



MEETING AGENDA

On May 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

MEETING OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, July 1, 2020

6:30 P.M.

MEMORIAL HALL – MEMORIAL BUILDING
19 E. CHICAGO AVENUE, HINSDALE, IL

Note: Due to the ongoing public health emergency, this Meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website

(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES – Review and approval of the minutes from the March 4, 2020 HPC meeting.

4. SIGN PERMIT REVIEW

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

4(a). PUBLIC MEETING

- 1) 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.

5. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-01-2020 – 716 S. Oak St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District. (continued from 03.04.20 HPC meeting)
- b) Case HPC-02-2020 – 419 S. Oak St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District. (continued from 03.04.20 HPC meeting)

- c) Case HPC-03-2020 – 641 S. Elm St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District. (continued from 03.04.20 HPC meeting)

6. WAIVER REQUEST

- a) 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.

7. PUBLIC MEETING

- a) Historic Preservation Commission Title 14 Regulations Action Summary Review

8. PUBLIC COMMENT

9. OTHER BUSINESS

10. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-examine witnesses by emailing Village Clerk Christine Bruton at cbruton@villageofhinsdale.org prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting at 312.667.4792, using Conference Code 581537, or join the Zoom meeting following the instructions below.

It is recommended that guests join by computer or mobile device for the best experience. Computer and mobile device users may join a meeting by using the free Zoom app.

Join from a computer simply click on this link: rb.gy/o4dk56

Join from a mobile device simply click on this link: rb.gy/o4dk56

Or join the ZOOM meeting by phone:

Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799

Webinar ID: 971 3257 1241

Password: 714064

Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

If you have questions regarding communication to the Commission during the meeting, please contact Assistant Village Manager Brad Bloom at 630.789.7007.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

March 4, 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 March 4, 2020, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Absent:

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

Minutes – February 5, 2020

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

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

Sign Permit Review

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

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

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

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

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

The applicant responded correct.

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

The applicant responded yes.

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

The applicant responded to the east is the staircase leading to the 2nd floor.

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

The applicant responded no.

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

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

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

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

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

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

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

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

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

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

Commissioner Weinberger asked instead of the blade sign.

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

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

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

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

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

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

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

Sign Permit Review

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

Chairman Bohnen briefly reviewed the scope of this sign application.

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

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

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

Commissioner Williams stated that she appreciates the reduction in size.

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

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

Public Hearing

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

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

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

Public Hearing

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

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

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

Public Hearing

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

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

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

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

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

Adjournment

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

Respectfully Submitted,

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

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

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled matter
 before the Historic Preservation Commission at
 19 East Chicago Avenue, Hinsdale, Illinois, on
 the 4th day of March, 2020, at 6:52 p.m.

BOARD MEMBERS PRESENT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7 CHAIRMAN BOHNEN: I appreciate it.

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

07:43PM

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

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

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

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

07:44PM

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

21 MR. COULES: Thanks a lot, Mike.

22 CHAIRMAN BOHNEN: Thank you very much.

1 Appreciate it.

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

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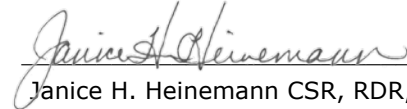
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STATE OF ILLINOIS)

) ss.

COUNTY OF DU PAGE)

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



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

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

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

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter before the Hinsdale Historic Preservation
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 4th day of March, 2020, at
 7:44 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

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

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

7 MR. MICHAEL PISKULE, Orren Pickell
Design Group.

8
* * *

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

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

15 Please introduce yourselves if you
16 will.

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

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

22 CHAIRMAN BOHNEN: Who else is with you,

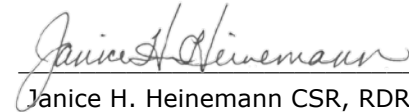
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STATE OF ILLINOIS)

) 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

1 all three of you with Orren Pickell?

2 Is your owner here tonight?

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

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

11 * * *

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

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07:45PM

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 Case HPC-03-2020 – 641 S. Elm Street)
 Request for Certificate of Appropriate-)
 ness to construct a new home)
 in the Robbins Park Historic District)

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter before the Hinsdale Historic Preservation
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 4th day of March, 2020, at
 7:45 p.m.

BOARD MEMBERS PRESENT:

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

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

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

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

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

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

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

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

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

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

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

08:20PM

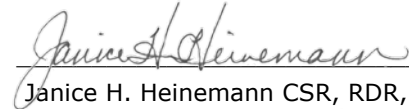
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1 preserve, because if we don't, then we are kind
 2 of wasting a lot of time here. And if we do, I
 3 agree with whatever -- I don't know who she was;
 4 but I think you guys should have more power,
 5 more teeth, to determine what gets built, what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

08:21PM

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

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



Janice H. Heinemann CSR, RDR, CRR
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STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

Historic Preservation Commission
Title 14 Regulations Action Summary
Review

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

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. ALEXIS BRADEN, Member;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SHANNON WEINBERGER, Member;

MS. SANDRA WILLIAMS, via telephone, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. MICHAEL MARRS, Village Attorney;

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

6 * * *

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

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

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

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

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

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

17 CHAIRMAN BOHNEN: 134 South Park?

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

20 CHAIRMAN BOHNEN: True.

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

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

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

5 MR. GONZALEZ: Yes, yes. Okay.

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

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

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

1 How do you educate these people before?

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

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

6 CHAIRMAN BOHNEN: Right.

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

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

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

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

22 MR. GONZALEZ: I think partly, John and

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

6 CHAIRMAN BOHNEN: Okay. Michael.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KATHLEEN W. BONO, CSR, LIMITED

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3-4-20 HPC Min. - Attachment 4

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

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

5 CHAIRMAN BOHNEN: Michael, if I may.

6 MR. MARRS: Yes.

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

9 MR. MARRS: Okay.

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

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

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

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

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

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

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

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

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

14 MR. MARRS: Okay.

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

18 MR. MARRS: Sure. I understand that.

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

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

3 CHAIRMAN BOHNEN: Yes.

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

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

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

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

20 MR. GONZALEZ: I see.

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

1 residential.

2 MR. GONZALEZ: I see.

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

22 So again, we can look at this. But

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

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

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

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

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

08:38:21PM

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

08:38:52PM

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

08:39:26PM

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

08:39:55PM

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

22 MR. HAARLOW: Is that a home rule

1 community?

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

4 MR. HAARLOW: You can do that without?

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

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

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

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

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

08:41:47PM 21 CHAIRMAN BOHNEN: Could we refer to the
22 materials that we have on the website that came

1 out of the Design Review Commission?

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

4 CHAIRMAN BOHNEN: Would that work?

5 MR. MARRS: Sure.

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

9 MR. MARRS: I haven't.

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

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

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

17 MR. PRISBY: That's --

18 CHAIRMAN BOHNEN: It's on there.

19 MR. PRISBY: We are trying to save.

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

22 MS. WEINBERGER: Yes.

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

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

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

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

3 CHAIRMAN BOHNEN: Makes sense.

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

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

9 MR. MARRS: Sure.

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

12 MR. MARRS: Yes. It looks good.

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

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

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

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

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

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

7 MR. D'ONOFRIO: The other Mike.

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

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

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

18 MR. PRISBY: Right.

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

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

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

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

7 MR. PRISBY: Right.

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

12 MR. PRISBY: Okay, fair enough.

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

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

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

1 MR. PRISBY: I hope so.

2 MS. BRADEN: To share their --

3 CHAIRMAN BOHNEN: The whole town.

4 MR. PRISBY: Because --

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

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

10 CHAIRMAN BOHNEN: Michael.

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

17 CHAIRMAN BOHNEN: I think so, yes.

18 MS. WEINBERGER: Yes. Yes.

19 MR. PRISBY: Absolutely.

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

1 final product that we want approved, right?

2 Possibly.

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

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

8 CHAIRMAN BOHNEN: Absolutely.
9 Absolutely.

10 MR. MARRS: Okay.

11 CHAIRMAN BOHNEN: Absolutely.

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

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

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

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

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

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

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

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

15 MS. WEINBERGER: I completely agree.

16 MS. WILLIAMS: I agree, too.

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

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

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

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

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

22 MR. D'ONOFRIO: Right.

1 CHAIRMAN BOHNEN: Good. Any further
2 comments?

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

7 CHAIRMAN BOHNEN: Yes.

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

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

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

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

22 Chan, have they submitted for

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

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

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

9 MR. YU: Right.

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

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

1 funds.

2 CHAIRMAN BOHNEN: I agree.

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

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

17 MR. PRISBY: Could be.

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

20 MS. BRADEN: We have sidewalks.

21 CHAIRMAN BOHNEN: Both sides?

22 MR. HAARLOW: There are sidewalks

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

7 CHAIRMAN BOHNEN: Really.

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

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

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

1 through tree preservation.

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

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

1 you want after that.

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

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

11 CHAIRMAN BOHNEN: Sure.

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

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

1 is the forester.

2 CHAIRMAN BOHNEN: Okay.

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

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

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

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

22 MR. PRISBY: Send something to you and

1 copies to Chan?

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

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

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

13 MS. BRADEN: That's right.

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

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

19 CHAIRMAN BOHNEN: Locally landmarked.

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

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

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

5 CHAIRMAN BOHNEN: 15, 17.

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

8 CHAIRMAN BOHNEN: Downtown and Robbins?

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

10 MS. WILLIAMS: No. I don't know the
11 exact number.

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

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

18 MS. WILLIAMS: Yes, I think so.

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

1 point --

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

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

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

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

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

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

3 CHAIRMAN BOHNEN: Okay. Anybody else?

4 MR. PRISBY: No.

5 MR. GONZALEZ: One hurdle at a time.

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

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

10 MS. WEINBERGER: I move to adjourn.

11 CHAIRMAN BOHNEN: Second, please.

12 MR. GONZALEZ: Second.

13 CHAIRMAN BOHNEN: All in favor?

14 (A chorus of ayes.)

15 * * *

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

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

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

Janice Heinemann

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

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MEMORANDUM

DATE: July 1, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 105 E. 1st Street – Klepacki & Blair Orthodontics and OMS Associates Oral Surgery – 2 New Illuminated Wall Signs in the Robbins Historic District on a Non-Contributing Structure Case A-17-2020

Summary

The Village of Hinsdale has received a sign application from Signarama, on behalf of Klepacki & Blair Orthodontics (KBO) and OMS Oral Surgery (OMS), to install one (1) new illuminated wall sign each (2 total) on the building at 105 E. 1st Street in the O-1 Specialty Office District, and within the Robbins Park Historic District. Per the National Register of Historic Places, the building is a noncontributing structure to the historic district.

Request and Analysis

The existing 2-story building at 105 E. 1st Street is a two-story office building and on the corner of E. 1st Street and S. Garfield Street. The proposed illuminated wall signs are each 1' tall and 2' wide for an area of 2 SF. The location for the wall signs is near the front entrance and 15' from grade to the top of the sign, and below the bottom of the second story window. The proposed signage faces south, adjacent to the O-1 Specialty Office District and IB Institutional Buildings District (Attachment 2).

The proposed KBO sign includes three (3) colors: dark blue, light blue and silver on a white sign backing background (white sign backing does not count towards the 3 color limit). The proposed OMS sign includes three (3) colors: dark blue, light blue and a brushed aluminum sign backing background. An illustration of the proposed wall signs illuminated at night is included in the application.

The sign application includes a modification request to the Plan Commission to permit 1 additional sign of any functional type otherwise allowed. The office building has multiple tenants, two entrances and on a corner lot. To this end, the applicant is requesting a sign modification to permit 2 unique wall signs, 1 for each individual office tenant.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the HPC shall



MEMORANDUM

be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Two Street Views of 105 E. 1st Street

Attachment 4 - Birds Eye View of 105 E. 1st Street

PLEASE MARK ONE: Color match= \$50 per color

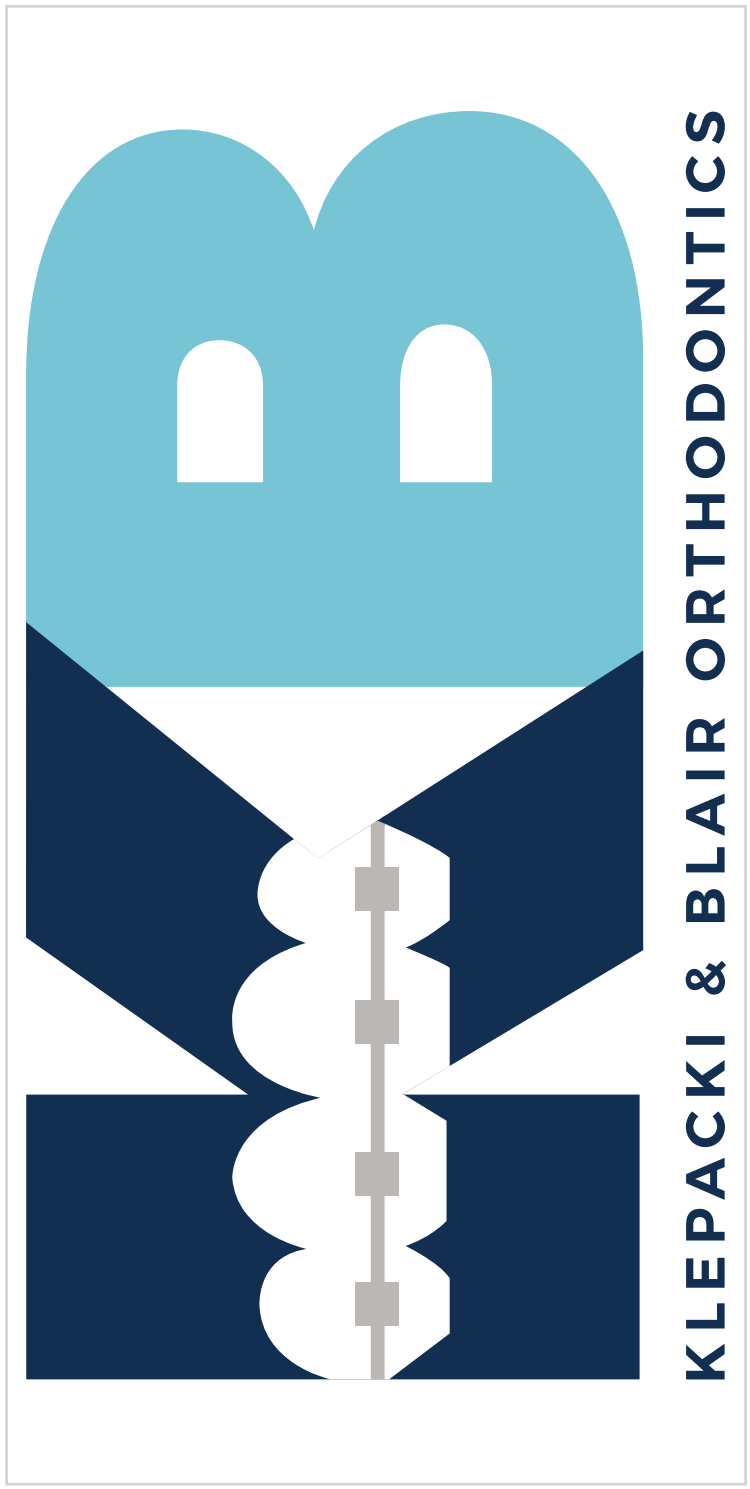
Approved as is

Change Noted, Please send new proof up to 3 proofs provided at no charge, each additional proof= \$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.

24"

12"



Internally Illuminated push through acrylic sign



Sign Example



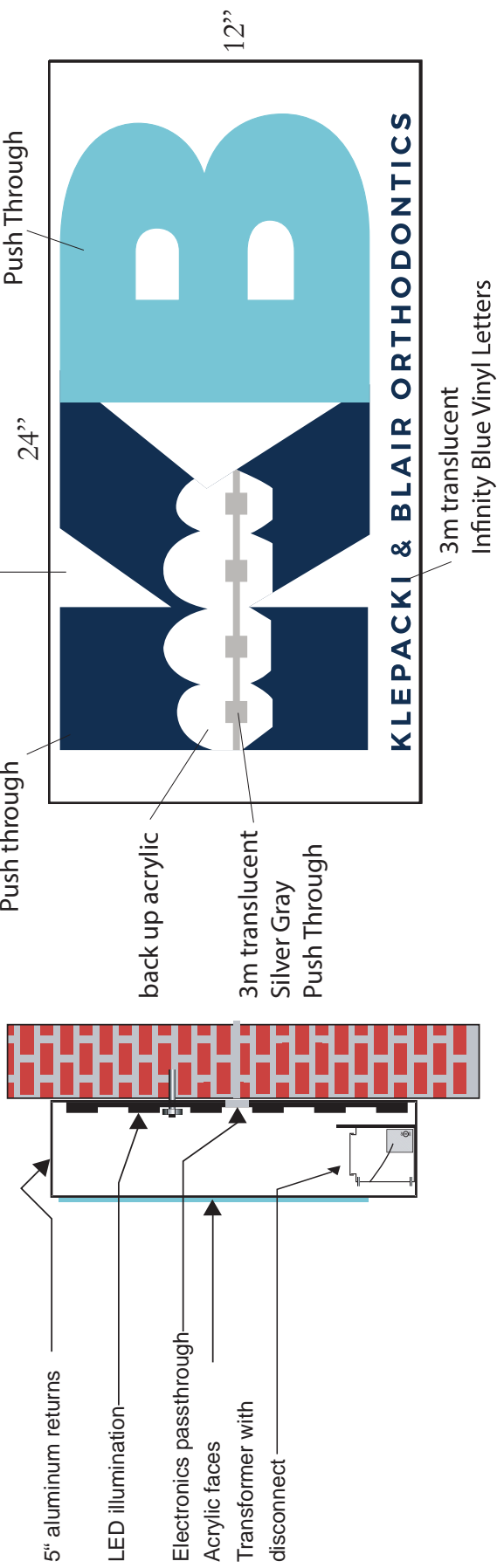
100 E. Roosevelt Rd, Villa Park, IL 60181
Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park



