> <p>1 CHAIRMAN BOHNEN: I think it's a</p> <p>2 builder.</p> <p>3 MS. BRADEN: I believe it's a builder,</p> <p>4 John.</p> <p>5 MR. PRISBY: Robb, are you still there?</p> <p>6 I guess not.</p> <p>7 MS. BRADEN: He's there.</p> <p>8 MR. MC GINNIS: Yes.</p> <p>9 MR. PRISBY: Did anybody contact you</p> <p>11:46PM 10 from that house about starting demo work?</p> <p>11 Because there was a posting on the Merco</p> <p>12 (phonetic) site with Bill Murphy about taking</p> <p>13 some things out of that house and having an</p> <p>14 estate sale.</p> <p>15 MR. MC GINNIS: Yes. So it's my</p> <p>16 understanding they are going to walk that back.</p> <p>17 I had a conversation with Pete Coules about</p> <p>18 that, who thanked me for the information and</p> <p>19 made sure that they stopped short. They are</p> <p>11:47PM 20 going to rehang the garage doors.</p> <p>21 MR. PRISBY: I had a conversation with</p> <p>22 Jody Murphy just, you know, because I know her</p>
<p style="text-align: center;">67</p> <p>1 one second. Why I asked for July 29 is because</p> <p>2 I would be able to add a notification in the</p> <p>3 Hinsdalean for July 9. That way you know the</p> <p>4 Certificate of Appropriateness would meet that</p> <p>5 criteria to be published. A week before that it</p> <p>6 would be too late.</p> <p>7 MR. HAARLOW: Okay.</p> <p>8 CHAIRMAN BOHNEN: But Chan, all three</p> <p>9 of those are brand-new applications; right?</p> <p>11:45PM 10 MR. YU: Yes. The HPC has not seen</p> <p>11 these yet, but 12 South County Line Road did</p> <p>12 apply on March 16. It just never got moved</p> <p>13 along because of the three applications ahead of</p> <p>14 it.</p> <p>15 CHAIRMAN BOHNEN: Okay. And that's a</p> <p>16 demo with something to be built?</p> <p>17 MR. YU: Demo and new construction,</p> <p>18 yes.</p> <p>19 CHAIRMAN BOHNEN: Is that a builder or</p> <p>11:46PM 20 is that an end user? A builder.</p> <p>21 MR. YU: If you don't mind, I'm just</p> <p>22 going to grab the application.</p>	<p style="text-align: center;">69</p> <p>1 from some estate sale things she has done for</p> <p>2 us, and just asked her and have them reach out</p> <p>3 to you and before making any mistakes. I don't</p> <p>4 want to see anybody get fined unnecessarily.</p> <p>5 MR. MC GINNIS: Unfortunately, they</p> <p>6 have a lot of these deconstruction sales. I end</p> <p>7 up hearing about it secondhand. In fact, on</p> <p>8 that one I actually heard from Julie Crnovich</p> <p>9 and reached out to Pete Coules on it.</p> <p>11:47PM 10 MS. BRADEN: Is Mr. Coules the attorney</p> <p>11 for the builder?</p> <p>12 MR. MC GINNIS: Of South County Line,</p> <p>13 yes.</p> <p>14 MR. PRISBY: Who is the builder, Robb,</p> <p>15 do you know?</p> <p>16 MR. MC GINNIS: I don't remember, Jim.</p> <p>17 MR. PRISBY: Okay, not a big deal.</p> <p>18 MR. MC GINNIS: You know, yes, I do.</p> <p>19 Yes, I do. It's Aspen. It's John Eyen, Aspen.</p> <p>11:48PM 20 MR. YU: Your architect is Moment</p> <p>21 Design. Applicant's name is Joseph Gabin. Pete</p> <p>22 Coules is representing this one.</p>

1 MR. GONZALEZ: Seems like he's
 2 everywhere, isn't he?
 3 CHAIRMAN BOHNEN: Is it a spec house?
 4 MR. YU: I don't know that.
 5 MR. PRISBY: Can we go through that
 6 next month?
 7 MR. GONZALEZ: Can we pick another
 8 attorney?
 9 MS. BRADEN: No comment.
 10 MR. GONZALEZ: Seems like every time he
 11 shows up like, oh, my God. Do you know how many
 12 nicknames this guy has had, it's ridiculous.
 13 MR. YU: Well, it doesn't seem like a
 14 spec house because the applicant is -- I mean
 15 Moment Design, they like to put the owner's name
 16 on the drawing so I'm assuming it's Joseph
 17 Gabin.
 18 CHAIRMAN BOHNEN: Oh, I see. Okay. So
 19 we want the owner at the meeting is what I'm
 11:49PM 20 saying, Mr. Gabin.
 21 MR. PRISBY: At midnight I'm just
 22 hoping we talk about next month's meeting next

1 month.
 2 CHAIRMAN BOHNEN: I was up all night
 3 watching the Plan Commission last night.
 4 MR. PRISBY: Get some rest.
 5 MS. WEINBERGER: This is the problem
 6 with Zoom.
 7 MR. PRISBY: I move to adjourn.
 8 MS. WEINBERGER: Second.
 9 CHAIRMAN BOHNEN: All in favor?
 10 MR. GONZALEZ: All.
 11 (A chorus of ayes.)
 12 MS. WEINBERGER: Aye.
 13 MR. YU: Do a roll call, sorry. I mean
 14 it's already 11:50 so let's do it right.
 15 MR. GONZALEZ: Oh, it's midnight, it's
 16 midnight, don't worry about it.
 17 * * *
 18 (Which were all the proceedings had
 19 in the above-entitled cause.)
 20
 21
 22

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

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

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

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