3d render



Signature: _____ Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

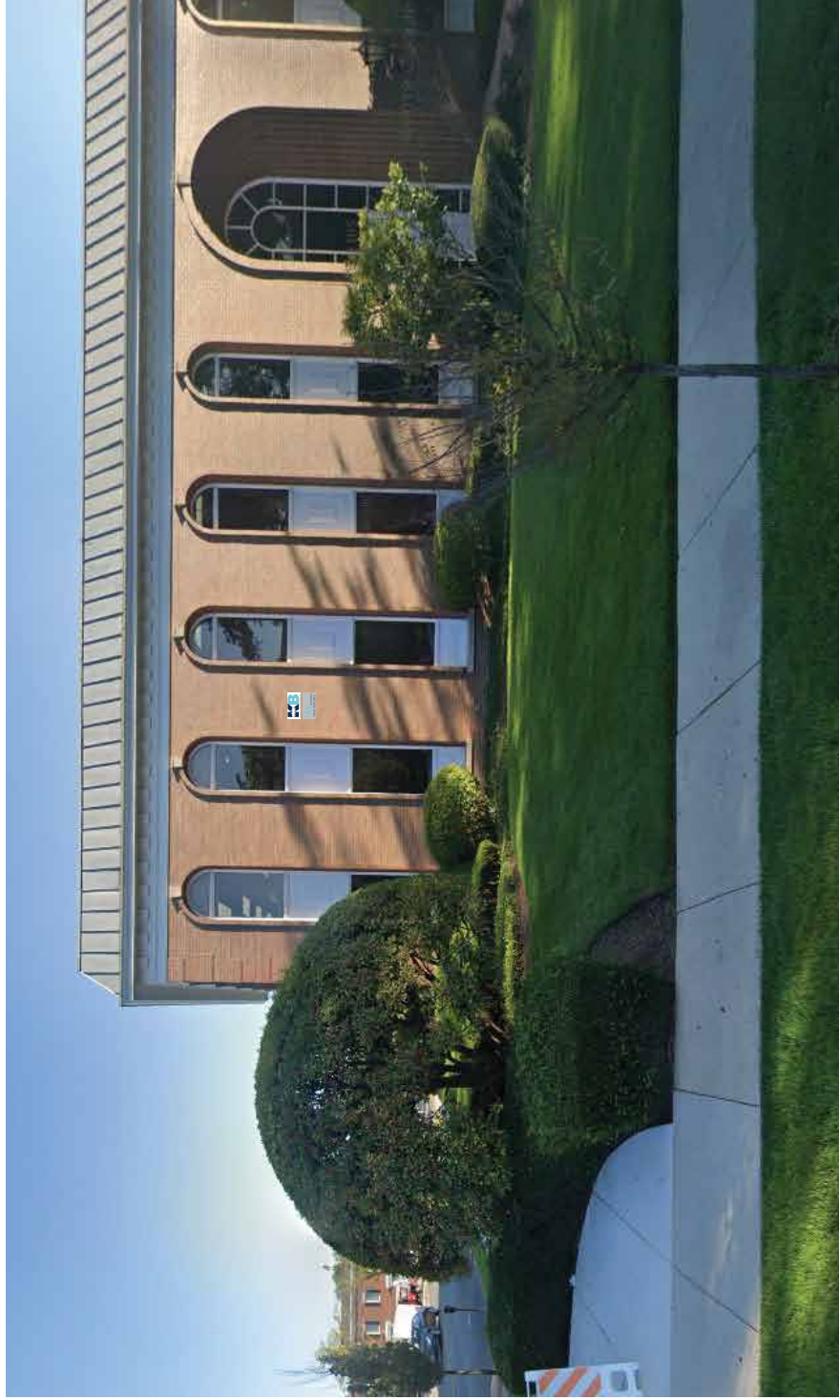
Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE: ☐ Approved as is ☒
Color match= \$50 per color

Change Noted, Please send new proof ☒
up to 3 proofs provided at no charge, each additional proof=\$50.00

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1st avenue view



100 E. Roosevelt Rd, Villa Park, IL 60181

Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE: ☐ Approved as is ☒
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up to 3 proofs provided at no charge, each additional proof=\$50.00

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1st avenue view

Night
Usage



100 E. Roosevelt Rd, Villa Park, IL 60181
Signarama
The way to grow your business.

Signature: _____ Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE:

Approved as is 

Change Noted, Please send new proof 

Color match= \$50 per color

up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.

3m translucent
Lt European Blue
Push through

Brushed Aluminum

24"



12"



100 E. Roosevelt Rd, Villa Park, IL 60181

Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE:

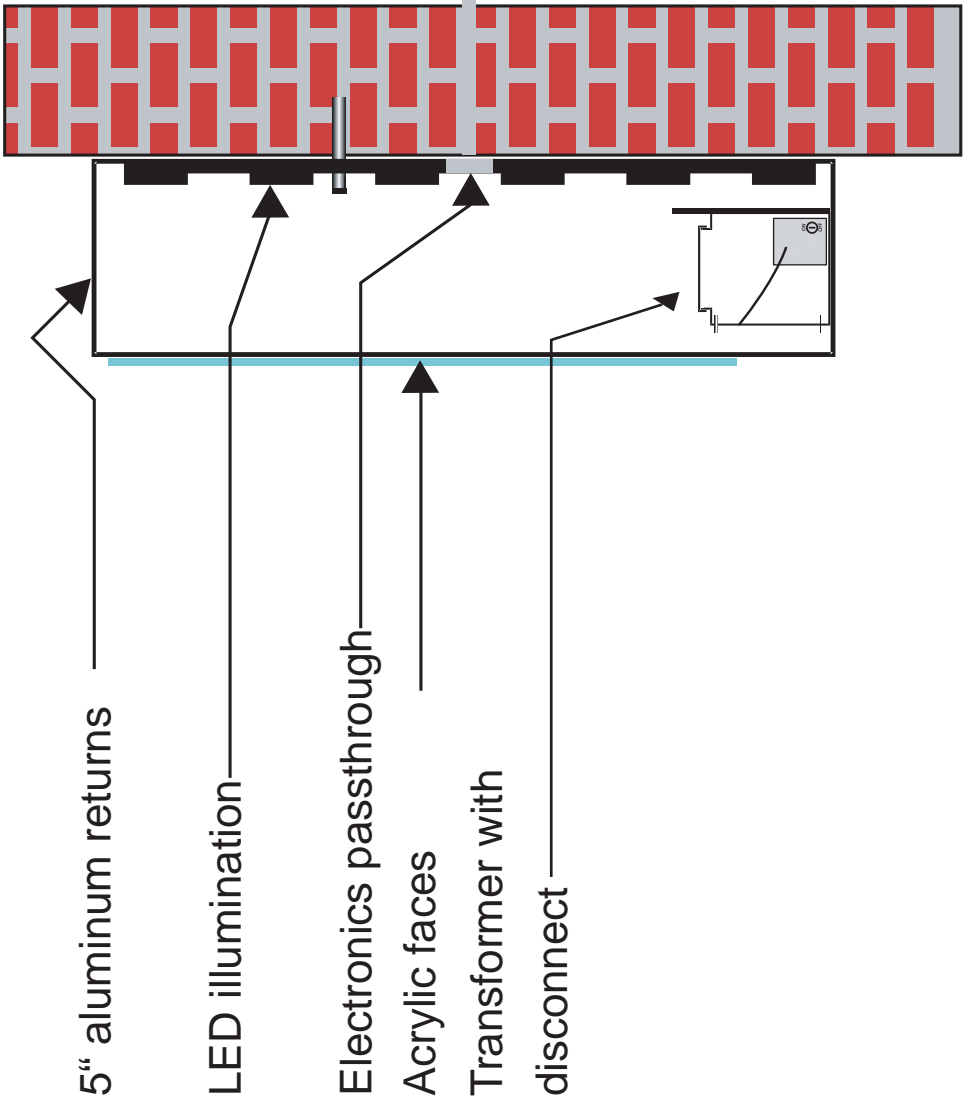
Approved as is ★

Change Noted, Please send new proof ★

Color match= \$50 per color

up to 3 proofs provided at no charge, each additional proof= \$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.



100 E. Roosevelt Rd, Villa Park, IL 60181

Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE:

Approved as is ★

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100 E. Roosevelt Rd, Villa Park, IL 60181

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PLEASE MARK ONE: Approved as is ★
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100 E. Roosevelt Rd, Villa Park, IL 60181
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Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: OMS Associates
Address: 105 E. First St
City/Zip: Hinsdale, Ill 60521
Phone/Fax: (630) 789-8070 /
E-Mail: mr.chicagoareaoms@gmail.com
Contact Name: Mary Rosenbrock

Contractor

Name: Signarama
Address: 100 E. Roosevelt Rd
City/Zip: Villa Park Ill 60181
Phone/Fax: (630) 359-5929 /
E-Mail: Oakbrook@signarama.com
Contact Name: Howard

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: O-1 Specialty Office District

SIGN TYPE: Wall Sign

ILLUMINATION Back Lit



*Illumination cannot exceed 50 foot-



candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 2 (1 x 2)

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

- ① brushed aluminum
- ② Lt European Blue
- ③ Infinity Blue

Site Information:

Lot/Street Frontage: 133.5 First 194. Garfield

Building/Tenant Frontage: 110.

Existing Sign Information:

Business Name: None

Size of Sign: 0 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Mary Rosenbrock
Signature of Applicant

05/12/2020

Date

Mary Rosenbrock
Signature of Building Owner

05/12/20

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: NICHOLAS RICCIO (Klepcki & Blair Orthodontics)
Address: 105 E. 1st Street
City/Zip: Hinsdale 60521
Phone/Fax: (630) 805-2175 /
E-Mail: nriccio@gmail.com
Contact Name: Nick Riccio

Contractor

Name: Signarama
Address: 100 E. Roosevelt Rd
City/Zip: Villa Park 60181
Phone/Fax: (630) 359-5929 /
E-Mail: oakbrook@signarama.com
Contact Name: Howie / Jeff

ADDRESS OF SIGN LOCATION: 105 E 1st Street (Klepcki & Blair Orthodontics)
ZONING DISTRICT: Please Select One B-1
SIGN TYPE: Please Select One see mock-up
ILLUMINATION Please Select One yes

Sign Information:

Overall Size (Square Feet): 2 (1 x 2)
Overall Height from Grade: ~15 Ft.
Proposed Colors (Maximum of Three Colors):
① dark blue
② light blue
③ white

Site Information:

Lot/Street Frontage: 1st street Garfield
Building/Tenant Frontage: 1st street
Existing Sign Information: N/A
Business Name: _____
Size of Sign: _____ Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

5/9/20
Date

[Signature]
Signature of Building Owner

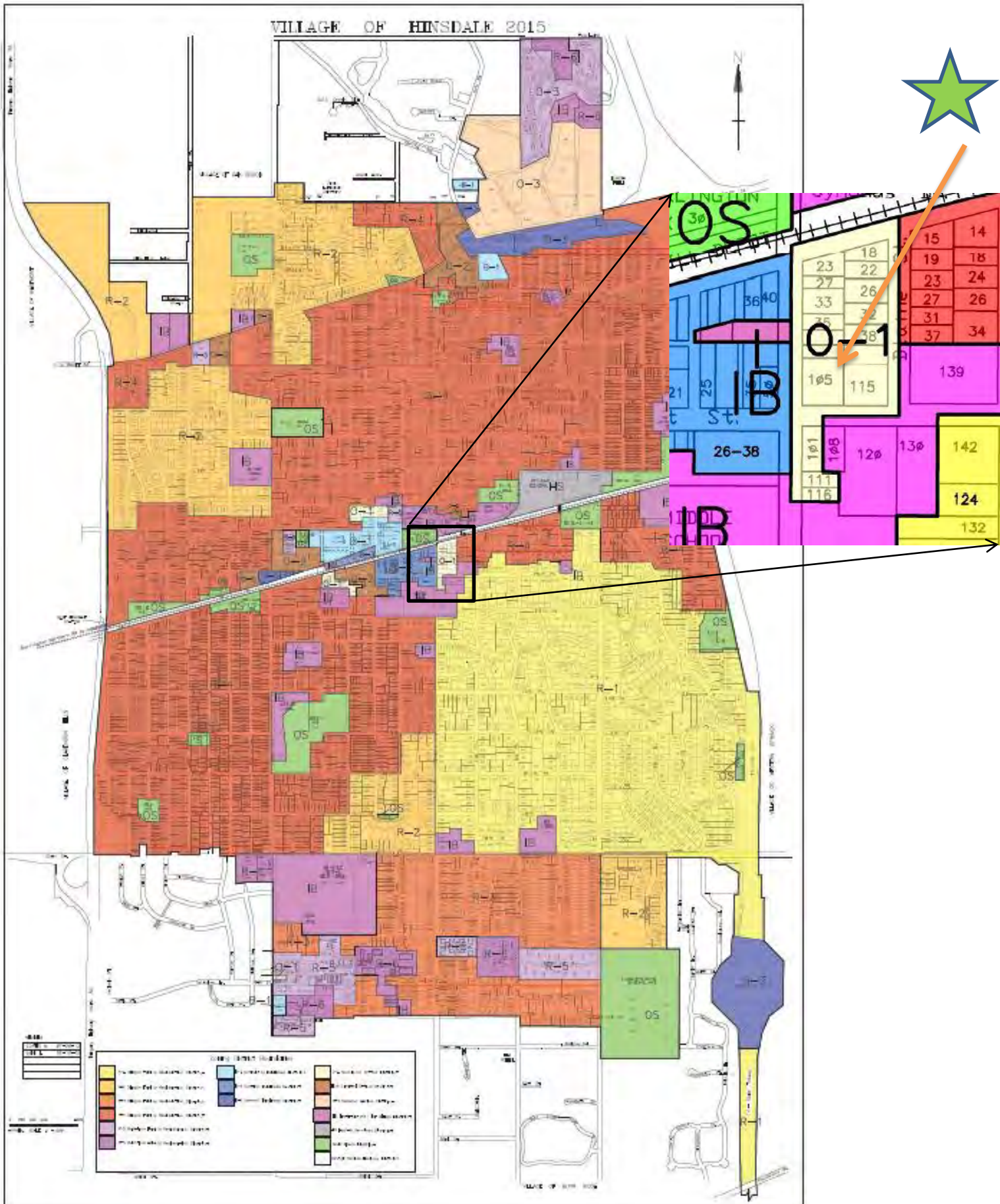
5/12/2020
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 105 E. 1st Street (facing north)



Attachment 3: Street View of 105 E. 1st Street (facing south east on Garfield Ave.)



Attachment 4: Street View of 105 E. 1st Street (facing south)






MEMORANDUM

DATE: July 1, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 329 E. Sixth Street – Case HPC-09-2020 - Application for Certificate of Appropriateness to improve a historic Carriage House on the National Register of Historic Places in the Robbins Park Historic District

Summary

The Village of Hinsdale has received an application from Jennifer and Neal Reenan, homeowners of 329 E. Sixth Street, requesting approval for a Certificate of Appropriateness to repair and replace façade windows, roof and overhead doors of the historic coach house. The coach house is referenced as the “Carriage House” on the National Register of Historic Places and in the Robbins Park Historic District (Attachment 5).

Request and Analysis

The subject property is located on the corner of Sixth Street and Oak Street. The corner lot is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The lot is 41,913 SF in area and features a 2.5 story frame residence constructed in 1899 in the Colonial Revival style. Per the National Register form, the house, coach house, and grounds were designed by landscape gardener Horace W. S. Cleveland and developed by William Robbins in 1871. A brief description of the carriage house can be found on page eleven of the National Register form.

The applicant would like to seek the right to obtain a construction permit to improve the façade, finish the attic level, and add a new exterior stair on the west side and new dormer on the north side of the structure. The applicant has also concurrently requested to move the coach house by 3 feet to meet current zoning setback regulations (ZBA V-03-20). The request also includes adding a new patio and parking pad to the south of the coach house.

Process

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

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



MEMORANDUM

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Robbins Park Historic District Map

Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 5 - 329 E. 6th St. National Register of Historic Places Registration Form



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION





NORTH ELEVATION



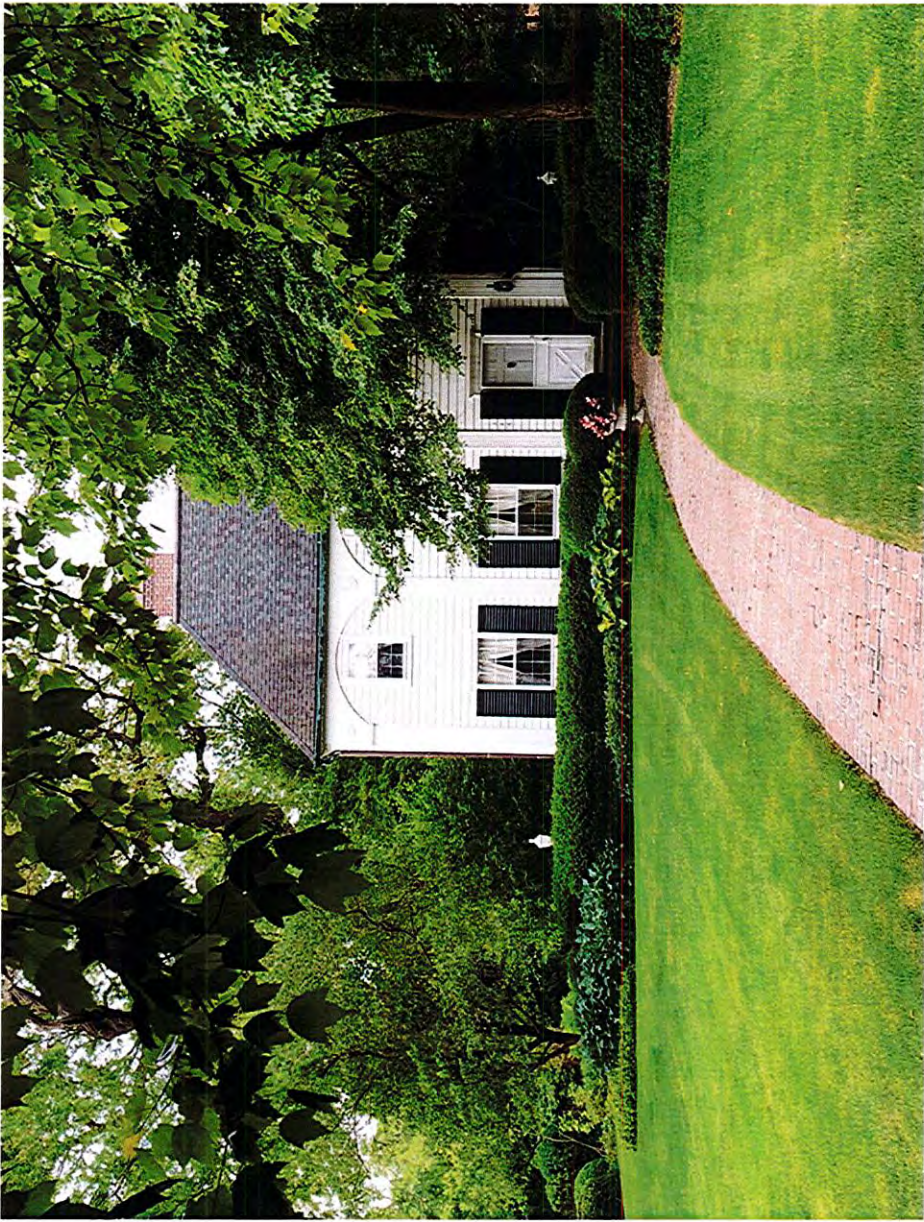
CORNICE DETAIL



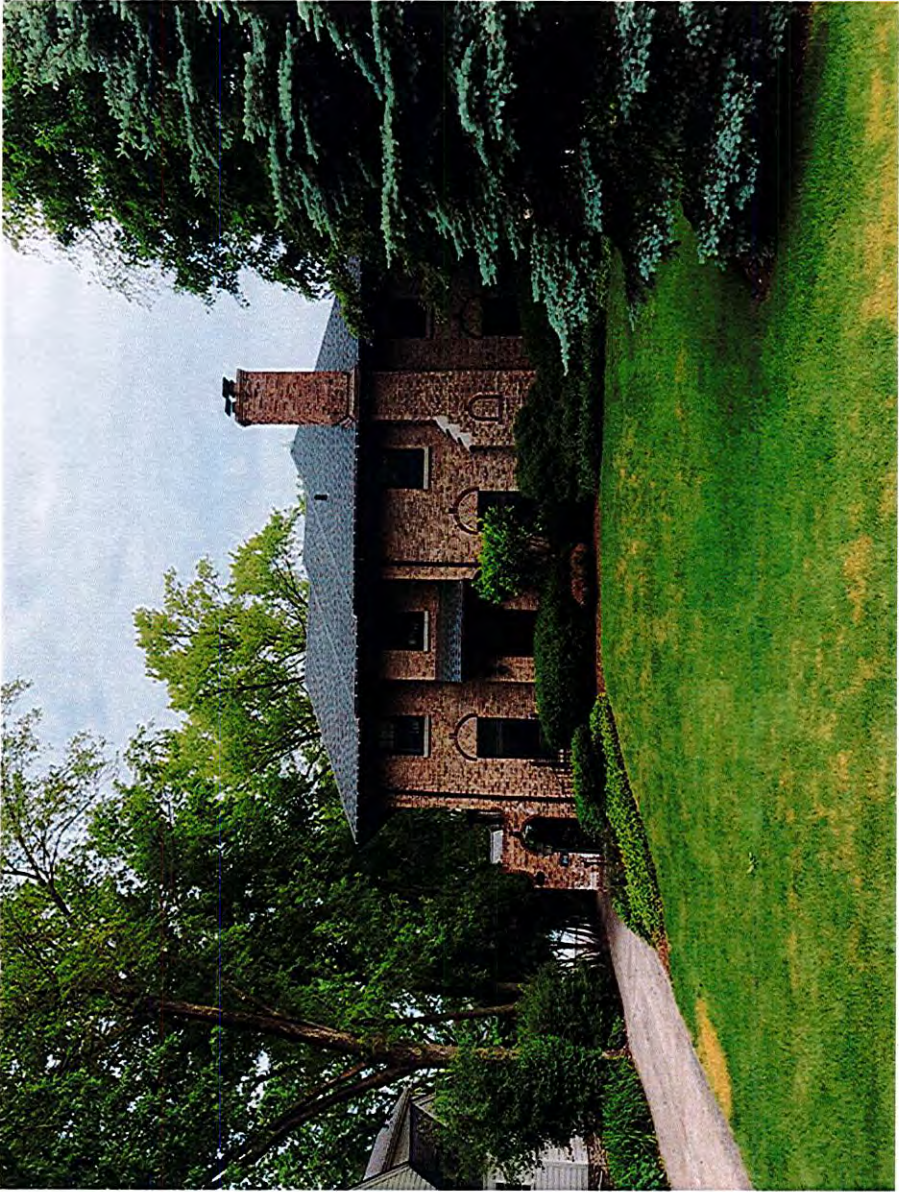
CUPOLA DETAIL



610 OAK



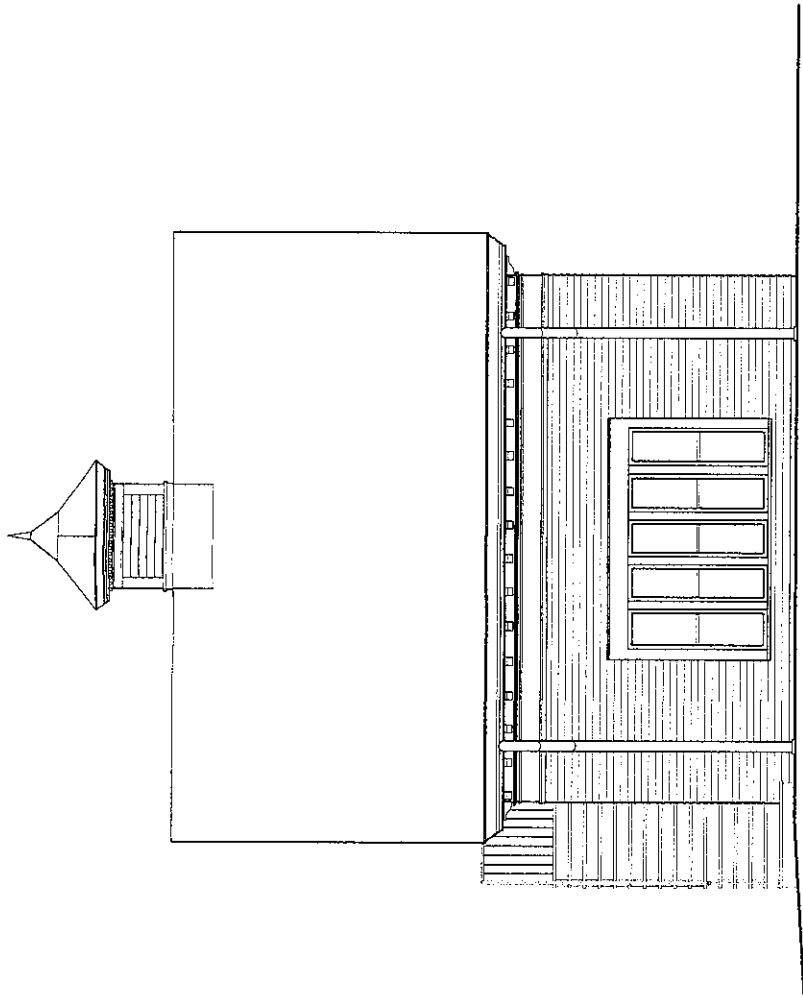
326 SIXTH



319 SIXTH



540 OAK



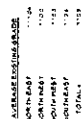
REENAN DETACHED GARAGE

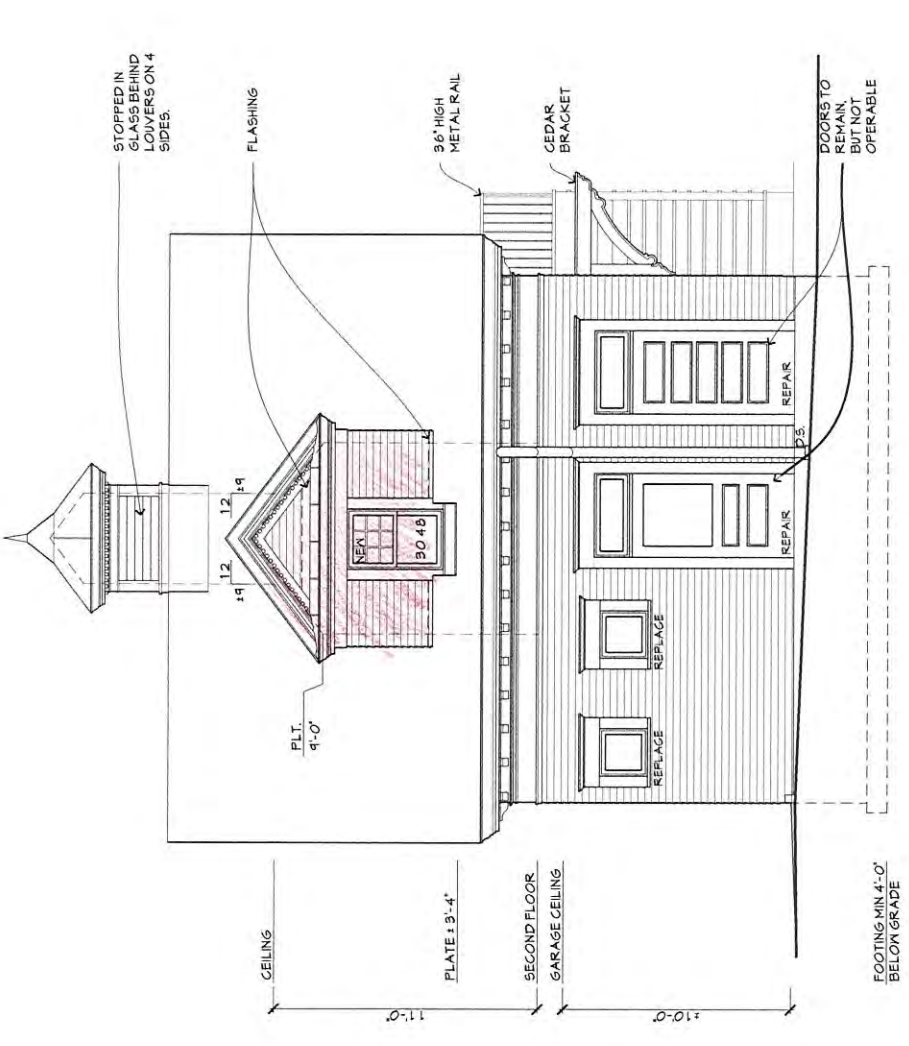
329 EAST 6TH STREET HINSDALE IL

M I C H A E L A B R A H A M A R C H I T E C T U R E

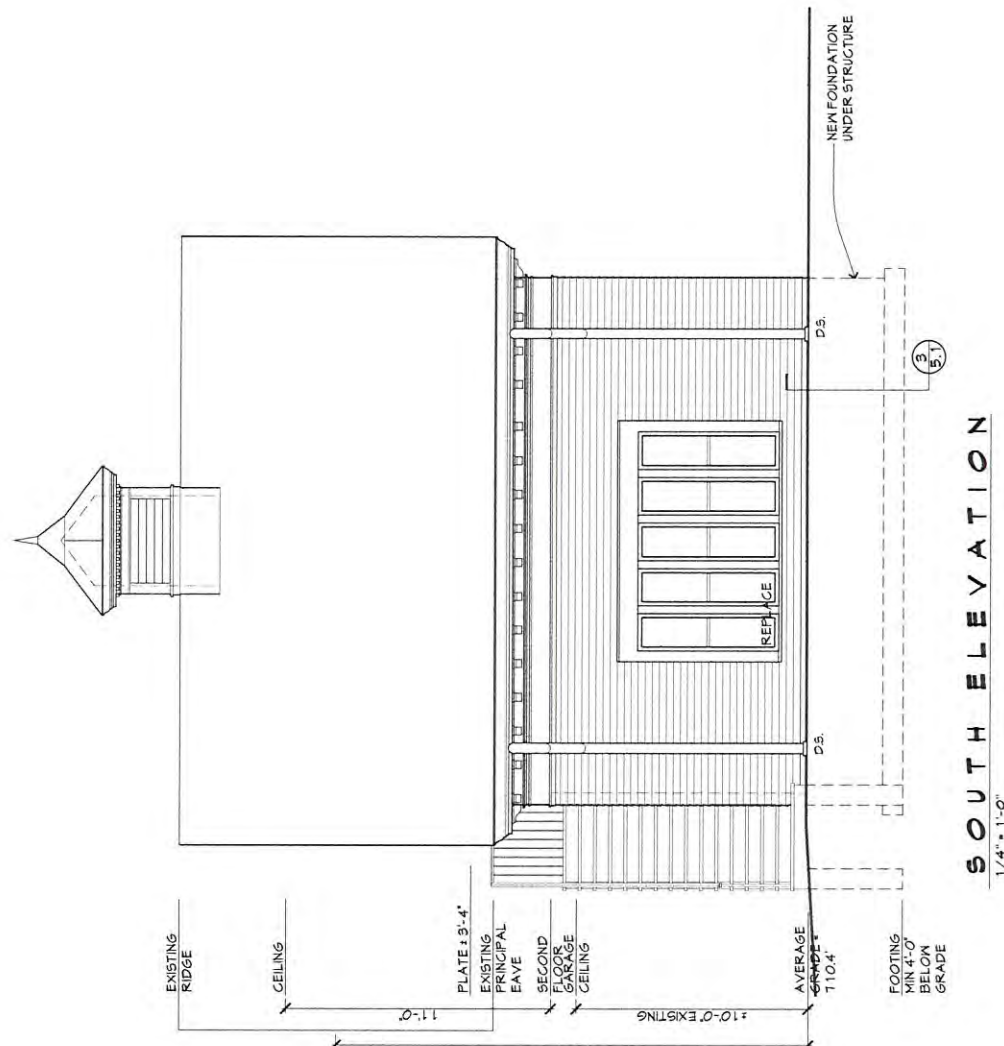
148 BURLINGTON AVENUE CLARENDON HILLS IL PHONE (830)855-9417 MICHAEL-ABRAHAM.COM

9/92" = 1'-0"

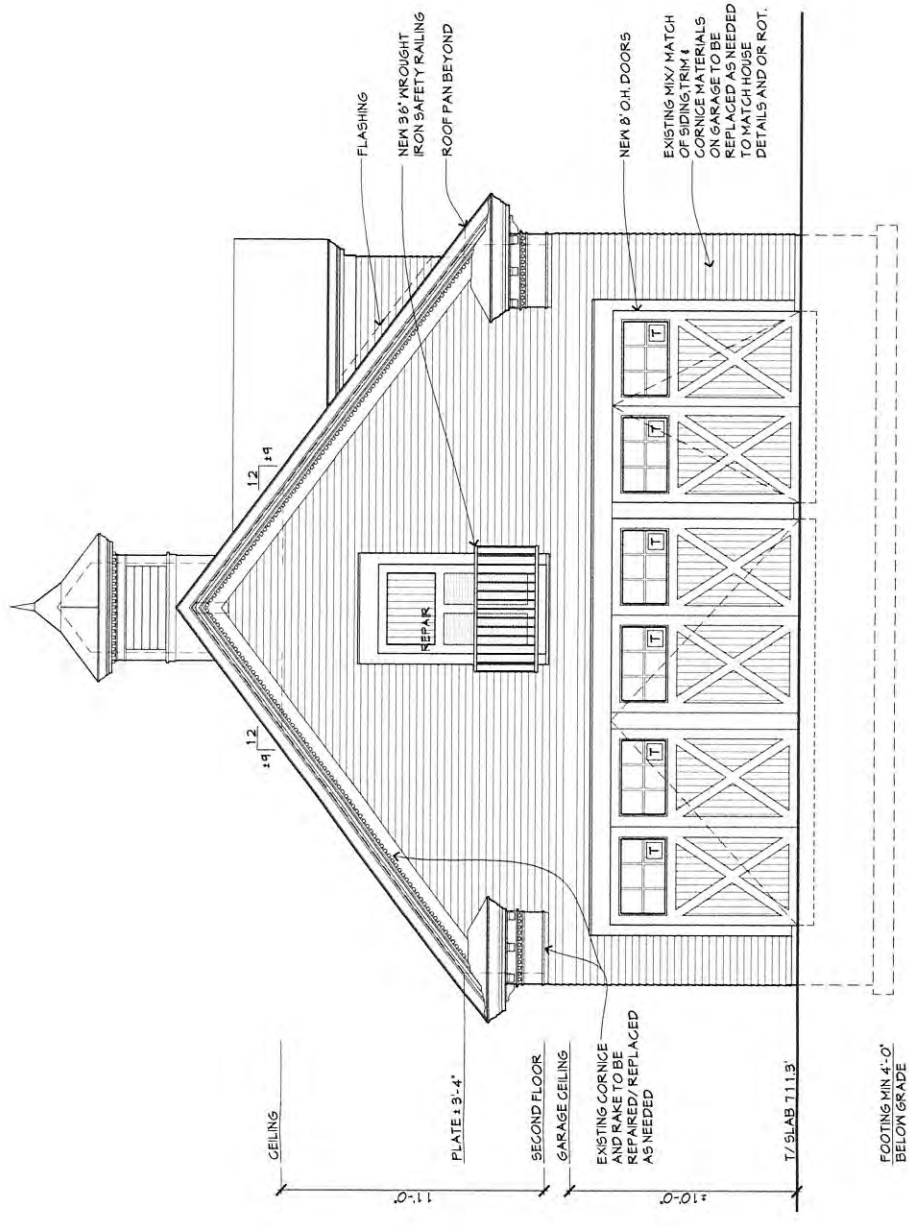




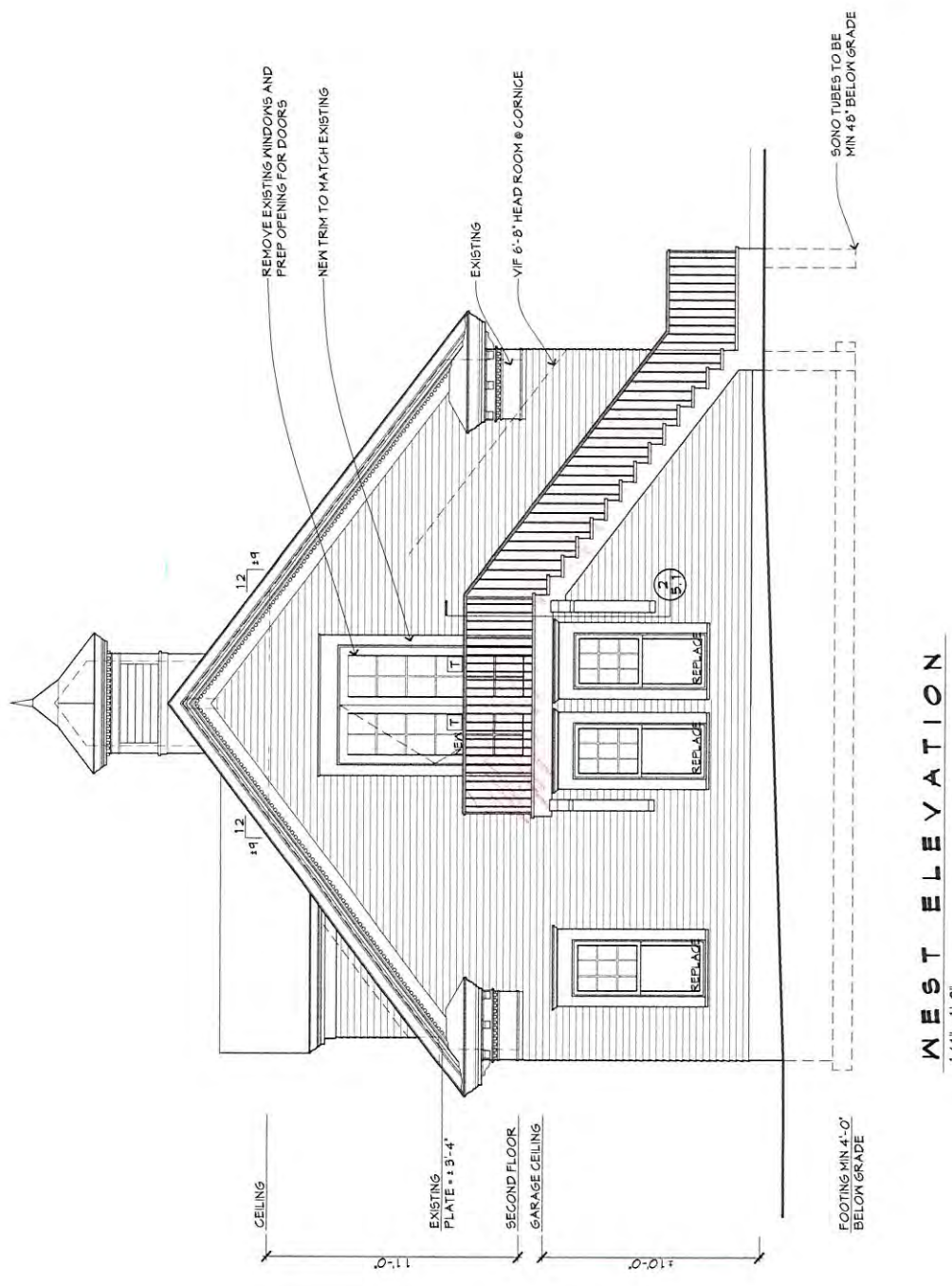
NORTH ELEVATION
1/4" = 1'-0"



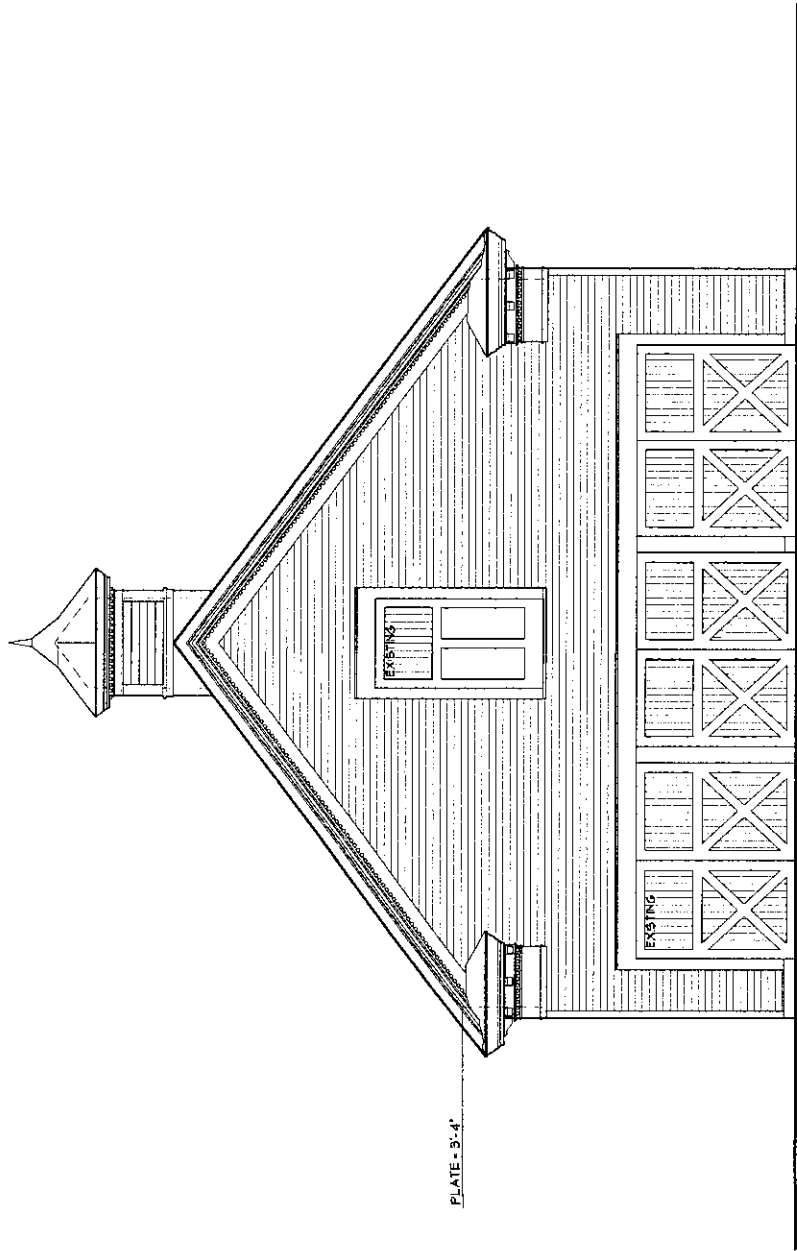
SOUTH ELEVATION
1/4" = 1'-0"



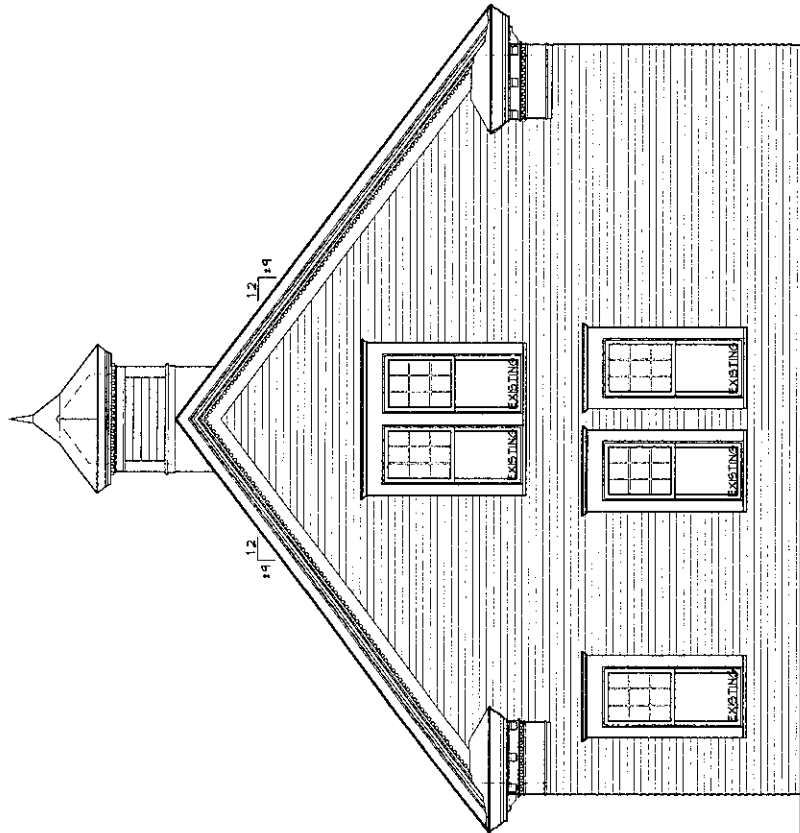
EAST ELEVATION
1/4" = 1'-0"



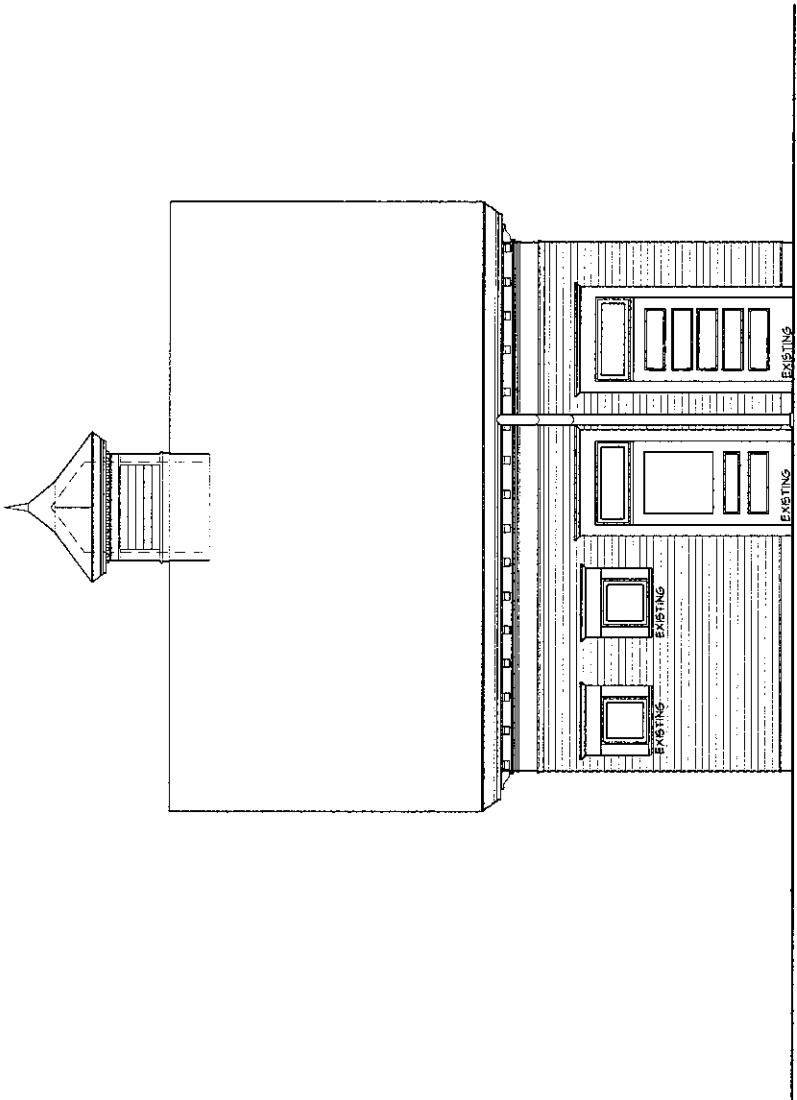
WEST ELEVATION
1/4" = 1'-0"



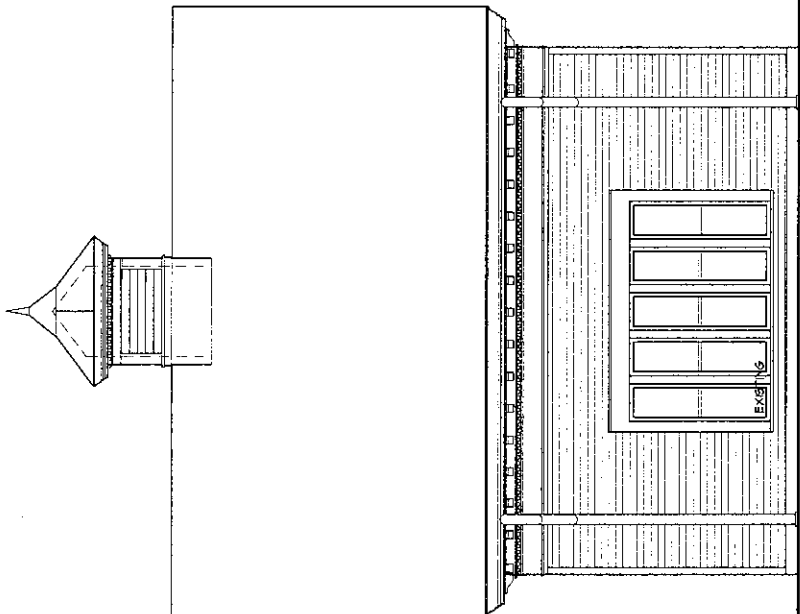
AS BUILT
EAST ELEVATION
1/4" = 1'-0"



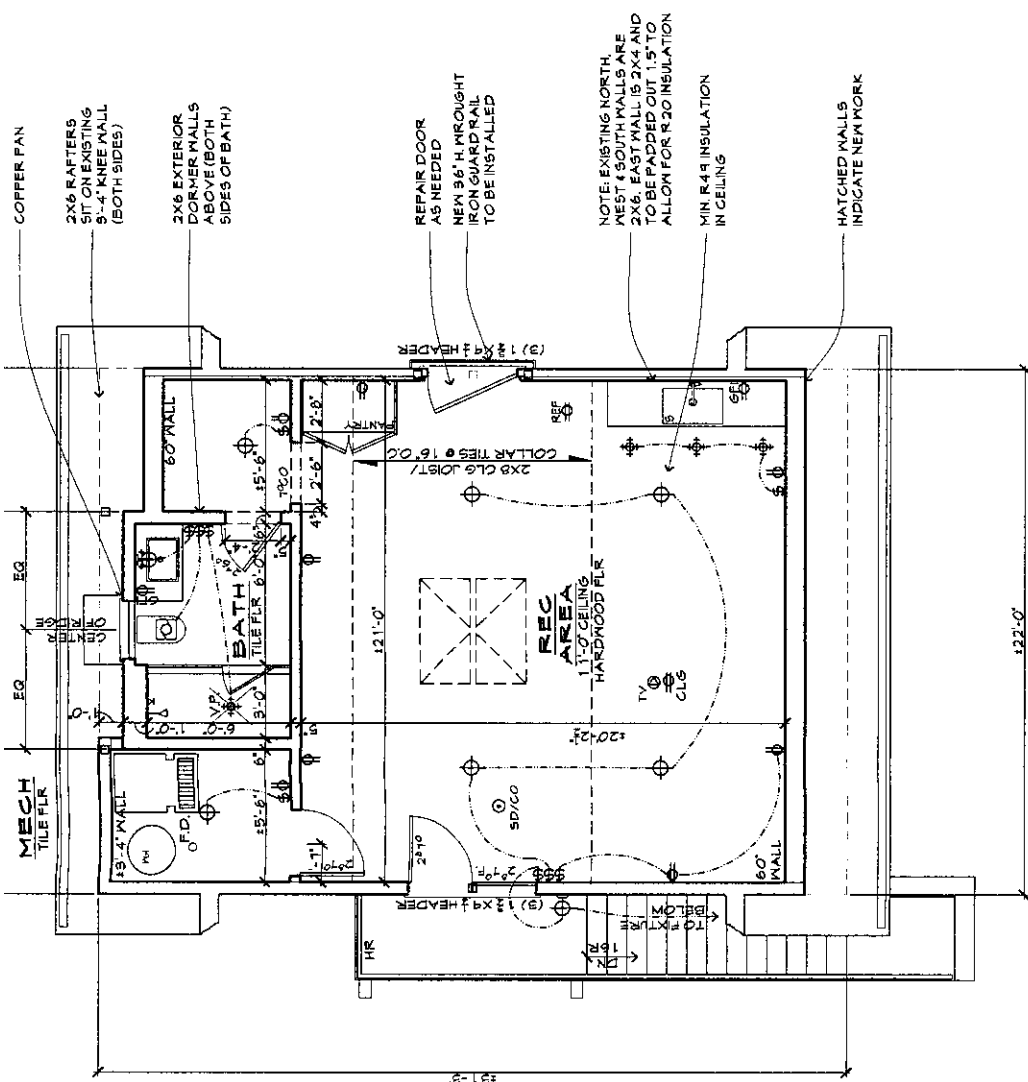
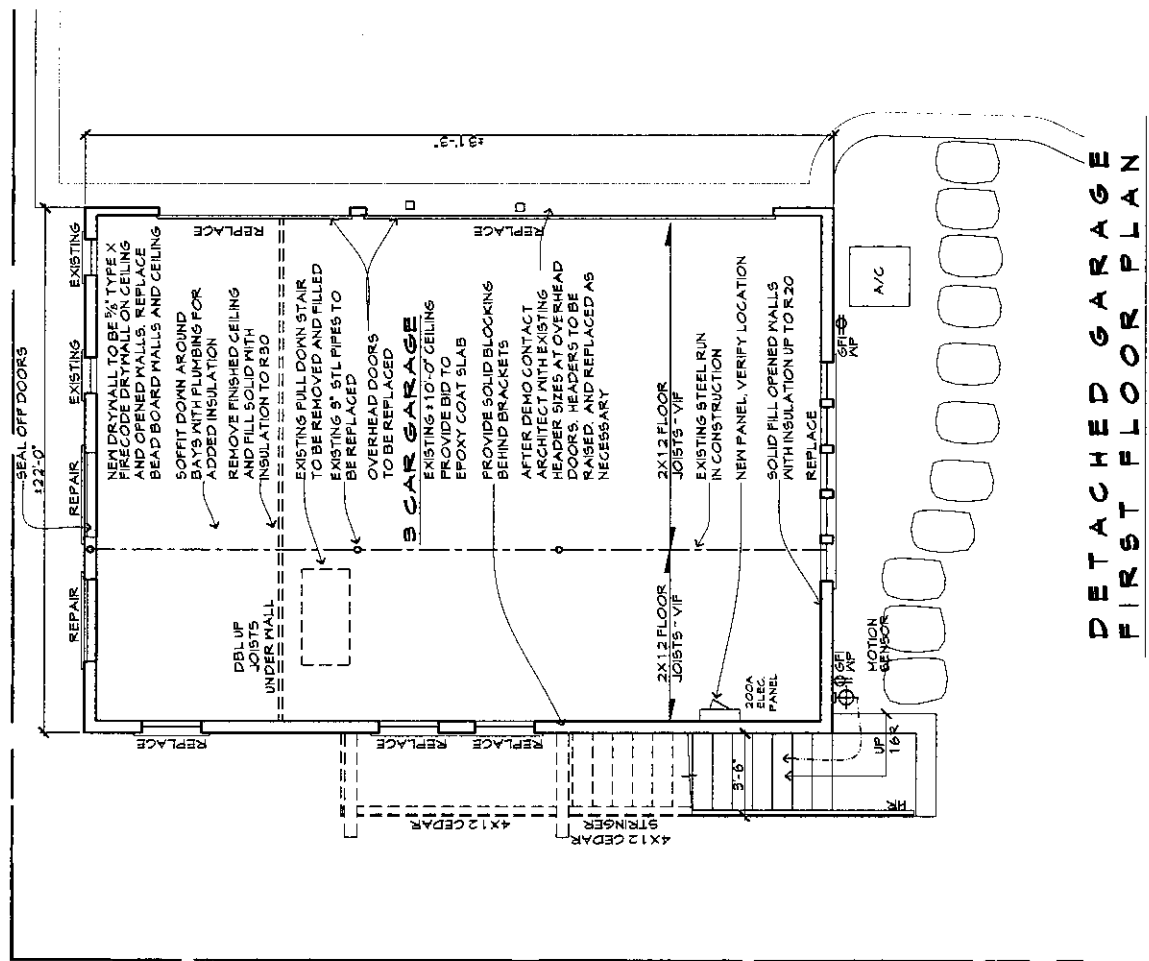
AS BUILT
WEST ELEVATION
1/4" = 1'-0"











AS BUILT
NORTH ELEVATION
1/4" = 1'-0"



AS BUILT
SOUTH ELEVATION
1/4" = 1'-0"



 GFI
 INTERCEPT DUPLEX
 SWITCH
 CEILING ELECTRICAL BOX FOR LIGHT FIXTURE
 VAPOR PROOF FIXTURE
 GFI
 RECESSED CAN
 ADJUSTABLE RECESSED CAN

SMOKE DETECTOR
 FIRE IN SERIES
 CARBON MONOXIDE
 P/W BATTERY BACK-UP
 TELEVISION JACK
 FLOOD LIGHTS
 BATHROOM EXHAUST FAN

SD
 ②
 TV
 ⚡
 Ⓜ

ELECTRICAL NOTES:

SOUND SYSTEM WIRING, TELEPHONE, TELEVISION AND COMPUTER OUTLETS TO BE
 OWNER'S CONTRACTOR AND COORDINATED BY GENERAL CONTRACTOR.
 NEW WALL RECEPTACLES SHALL BE MIN. 8'-0" FROM ANY WALL 2'-0" OR MORE IN
 WIDTH.
 NEW ALL CEILING OUTLET ELECTRICAL BOXES SHALL
 BE FAN RATED.

ELECTRICAL NOTES:

SOUND SYSTEM WIRING, TELEPHONE, TELEVISION AND COMPUTER OUTLETS TO BE PROVIDED BY OWNER'S CONTRACTOR AND COORDINATED BY GENERAL CONTRACTOR

NEW WALL RECEPTACLES SHALL BE MIN. 6'-0" FROM ANY WALL 2'-0" OR MORE IN WIDTH.

NEW ALL GELING OUTLET ELECTRICAL BOXES SHALL BE FAN RATED.

NEW ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE FAN RATED.

ALL SMOKE DETECTORS AS PER IFC, DWELLING UNIT TO HAVE AT LEAST ONE APPROVED CARBON MONOXIDE ALARM WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES. ALARMS TO BE INTERCONNECTED AND HARD WIRED INTO THE AC POWER LINE WITH BATTERY BACK-UP. THE ALARM CAN BE COMBINED WITH SMOKE DETECTING DEVICES IF THE COMBINED UNIT COMPLIES WITH SPECIFIC STANDARDS AND THE ALARM DIFFERENTIATES THE HAZARD.

PROVIDE A MINIMUM 30" WORKING CLEARANCE 36" IN FRONT OF THE ELECTRICAL PANEL. PROVIDE AND MAINTAIN A MINIMUM OF 24" WORKING CLEARANCE TO EACH SIDE AND 36" IN FRONT OF THE ELECTRICAL METER.

ALL NEW RECESSED FIXTURES WHICH ARE IN CONTACT WITH INSULATING MATERIALS SHALL BE "C" RATED.

COUNTERTOPS RECEPTACLES TO BE INSTALLED AS FOLLOWS:
- MIN. 1 RECEPTACLE PER 24" OF HORIZ. COUNTER SURFACE

- MIN. 1 RECEPTACLE PER 24' OF HORIZ COUNTER SURFACE
- MIN. 1 RECEPTACLE AT COUNTER TOPS 12" OR LARGER.

ALL KITCHEN AND BATHROOM FIXTURES, RECEPTACLES AND ELECTRICAL EQUIPMENT SHALL BE INSTALLED WITH GFCI PROTECTION.

BATHROOM FANS TO VENT DIRECTLY TO OUTSIDE WITH APPROVED GAP (INSULATED DUCT IN ATTIC)

ALL 125 VOLT, SINGLE-PHASE 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS/PARKINGS, LIBRARIES, DEN'S, SLEEPING PORCHES, RECREATION ROOMS, CLOSET'S, HALLWAYS OR SIMILAR ROOMS INCLUDING AREAS IN THE BASEMENT SHALL BE INSTALLED WITH AN ARC FAULT CIRCUIT INTERRUPTER.

ALL NEW RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

SHALL BE HIGH EFFICACY LAMPS.

ALL DWELLING UNIT RECEPTACLE OUTLETS SHALL BE INSTALLED IN

A/C DISCONNECTS MAY NOT BE INSTALLED ABOVE OR BEHIND THE CONDENSERS. DISCONNECTS SHALL BE PLACED ALONGSIDE THE UNITS AND BE PROVIDED WITH 90 MIN. WIDE ACCESS

PLAZA TOWNS

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL CODES.

PROJECT TO FOLLOW IECG PRESCRIPTIVE REQUIREMENTS

USE FIGURED DIMENSIONS ONLY; DRAWINGS ARE NOT TO BE SCALED. ANY DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION AFTER THE CONTRACTOR HAS FIELD VERIFIED ALL DIMENSIONS.

STAIR RISE AND RUN AS PER INTERNATIONAL RESIDENTIAL CODE (IRC)

STAIRS TO HAVE MAXIMUM RISE OF 1 3/4". 10" MINIMUM TREAD CLEAR OF TREAD ABOVE AND A CONTINUOUS MINIMUM 6'-6" HEADROOM MEASURED VERTICALLY FROM FRONT NOSING OF TREAD TO LINE PARALLEL WITH STAIR RUN. SEE DETAIL ON PAGE 110.

PROVIDE HANDRAIL AS PER CODE AT ALL STAIRS.

MAXIMUM SPACING OF UP RIGHTS AT HANDRAILS NOT TO ALLOW PASSAGE OF AN OBJECT 4" OR GREATER IN DIAMETER. SEE DETAIL ON PAGE T10

INSULATE WALLS AND FLOOR OF BATHROOMS FOR SOUND CONTROL.

TEMPERED GLASS NEXT TO EGRESS DOORS, TUBS, ALL GLASS WITHIN 18" OF THE FINISHED FLOOR, SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUBS AND OTHER REQUIRED AREAS. ALL SAFETY GLASS SHALL BE PERMANENTLY LABELED AS OUTLINED PER IRC.

PROVIDE DRAFTSTOPPING AT THE FOLLOWING LOCATIONS:

PROVIDE DRAFTSTOPPING AT THE FOLLOWING LOCATIONS:

- CONCEALED SPACES OF STUDS, WALL AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL
- ALL JOINT CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES AT THE CEILING AND FLOOR LEVEL
- 90° AND 45° JOINTS AT CEILINGS, COVER CEILING ETC.
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
- OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVEL WITHOUT NONCOMBUSTIBLE MATERIALS.

MINIMUM GYPSUM WALL BOARD THICKNESS SHALL BE 5/8".

COORDINATE ALL CEILING AND FLOOR FRAMING WITH INTERIOR ELEVATIONS AND BUILDING SECTIONS CEILING HEIGHTS AND OPENING HEIGHTS.

ALL FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, STAINLESS, OR EQUAL IN CORROSION RESISTANCE. THIS APPLIES TO ALL ITEMS LESS THAN 1/2" THICKNESS OR DIAMETER INCLUDING NAILS AND SCREWS.

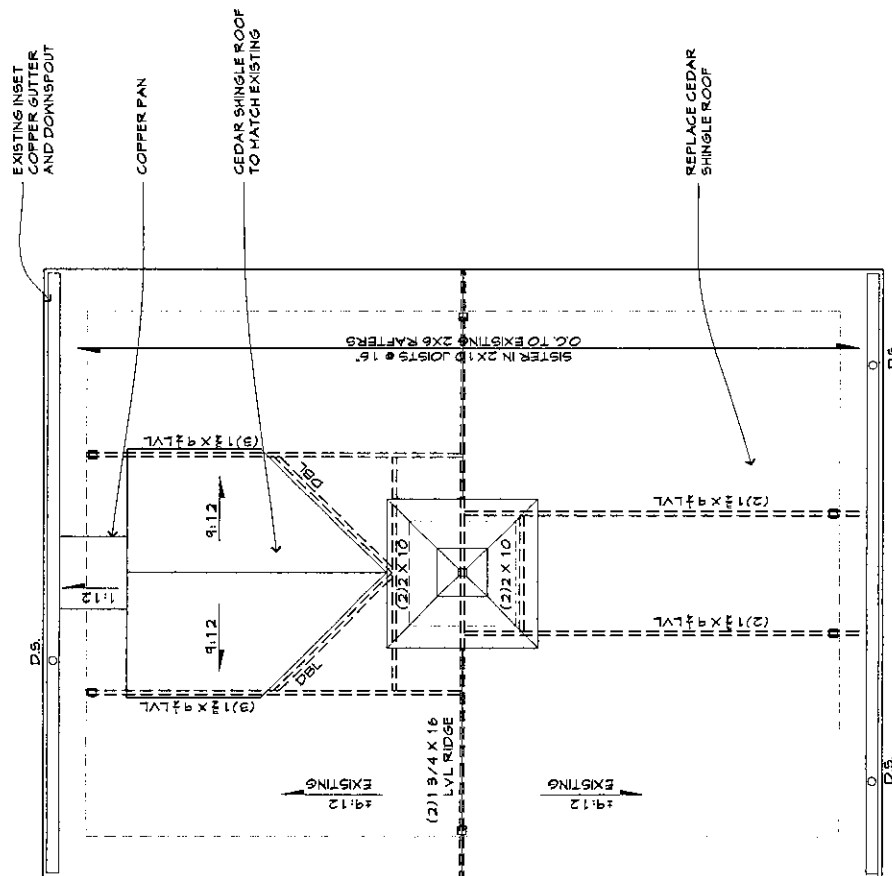
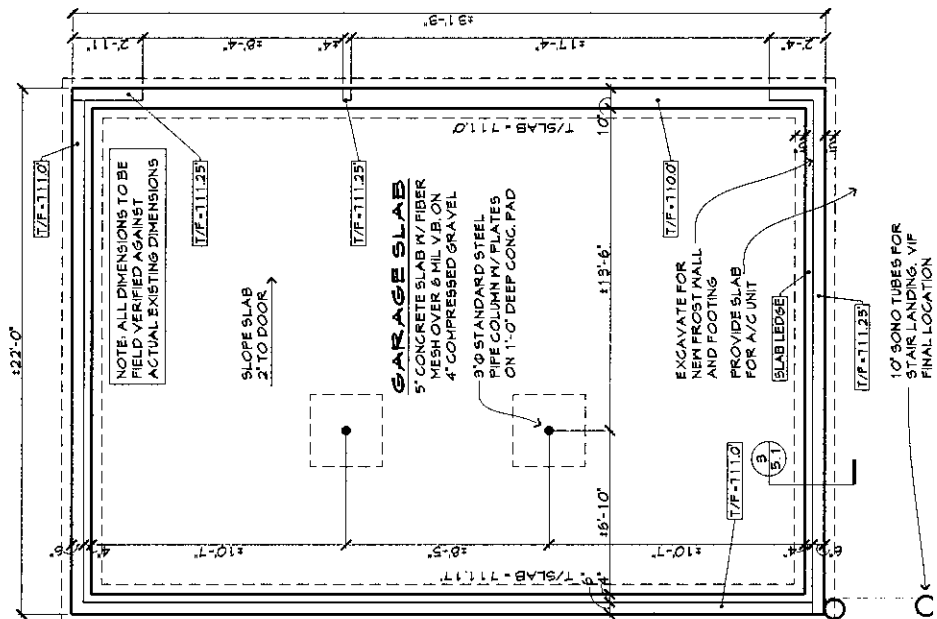
NEW DUCTS LOCATED OUTSIDE OF CONDITIONED SPACE MUST COMPLY WITH THE REQUIREMENTS OF SECTION 403.3 OF THE IECC. SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6.

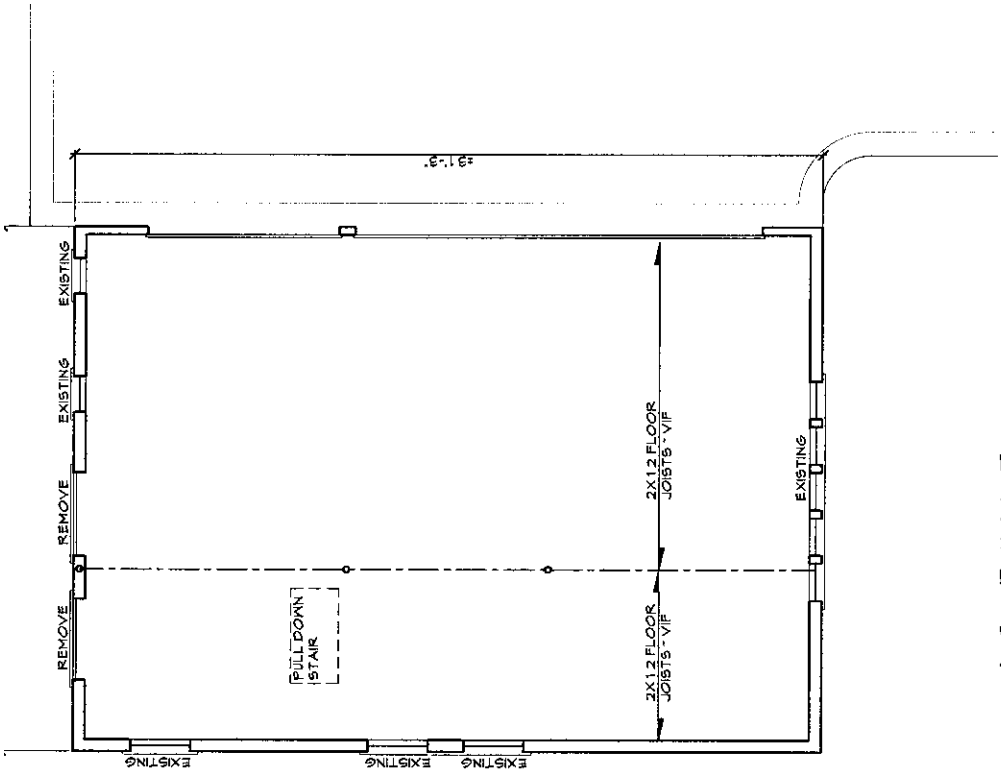
1" MINIMUM CLEARANCE SHALL BE PROVIDED FROM KITCHEN EXHAUST DUCT TO THE COMBUSTIBLE FRAMING

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET;
-GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

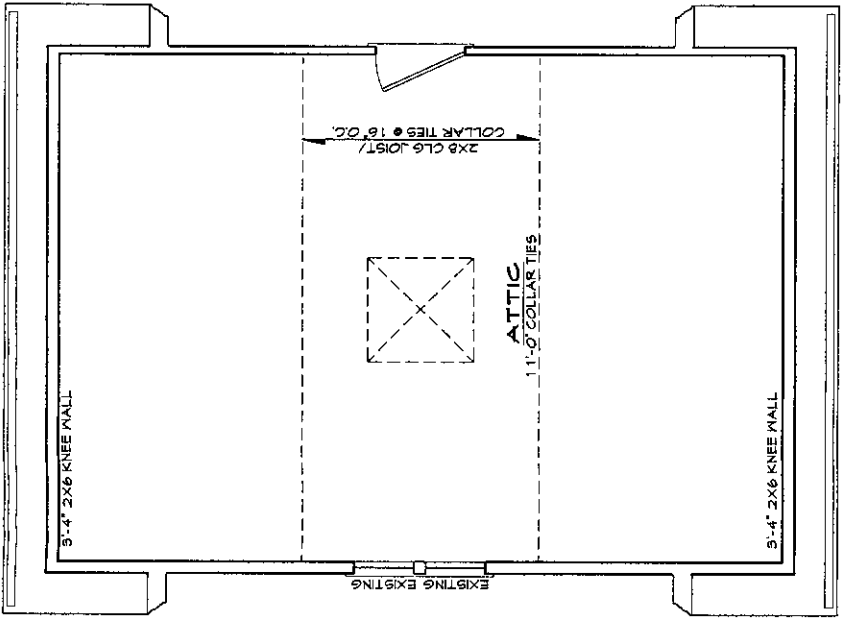
ANY PROPOSED DROPPED CEILINGS FOR MEP RUNS TO BE COORDINATED WITH ARCHITECT.

Z
 4
 1
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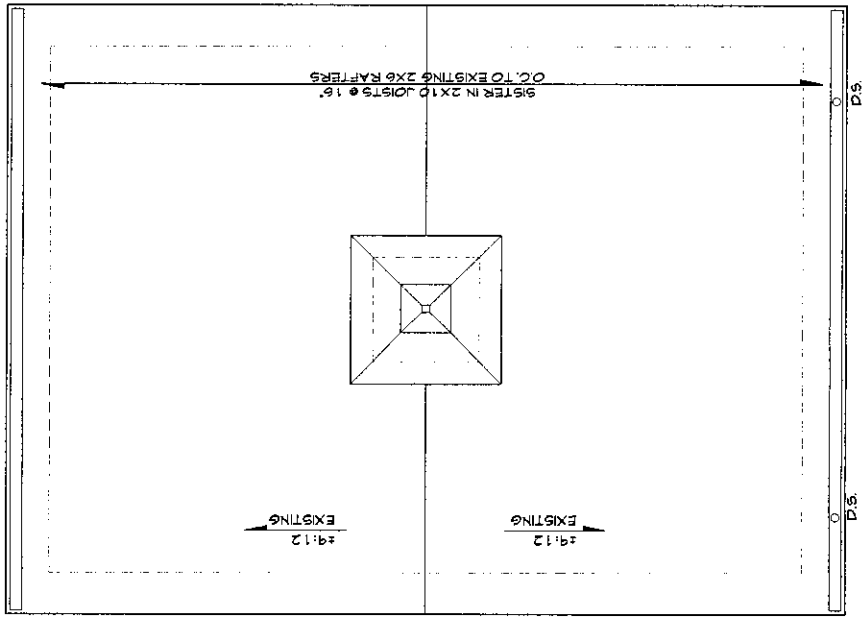




AS BUILT
FIRST FLOOR PLAN
1/4" = 1'-0"



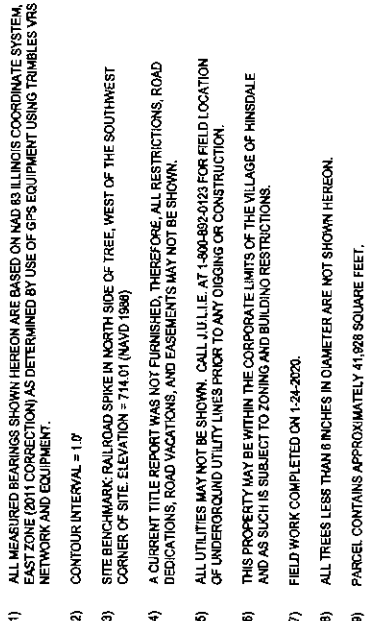
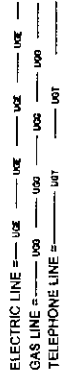
AS BUILT
SECOND FLOOR PLAN
1/4" = 1'-0"



AS BUILT

LOTS "B" AND "C" (EXCEPT THE NORTH 111.80 FEET OF THE WEST 50.00 FEET OF SAID LOT "C") IN THE RESUBDIVISION OF LOT 4 IN BLOCK 11 OF W. ROBBINS PARK ADDITION TO HINSDALE, IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED ON AUGUST 30, 1949 AS DOCUMENT 575658, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 329 E. 6TH STREET, HINSDALE, ILLINOIS.



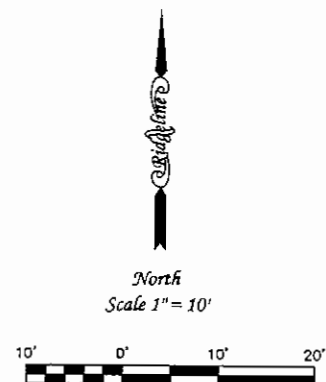
| LOT COVERAGE TABULATION | | | |
|----------------------------------|----------|----------|-------|
| | EXISTING | PROPOSED | |
| PERVIOUS | 25,225 | 24,641 | 58.8% |
| IMPERVIOUS** | 16,703 | 17,287 | 41.2% |
| BUILDINGS | *6,113 | *6,096 | |
| DRIVEWAY | 2,848 | 3,494 | |
| TENNIS COURT | 7,217 | 7,217 | |
| PATIO/OTHERS | 525 | 480 | |
| TOTAL | 41,928 | 41,928 | 100% |
| *ASSUME A 1' ROOF OVERHANG | | | |
| NET NEW IMPERVIOUS AREA = 584 SF | | | |

**PLAT OF SURVEY BY ASSOCIATED SURVEYING GROUP, LLC WAS REFERRED TO FOR EXISTING IMPERVIOUS AREA OVER THE EAST HALF OF SITE WHERE NO DISTURBANCE IS PROPOSED.

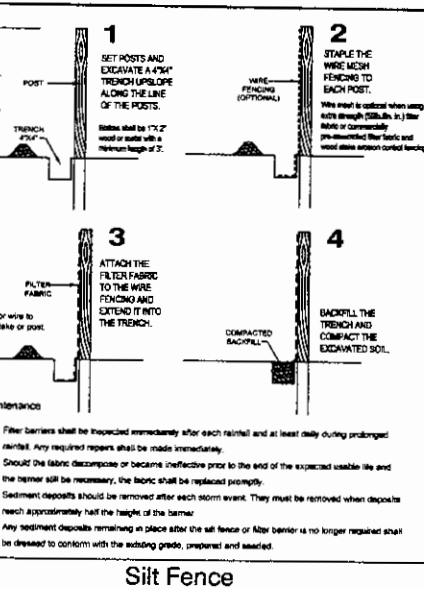
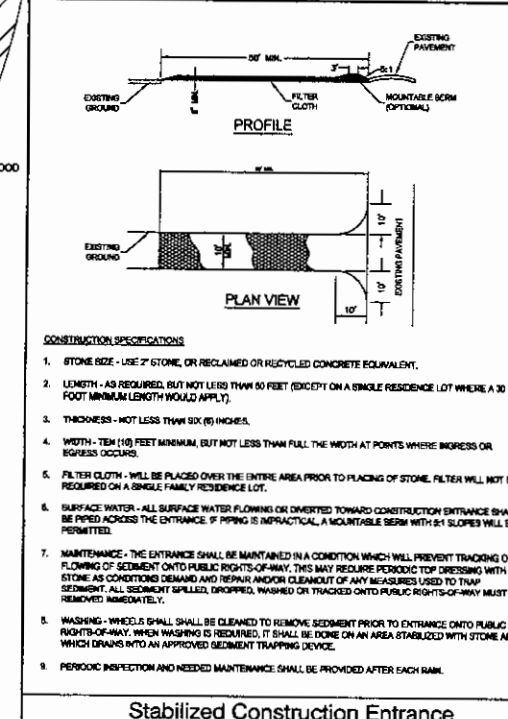
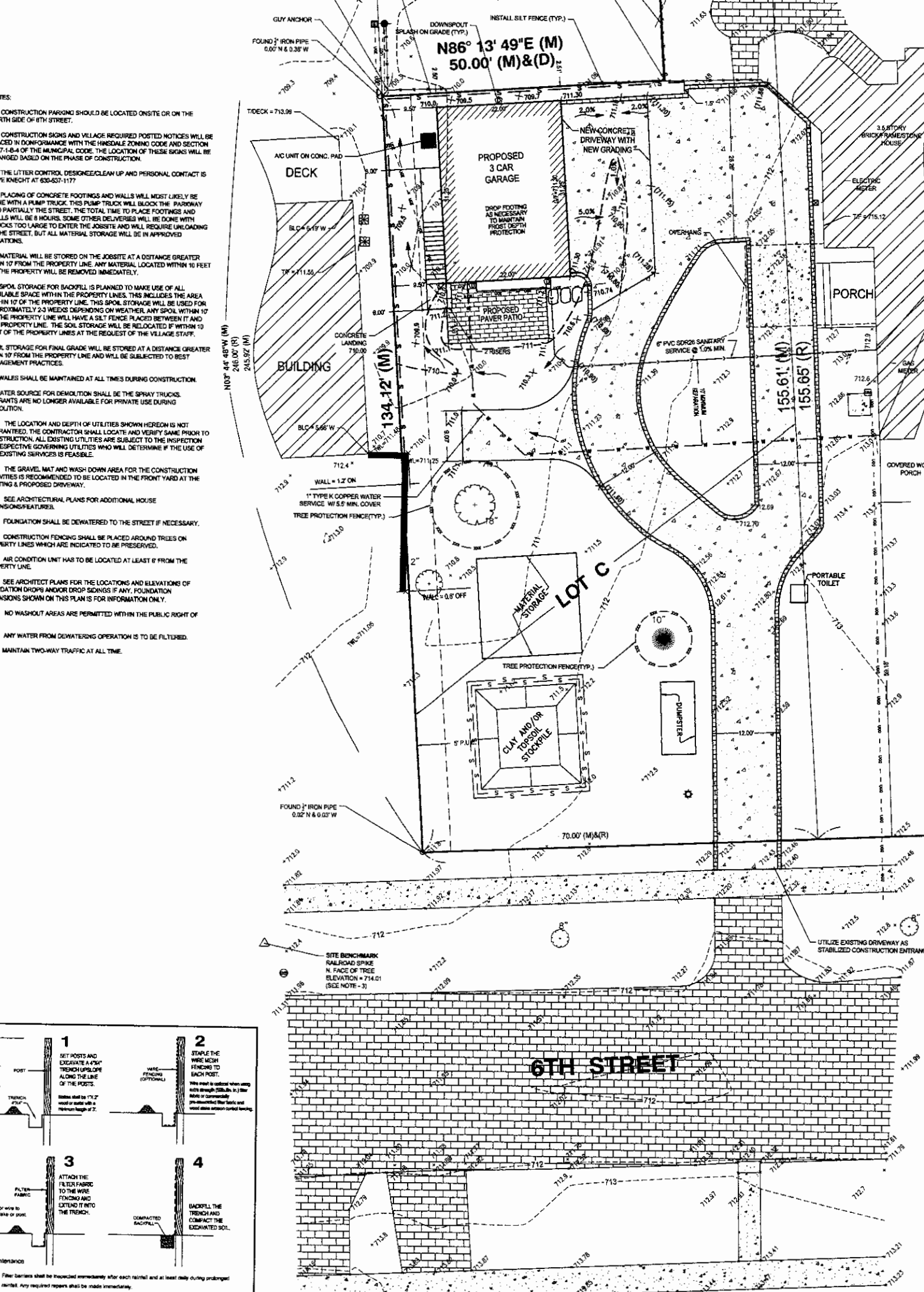
IMPLEMENTATION SCHEDULE FOR STORMWATER MANAGEMENT

It will be incumbent upon the Contractor prior to any construction activity taking place to insure that

- (1) the construction entrance and silt fences are installed;
- (2) the swales are excavated and the containment berms are constructed;
- (3) These erosion and sedimentation control measures and devices shall thereafter be monitored and maintained by the Contractor in accordance with NPDES guidelines. As soon as weather and growing conditions permit, the shall be placed in the swale and containment berms and the area vegetative stabilized by a hydro-seeding and placement of erosion blanket.



- NOTES:
1. CONSTRUCTION PARKING SHOULD BE LOCATED ON SITE OR ON THE NORTH SIDE OF 6TH STREET.
 2. CONSTRUCTION SIGNS AND VILLAGE REQUIRED POSTED NOTICES WILL BE PLACED IN CONFORMANCE WITH THE ILLINOIS ZONING CODE AND SECTION 9-1.7.1-B.4 OF THE MUNICIPAL CODE. THE LOCATION OF THESE SIGNS WILL BE CHANGED BASED ON THE PHASE OF CONSTRUCTION.
 3. THE LITTER CONTROL DESIGNER/CLEAN UP AND PERSONAL CONTACT IS DAVE KNECHT AT 636-537-1177.
 4. PLACING OF CONCRETE FOOTINGS AND WALLS WILL MOST LIKELY BE DONE WITH A PUMP TRUCK. THIS PUMP TRUCK WILL BLOCK THE PARKWAY AND PARTIALLY THE STREET. THE TOTAL TIME TO PLACE FOOTINGS AND WALLS WILL BE 8 HOURS. SOME OTHER DELIVERIES WILL BE DONE WITH TRUCKS TOO LARGE TO ENTER THE JOBSITE AND WILL REQUIRE UNLOADING IN THE STREET, BUT ALL MATERIAL STORAGE WILL BE IN APPROVED LOCATIONS.
 5. MATERIAL WILL BE STORED ON THE JOBSITE AT A DISTANCE GREATER THAN 10' FROM THE PROPERTY LINE. ANY MATERIAL LOCATED WITHIN 10' FEET OF THE PROPERTY LINE WILL BE REMOVED IMMEDIATELY.
 6. SPOIL STORAGE FOR BACKFILL IS PLANNED TO MAKE USE OF ALL AVAILABLE SPACE WITHIN THE PROPERTY LINES. THIS INCLUDES THE AREA WITHIN 10' OF THE PROPERTY LINE. THIS SPOIL STORAGE WILL BE USED FOR APPROXIMATELY 2-3 WEEKS DEPENDING ON WEATHER. ANY SPOIL WITHIN 10' OF THE PROPERTY LINE WILL HAVE A SILT FENCE PLACED BETWEEN IT AND THE PROPERTY LINE. THE SPOIL STORAGE WILL BE RELOCATED IF WITHIN 10' FEET OF THE PROPERTY LINES AT THE REQUEST OF THE VILLAGE STAFF.
 7. SPOIL STORAGE FOR FINAL GRADE WILL BE STORED AT A DISTANCE GREATER THAN 10' FROM THE PROPERTY LINE AND WILL BE SUBJECTED TO BEST MANAGEMENT PRACTICES.
 8. SWALES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 9. WATER SOURCE FOR DEMOLITION SHALL BE THE SPRAY TRUCKS. HYDRANTS ARE NO LONGER AVAILABLE FOR PRIVATE USE DURING DEMOLITION.
 10. THE LOCATION AND DEPTH OF UTILITIES SHOWN HEREON IS NOT GUARANTEED. THE CONTRACTOR SHALL LOCATE AND VERIFY SAME PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES ARE SUBJECT TO THE INSPECTION BY RESPECTIVE GOVERNING UTILITIES WHO WILL DETERMINE IF THE USE OF THE EXISTING SERVICES IS FEASIBLE.
 11. THE GRAVEL MAT AND WASH DOWN AREA FOR THE CONSTRUCTION ACTIVITIES IS RECOMMENDED TO BE LOCATED IN THE FRONT YARD AT THE EXISTING & PROPOSED DRIVEWAY.
 12. SEE ARCHITECTURAL PLANS FOR ADDITIONAL HOUSE DIMENSIONS/FEATURES.
 13. FOUNDATION SHALL BE DEWATERED TO THE STREET IF NECESSARY.
 14. CONSTRUCTION FENCING SHALL BE PLACED AROUND TREES ON PROPERTY LINES WHICH ARE INDICATED TO BE PRESERVED.
 15. AIR CONDITION UNIT HAS TO BE LOCATED AT LEAST 8' FROM THE PROPERTY LINE.
 16. SEE ARCHITECT PLANS FOR THE LOCATIONS AND ELEVATIONS OF FOUNDATION DROPS AND/OR DROP SIGNS IF ANY. FOUNDATION DIMENSIONS SHOWN ON THIS PLAN IS FOR INFORMATION ONLY.
 17. NO WASHOUT AREAS ARE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.
 18. ANY WATER FROM DEWATERING OPERATION IS TO BE FILTERED.
 19. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.



SITE DEVELOPMENT PLAN

BENCHMARK INFORMATION:

ELEVATIONS HEREON REFER TO NAVD 88 DATUM.

SOURCE BENCHMARK 1: DUPAGE COUNTY BENCHMARK 0005 LOCATED AT THE NORTHEAST CORNER OF CURTIS STREET AND MACKIE PLACE. ELEVATION = 714.33.

SOURCE BENCHMARK 2: DUPAGE COUNTY BENCHMARK 0006. THE MONUMENT IS A 3.5" BRASS DISC SET IN CONCRETE ± 2' ABOVE GRADE AT NE CORNER OF WASHINGTON STREET AND WARREN AVE. STATION IS 57.4' SE OF A POWER POLE, 49.5' E OF A LIGHT POLE, AND 79.4' NE OF A FIRE HYDRANT. ELEVATION = 718.78.

SITE BENCHMARK: RAILROAD SPIKE IN NORTH SIDE OF TREE, WEST OF THE SOUTHWEST CORNER OF SITE. ELEVATION = 714.01

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, JUN-GUANG LIN OF RIDGELINE CONSULTANTS, LLC, DO HEREBY RENDER MY OPINION THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH DUPAGE COUNTY STORMWATER MANAGEMENT ORDINANCE.

DATED AT MONTGOMERY, ILLINOIS ON FEBRUARY 14, 2020



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

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

Address of Property under review: 329 E. Sixth Street

Property Identification Number: 09-12-225-018

I. GENERAL INFORMATION

1. Applicants Name: Jennifer and Neal Reenan

Address: 704 South Elm

Hinsdale, IL

Telephone Number: 312-282-8636

2. Owner of Record (if different from applicant): Same as above

Address: _____

Telephone Number: _____

3. Others involved in project (include, name, address and telephone number):

Architect: Michael Abraham Architecture

148 Burlington Ave, Clarendon Hills IL 60126

Attorney: _____

Builder: Dave Knecht Homes

15 Spinning Wheel #425 Hinsdale, IL

Engineer: Ridgeline Consultants

1661 Aycutt Rd Montgomery IL

II. SITE INFORMATION

1. Describe the existing conditions of the property: Existing principal residence and detached coach house.

2. Property Designation:

Listed on the National Register of Historic Places? x YES NO

Listed as a Local Designated Landmark? YES x NO

Located in a Designated Historic District? x YES NO

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

Relocate existing coach house to meet current zoning setback standards.

Repair/ replace facade, windows, roof and overhead doors.

Finish out attic level. Add a new exterior stair on west side and new dormer on North (rear).

Architectural drawings are attached.

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

☐ No ☒ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. 9/20/2018 Hearing date.

Application for restoration of the main house after fire caused extensive damage.

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

Jennifer A. Keenan
Signature of Applicant

Natalya
Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

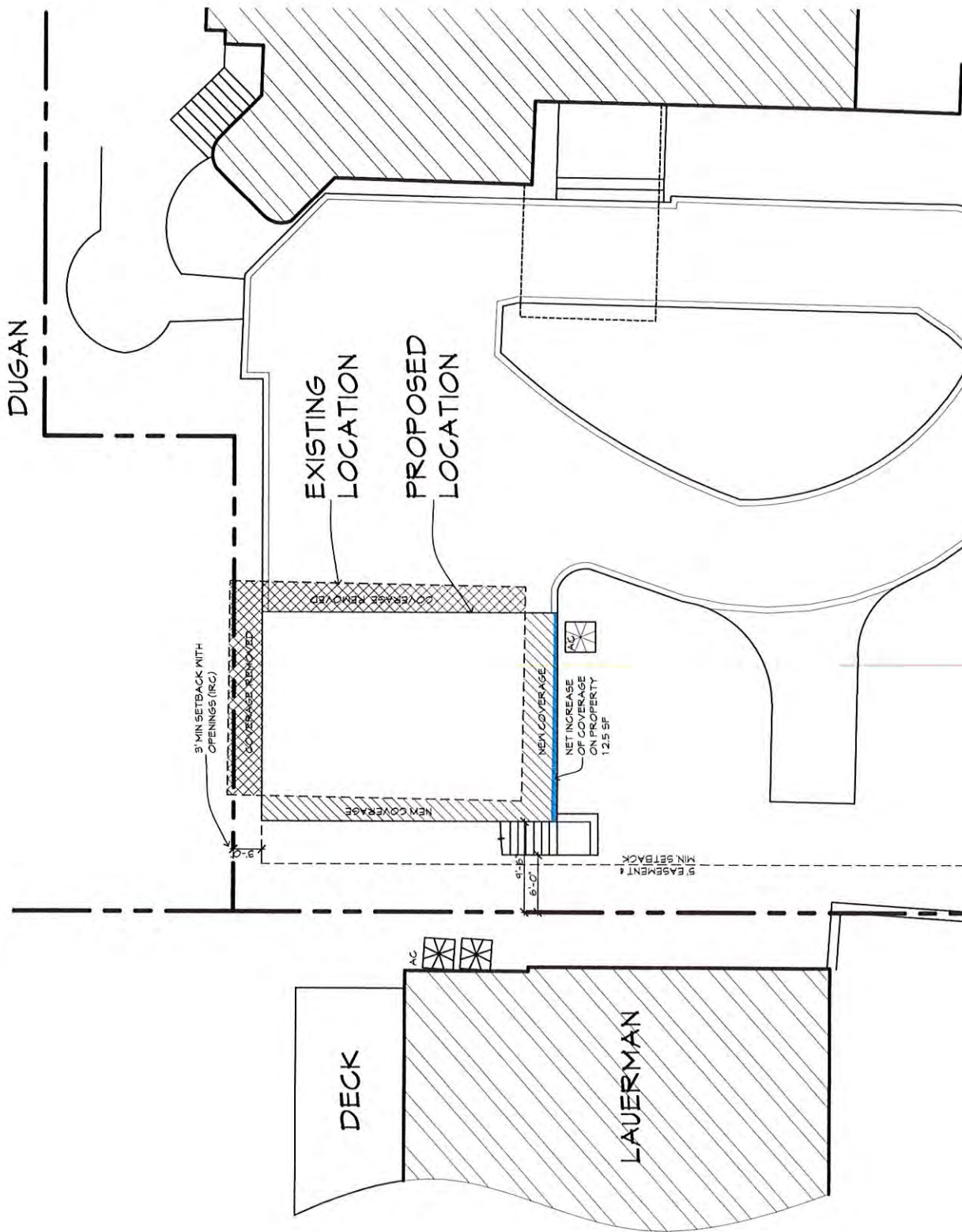
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 4th day of
June 2020

Jeanette P. Beauregard
Notary Public





DRAWING:
Location Overlay

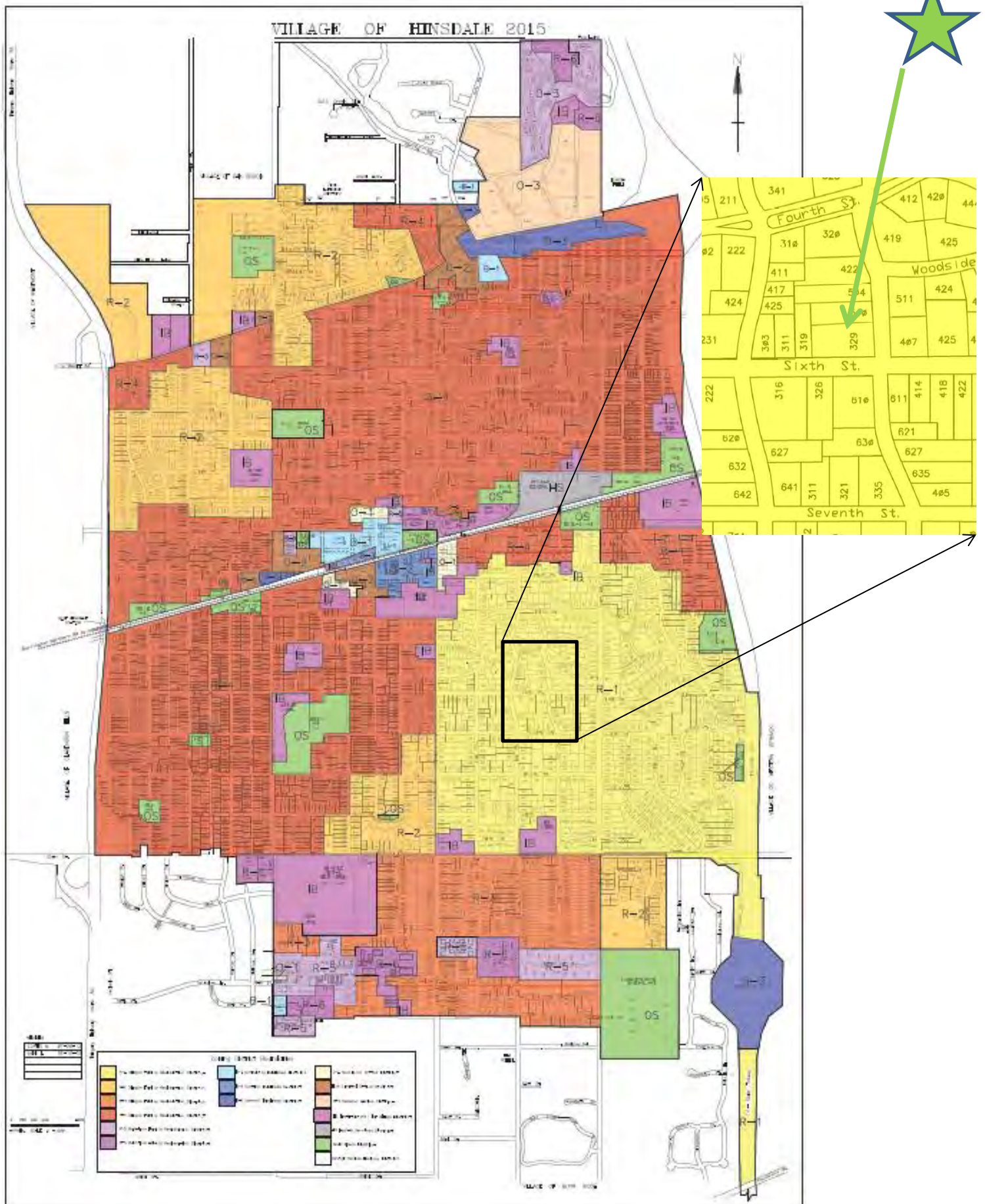
DATE:
5.23.2020

Reenan Detached Garage

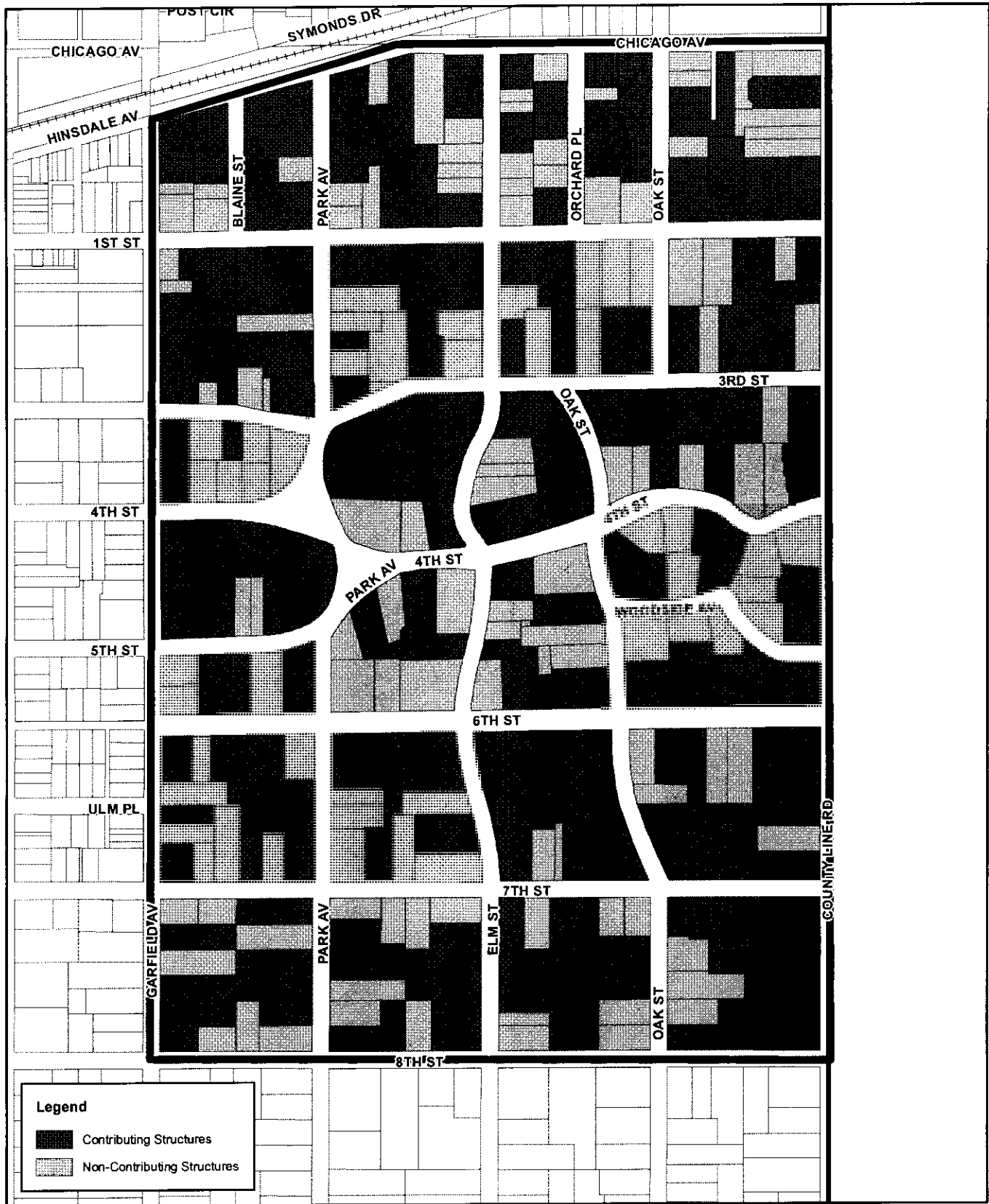
329 East Sixth Street
Hinsdale, IL

MICHAEL ABRAHAM
ARCHITECTURE

Attachment 2: Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



0 250 500 1,000 Feet



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

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

B. Design Standards:

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

10-26-04

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Bassett, Orland P., House**

other names/site number **"American Beauty" House**

2. Location

street & number **329 East Sixth Street** _____ Not for publication

city or town **Hinsdale** _____ vicinity

state **Illinois** code **IL** county **DuPage** code **043** zip code **60521**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide ☒ locally. (____ See continuation sheet for additional comments.)

William C. Ahn */SHPO* *10-19-04*
Signature of certifying official Date

Illinois Historic Preservation Agency

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

American Indian Tribe

Orland P. Bassett House
Name of Property

DuPage County, Illinois
County and State

4. National Park Service Certification

| I, hereby certify that this property is: | Signature of the Keeper | Date of Action |
|---|-------------------------|----------------|
| <input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet. | _____ | _____ |
| <input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet. | _____ | _____ |
| <input type="checkbox"/> determined not eligible for the National Register | _____ | _____ |
| <input type="checkbox"/> removed from the National Register | _____ | _____ |
| <input type="checkbox"/> other (explain): | _____ | _____ |

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

| Contributing | Noncontributing |
|--------------|-------------------------|
| <u> 2 </u> | <u> 0 </u> buildings |
| <u> 0 </u> | <u> 0 </u> sites |
| <u> 0 </u> | <u> 0 </u> structures |
| <u> 0 </u> | <u> 0 </u> objects |
| <u> 2 </u> | <u> 0 </u> Total |

Number of contributing resources previously listed in the National Register **N/A**

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

Orland P. Bassett House
Name of Property

DuPage County, Illinois
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/single dwelling
Domestic/secondary structure

Current Functions (Enter categories from instructions)

Domestic/single dwelling
Domestic/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

Foundation **Limestone**

Roof **Asphalt**

Walls **Wood**

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

Orland P. Bassett House

Name of Property

DuPage County, Illinois

County and State

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Commerce

Agriculture

Period of Significance **1899-1910**

Significant Dates **1899**

Significant Person (Complete if Criterion B is marked above) **Bassett, Orland P.**

Cultural Affiliation **N/A**

Architect/Builder **Unknown**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) **See Continuation Sheet**

Orland P. Bassett House

Name of Property

DuPage County, Illinois

County and State

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository **Hinsdale Historical Society**

10. Geographical Data

Acreage of Property **1.01**

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 16 423428 4627628 3 _____

2 _____ 4 _____

☐ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

Orland P. Bassett House
Name of Property

DuPage County, Illinois
County and State

11. Form Prepared By

name/title **Jennifer Kenny and Victoria Granacki**

organization **Granacki Historic Consultants**

date **March 24, 2004**

street & number **1105 West Chicago Avenue, Suite 201**

telephone **312-421-1131**

city or town **Chicago**

state **Illinois**

zip code **60622-5772**

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **Julie and Steve McGue**

street & number **329 East Sixth Street**

telephone **630-655-8954**

city or town **Hinsdale**

state **Illinois**

zip code **60521-4612**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

**Orland P. Bassett House
329 East Sixth Street
Hinsdale, DuPage County, IL**

ARCHITECTURAL DESCRIPTION

SUMMARY

The Orland P. Bassett House at 329 E. Sixth Street is a two-and-a-half story frame residence, constructed in 1899 in the Colonial Revival style. This over one-acre suburban property is located on the northwest corner of Sixth Street and Oak Street in the southeast part of Hinsdale, Illinois. The house, the 1899 coach house, and the grounds are situated in the Robbins Park subdivision, designed by landscape gardener, Horace W. S. Cleveland and developed by William Robbins in 1871. Like other residences in exclusive Robbins Park, the Orland P. Bassett House is high style architecture and substantial in size. Because of its strong design and its location on a principal corner, it maintains a commanding presence in the area. Although the house was remodeled in 1942, it retains much of its original architectural integrity. Noted in the Illinois Historic Structures Survey in the early 1970s, with a "P" or "potentially significant" rating and in the Robbins Park community architectural survey in 2002 with an "S" or "significant" rating, the house has been recognized as a fine local example of the early Colonial Revival style in Hinsdale.

CONTEXT AND SETTING

The Bassett House is located in the Village of Hinsdale in Du Page County, Illinois, approximately 21 miles west and south of Chicago's Loop. Incorporated in 1873, about 17,349 people currently reside in the suburb. The Village of Hinsdale straddles the line between Cook and Du Page Counties and is considered part of the area commonly referred to as Chicago's western suburbs. Surrounding Hinsdale are the communities of Oak Brook to the north; Burr Ridge to the south; Western Springs to the east, and Westmont and Clarendon Hills to the west. Hinsdale is a suburb of Chicago served by the Metra - Burlington Northern railroad. The Village is principally single-family residential in use, with a small central business district adjacent to the railroad tracks. The downtown caters primarily to local residents. Another business district is along and adjacent to U. S. Highway 34 (Ogden Avenue) at the north end of town.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

**Orland P. Bassett House
329 East Sixth Street
Hinsdale, DuPage County, IL**

Hinsdale's residential areas display a variety of historic architectural styles and vernacular types, ranging over a period of 130 years. There are master works by such noted architects as Frank Lloyd Wright and the Chicago office of Shepley, Rutan and Coolidge, as well as important works by local architects such as R. Harold Zook and William Gibson Barfield. There are also fine representative examples of 19th-century high styles such as Gothic Revival, Italianate and Queen Anne, as well as simple Gable Front and other working class, vernacular housing types that contribute to the historic fabric of the community. Historic twentieth-century residences are mainly-architect designed, reflecting either the eclectic revivals, such as Colonial and Tudor, or modern designs in the Prairie and Craftsman styles. There are a number of modest residences, also of high-quality design.

The residential architecture of Hinsdale is set within a rolling native landscape with mature vegetation. Most of the community follows an orthogonal street grid pattern, with standard rectangular suburban lots. However, the area in which the Bassett House is located was thoughtfully planned with larger, irregular shaped lots and irregular street patterns determined by the natural and variable topography of the area.

The area immediately surrounding the Bassett House, known historically as the Robbins Park subdivision, is one of the most exclusive neighborhoods in the Village of Hinsdale. Located to the south and east of Hinsdale's central business district, Robbins Park is completely residential in use, mainly with architect-designed, high style homes on commodious lots. The trend in recent years to tear down historic buildings and build new houses in their place continues unabated in Hinsdale, and the neighborhood where the Bassett House is located has been considerably affected.

The Bassett House at 329 E. Sixth Street is setback on a landscaped 275.5 x 160 foot corner lot, with tennis courts to the east that are screened from the house with landscaping, and a historic coach house, built at the time of first construction, at the northwest corner of the property. The coach house is frame, 1 ½ stories tall with a front gable roof, prominent cornice with modillions and dentils, frieze, hay loft door, and pyramidal roof vent. The first floor openings have been enlarged to accommodate three

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

**Orland P. Bassett House
329 East Sixth Street
Hinsdale, DuPage County, IL**

garage doors. The property originally extended approximately 92 feet further to the north prior to the subdivision of the property by then owner Harold E. Moyer in 1949.¹ A house was later built upon what was formerly the north portion of the property along Oak Street.

DESCRIPTION OF THE HOUSE

The Bassett house is an 1899 Colonial Revival house with some exterior and interior changes made in 1942. The 1942 changes were well-designed by architect Harry J. Harmon and compatible with its original architectural styling. In 2002, the present owners reversed the most visible of the 1942 changes by recreating the 1899 full front porch and wrap around open terrace, thus restoring most of the 1899 character to the principal façade. The only 1942 changes remaining on the exterior are window changes in the second floor of the projecting center bay, and alterations to the center dormer above that front bay. The interior retains the basic 1899 plan of the primary spaces, although with some minor changes to wall and door openings. The hall fireplace had been removed in 1942 but was rebuilt in its original location in 2002. In 1942, part of the rear of the house was removed and the kitchen and food service wing was reconfigured. In 2002 this area was again reconfigured and an addition built that restores some of the 1899 volume of the house in the rear, although with a different footprint.

EXTERIOR

Principal (south) elevation

The Bassett house is a 2½-story frame house with a side gable roof. The principal elevation features a projecting center bay, full-width open front porch, and three gable-roofed dormers. Small wings on either side balance the façade. To the east is a one-story octagonal, enclosed porch, while on the west side is a one-story porte-cochere with rooftop balustrade. The rear section is hipped roofed, and projects in an irregular fashion from the main part of the house.

¹ Harold E. Moyer's Resubdivision was recorded by the Du Page County Recorder of Deeds on August 30, 1949. Harold Moyer divided the lot into Lots A, B and C.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

**Orland P. Bassett House
329 East Sixth Street
Hinsdale, DuPage County, IL**

The front porch is set on a limestone foundation and there are three limestone steps in the center leading up to the wood porch deck. There are four sets of paired Ionic columns on short pedestals and a balustrade with turned balusters. An open terrace wraps around the east side of the front porch with similar balustrade. The flat roof deck continues the same balustrade with a pair of square newels aligned above each pair of columns. The center section of this porch is original while the sections on either end, which had been removed in 1942, were rebuilt in 2002 by replicating the existing portions and materials. The front entrance has a glass and wood panel door surrounded by pilasters and multi-light sidelights. It is topped with a fanlight transom. This entry configuration is framed by square columns on short pedestals that support decorative cross beams. There are frieze boards and dentils beneath the beadboard porch ceiling.

The first floor windows date from 1899 and consist of a three-part sash, with a fixed lower panes and individual transoms above each. In 1942, the leaded glass transoms above the front windows in living room and library were removed. Existing windows are historic with aluminum storms and screens.

Above the front entry, there is a projecting center bay on the second floor with projecting gable-roofed dormer above that. In 1942, the paired doors, fanlight, and keystone in the second floor bay were removed and wood paneling installed in the opening. On the sides of this bay the existing windows consist of three long, narrow, historic wood casements that wrap around the curve and have small transoms above. These windows are visible in a Illinois Historic Structures Survey photo from the 1970s. Site inspection suggests that these windows are historic and could date from the 1940s. This bay has dentil trim at the cornice and is topped by a small deck and balustrade.

The flat part of the façade at the second floor has a double hung wood sash on either side of the bay. There is a frieze, row of dentils, and modillions under the eave of the roof.

At the attic floor there is a pedimented central dormer above the projecting bay. The existing pair of doors once had a fanlight that rose through the cornice but was removed in 1942. At this time, the cornice was rebuilt across the opening and new doors were installed

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that have diamond patterned wood muntins to match the windows on either side of the doors. The other two dormers are smaller, but also have gable roofs, a pediment with cornice, and a pair of windows with diamond patterned wood muntins. There are brick end chimneys.

East (side) elevation

The porch was rebuilt in 2002 from the original plans to wrap around part of the east elevation. This section does not have a roof but has an open wood terrace with a wood balustrade on a limestone foundation. It connects to an enclosed octagonal sun porch with a shallow pitched roof. There are wood casement windows with leaded glass transoms dating from 1899 in this porch. There are dentils and modillions under the roof eaves. This façade also features a bay on the second floor above the porch. In 1942 the center window opening was enlarged and a pair of wood casement windows with diamond patterned wood muntins were installed. To the left of this bay two existing window openings were changed and the sash replaced with fixed sash that have the same diagonal wood muntins. The cornice found at the eave line on the front of the house continues around to both side elevations, with a frieze board, dentils, and modillions. There is another dormer on the east side of the hipped roof rear section of the house.

On the first floor behind the octagonal porch, the dining room space projects on a diagonal towards the northeast. There were curved glass windows that wrapped around a slightly projecting bay facing northeast. These were removed in 1942 and the openings were infilled with paneling on the outside. The straight windows on either of the side walls were removed and the openings filled in. The corners of the cornice above these two curves were clipped off. The doors in the projecting bay were removed and a large, multi-light, fixed sash, flanked by a pair of long, multi-light sash was installed. The modillions continue under the eaves of this wing.

West (side) elevation

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The west elevation features a porte-cochere with Ionic columns on short pedestals, a flat roof, and a roof deck with balustrade. In 1942, the original porte-cochere was removed and redesigned as a small entry porch. In 2002, the owners restored the 1899 porte-cochere from the original plans and historic photos. They made it slightly wider to accommodate a driveway and today's vehicles, but in all other ways they recreated the original structure, materials and finishes. On the second floor there are multi-light doors and sidelights opening out onto the deck. These are highlighted with pilasters, arches, and swag ornamentation. The front section of the house features the same cornice, dentils and modillions as found throughout the house. On the first floor, the two wood sash with diamond patterned wood muntins date from the 1942 remodeling work.

North elevation (rear)

The 1942 plans called for removing part of the back (north) side of the house including the kitchen pantry, ice box, cold room, and back porch on the first floor, and the sleeping porch and part of a servant's bedroom located above the pantry on the second floor. In the 2002 remodeling, the back of the house was changed again, rebuilding some of the original space that had been removed but in a different room configuration. The exterior elevation is completely new, with the most prominent feature being a large brick chimney.

INTERIOR: FIRST FLOOR

Vestibule

Immediately inside the front door is a small entry vestibule. Small closets were added in 1942 to the east and west sides of the vestibule with sliding wood panel doors. This entry vestibule is separated from the main hall by an arch supported by columns relocated from the wall between the living room and main hall in 1942. There is a historic tile floor in this space.

Main hall

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The vestibule leads directly into the main hall. At the other end opposite the vestibule, is a partial octagonal niche with a fireplace. The original had been removed in 1942 but the niche was rebuilt in 2002, framed in an arched opening with pilasters that mimics the arched opening of the vestibule. The mantelpiece was built in 2002 to replicate the mantelpiece in the living room. The northeast door to the dining room that had been closed off in 1942 remains closed. There is a small entry on the northwest angle of this niche that provides access to it from the rear hall. The principal staircase has quarter sawn oak treads. The stair rail with curved end and spindlework balusters date from 1942. Also in 1942 the bottom three treads were replaced with treads that curve at the ends. There is an exit to the porte-cochere next to the staircase. The main hall has a coffered ceiling with a diamond section in the center where the chandelier hangs. It has dentil trim and egg and dart moldings. The floor is wood parquet in alternating squares.

Living room/drawing room

The living room is to the right of the main hall and its configuration dates from 1899. In 1942, the west wall between the living room and the main hall was altered by removing four columns and closing off the south opening to the hall. The north opening to the hall was made narrower. There is historic wainscoting, chair rail, crown moldings, baseboards, and casings throughout this space. The living room mantelpiece dates from 1899 although a slate hearth was installed in 1942. At that time new multi-light porch doors were added to access the sun porch. The two painted ceiling canvases with rose motifs, that date from 1899, were left in place in the living room and remain today. There is an oak strip floor.

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Sun parlor

This area has remained essentially the same since 1899. The original leaded transoms are still in place in this area. It has a new stone tile floor.

Library

The library is to the left of the main hall and its configuration also dates from 1899. In 1942, the east wall between the library and the main hall was altered by removing two columns and filling in the curved wall so it is solid. The doorway opening was reduced in width and two oak panel doors were installed that were relocated from elsewhere in the house. Also in 1942 a new mantelpiece was installed in on the west wall with a slate hearth. The cornice moldings, window casings and some parts of the bookcases on this wall are original. Additional bookcases that completely fill in the north wall and extend around the new curved wall on the northeast corner date from 1942.

Dining Room

The original 1899 plan for the dining room places it on a southwest/northeast diagonal to the orthogonal north/south orientation of the rest of the house. In 1942, the entry door from the hall niche, which was on axis with the curved window wall of the dining room, was closed off. The principal access to the dining room now is through the living room and through a small door to the kitchen/service area of the house. There are two historic china cupboards dating from 1899. One is on the southeast wall. The one that was originally located on the northwest wall was relocated to the southwest corner where the entry from the hall had been. There is a wood paneled wainscot and a coffered ceiling with an ellipse at the center. The floor is square wood parquet as in the main hall and library.

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Kitchen and service areas

The original kitchen, kitchen and pot closets, and part of the butler's pantry were reconfigured into a kitchen and breakfast room in 1942. The kitchen pantry, icebox, and cold room were removed at this time, as was part of the rear porch. This entire area has since been reconfigured in 2002 with a new north wall into a kitchen, family room, pantry areas, and small office.

SECOND FLOOR

Staircase and Main hall

The main staircase has one switchback where there is a three panel leaded glass window. The original windows were removed in 1942. The current beveled glass landing windows were commissioned in 2002 and crafted by Lisa Enright of Alley Glass in Hinsdale. The window depicts climbing American Beauty roses. At the top of the stairs, an arched opening framed with fluted pilasters leads to a large rectangular room. The floor is oak in a basketweave design and there are historic crown moldings, casings, and baseboards throughout. In 1942, the north extension of the hall was shortened to enlarge a rear bedroom (#4) and add a bathroom (#3) where the old north middle bedroom was. The historic cabinets remain in place in this part of the hall.

Bedroom #1 (Master bedroom)

This bedroom is original and has oak floors, historic wood panel doors, classical casings, and crown moldings. The crown molding has acanthus, bead, and egg and dart detailing. In 1942, the fireplace was pulled out to enlarge the firebox and the mantelpiece reused. A new marble hearth and surround were installed.

Bathroom #1

This bathroom was created in 1942 in the front projecting bay of the house that had been a large, open dressing room. The front window was closed off to put a north/south

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wall there separating the space into a bathroom and dressing room. In 2002 the present owners removed that north/south wall but left the window opening closed. It has been reconfigured again into a master bathroom.

Bedroom #2

This bedroom is original and has oak floors, historic wood panel doors, classical casings and crown moldings that are the same as in the master bedroom. In 1942, the fireplace was pulled out to enlarge the firebox and the mantelpiece reused. A new marble hearth and surround were installed.

Bedroom #3

This bedroom has built in cabinetry on the north wall. There are historic wood panel doors, classical casings, and baseboards. The crown molding is simpler than in the front bedrooms. In 1942, a window seat was added in the bay and the existing window above it was replaced with a fixed sash with diagonal wood muntins as described above. The floor is now carpeted.

Bedroom #4

This is a small bedroom connected to bedroom #3. It was enlarged slightly by the shortening of the main hall extension in 1942. It has historic wood panel doors, casings, and baseboards.

Bedroom #5

Two servants rooms were combined and made into this bedroom. The space is smaller because this is where part of the rear wall was removed. There is a new pair of double hung windows on the north wall of this room.

THIRD FLOOR

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There is a large open space on the third floor that is the former ballroom. It has maple floors, a simple classical molding on the wood panel doors, and a low chair rail. There is a historic skylight with metal mullions. There are a few other small rooms on this floor with historic wood panel doors, transoms, and trim.

CARRIAGE HOUSE

The historic coach house, built at the time of first construction in 1899, is located at the northwest corner of the property. The coach house is frame, 1 ½ stories tall with a front gable roof, prominent cornice with modillions and dentils, frieze, hay loft door, and pyramidal roof vent. The first floor openings have been enlarged to accommodate three garage doors.

OVERALL INTEGRITY

The Bassett House and its historic coach house retain much of their historic 1899 design and effectively convey the period historically associated with first owner, Orland P. Bassett. Although there were some exterior and interior changes made to the home in 1942, these changes were well-designed and compatible with the building's original architectural styling. The present owners have recently reversed visible exterior changes from 1942 by recreating the 1899 full front porch and wrap around open terrace from historic plans and photos, thus restoring most of the 1899 character to the principal façade. The interior retains the basic 1899 plan of the primary spaces with some reconfiguration of the rear rooms and an rear addition.

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STATEMENT OF SIGNIFICANCE

SUMMARY

The Orland P. Bassett House is eligible for listing in the National Register of Historic Places locally under Criterion C as a fine example of early Colonial Revival architecture within the Village of Hinsdale, Illinois. It is also eligible under Criterion B for its associations with prominent Hinsdale resident and businessman, Orland P. Bassett. His local floral company, Bassett & Washburn, was the first wholesale florist to produce the popular American Beauty Rose for the U. S. commercial market. Bassett & Washburn was also the largest employer in Hinsdale at the turn of the century and an important company in the history of the local floriculture industry. The house at 329 E. Sixth Street was Orland Bassett's primary residence from 1899 through 1910. It is the only building remaining in Hinsdale, with sufficient architectural integrity, that represents Orland P. Bassett's life and business accomplishments as a floriculturalist.

HISTORY OF HINSDALE

Hinsdale, Illinois is an example of an upper-middle-class railroad suburb that developed across the United States from 1850 through 1880. It was founded by William Robbins in anticipation of the location of the Chicago, Burlington, and Quincy Railroad's (C. B. & Q. R. R.) commuter line through the area in 1864. Robbins came to Hinsdale in 1862 and bought 700 acres on either side of the rail right-of-way, which had been selected through the valley south of the existing town of Fullersburg.² He built his own summer residence in 1864, called "Woodside," and then set about subdividing the first of his lands for development. Robbins platted the original Town of Hinsdale in 1865 and recorded it in August 1866.³ William Robbins began advertising his lands in Chicago newspapers and even commissioned a few homes to be built for renters who were interested in

² Bateman, 674. Other sources say 800 or 1000 acres.

³ 1874 Atlas of DuPage County, 4.

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properties within his subdivision.⁴ He was so successful that he began to subdivide more lands in 1866 and 1871. These subdivisions became known as the William Robbins Addition to Hinsdale and the William Robbins Park Addition, respectively.

The first Robbins Addition, located between Chicago Avenue on the north, Third Street on the south, County Line Road on the east, and Garfield Street to the west, followed the standard rectilinear grid established by the original Town of Hinsdale plat and extended already established streets. By the time William Robbins wanted to subdivide more land in 1870, a new model for subdivision layouts was being touted across the United States. In the nearby Chicago suburb of Riverside, landscape architects Frederick Law Olmsted, Sr. and Calvert Vaux broke from the standard grid and designed a curvilinear town plan in 1869 that was emulated in years to come. The curvilinear subdivision became the ultimate suburban design, with an organic form and picturesque setting. Robbins must have been aware of the design for Riverside, a suburb also located on the C.B. & Q. R.R., and was influenced by the benefits of a picturesque design. Consequently, he hired landscape gardener Horace W. S. Cleveland (b. Lancaster, MA December 16, 1814, d. Hinsdale, IL December 5, 1900) to design his newest subdivision, the Robbins Park Addition in 1871, where the Bassett house is located.

Horace William Shaler Cleveland was a landscape designer, experimental farmer, and writer who established a practice in Chicago in 1869. Like the more well-known landscape designer Frederick Law Olmsted, Sr., Cleveland saw the opportunity and challenges in shaping communities along the newly developed railroad lines around Chicago. He felt that real estate developers held power and influence on the future character of communities across the country and that, once laid out, the land would be essentially unchangeable. (Cleveland, LA, 56). Cleveland detested the geometric grid and desired more tasteful arrangements of land development.

The Robbins Park Addition, recorded on June 12, 1871, is considered one of Cleveland's most notable commissions and one that came out of his C. B. & Q. R. R. connections. In contrast with William Robbins earlier grid subdivisions, the Robbins

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Park design capitalized upon Hinsdale's topography. In his design, the inequalities of the ground surface were considered in laying out building sites and roads. Roads were laid out around hills, leaving the most valuable and the highest sites for residential lots. Lots varied in size from a half an acre to four or five acres. Trees were also planted to further add to the beauty of the subdivision. Cleveland's appreciation of the natural character-defining features of Hinsdale's landscape resulted in a picturesque setting for home building with curving roads and irregularly shaped, park-like residential lots. Cleveland's and Robbins' influence is still found in the topographical features, curving roads, and large mature trees of the Robbins Park area.

The Robbins Park Addition was one of Cleveland's first landscape endeavors in Chicago. Soon after his arrival, Cleveland established a Chicago-based partnership with civil engineer William Merchant Richardson French and land surveyor Samuel S. Greeley. In March 1871, Cleveland and French produced a pamphlet, *A Few Hints on Landscape Gardening in the West*, that advertised their services, especially for laying out towns, cities, and villages. Specifically marketed to proprietors of real estate, the pamphlet featured the Robbins Park Addition in Hinsdale.

H.W. S. Cleveland expanded his practice into other states in the late 1870s and early 1880s, including a move to Minneapolis. By the late 1880s, Cleveland had completed park and cemetery designs with his son Ralph, but he began to slow down. In the late 1890s he moved to Hinsdale, where he lived the remainder of his life with his son Ralph, who became an architectural photographer. The visionary landscape architect died in Hinsdale on December 5, 1900.

ORLAND P. BASSETT AND THE HISTORY OF THE PROPERTY

The Orland P. Bassett House, at 329 East Sixth Street, is located in the original boundaries of the picturesque Robbins' Park Subdivision. The house was built in 1899 for Orland P. Bassett, Hinsdale resident and businessman, whose wholesale floral

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company was the first to produce the American Beauty Rose for the U. S. commercial market.⁵ Orland P. Bassett (b. March 31, 1831, Towanda, PA – d. February 26, 1921, Pasadena, CA), is best known in the history of the community for his floral business, but was originally a printer and publisher. After running a printing a business in Towanda, PA, he came to Illinois in 1857 and settled in Sycamore where he published the weekly *Sycamore True Republican* for nine years. He then moved to Chicago where he operated the Pictorial Printing Company that he purchased in 1874. In 1887, he and his first wife, Betsey, moved to Hinsdale. Shortly after his move, Orland Bassett began growing roses as a hobby and built a greenhouse where he is believed to have produced a type of rose known as the American Beauty Rose. Although the American Beauty Rose was first introduced to the eastern part of the United States in 1885, Orland Bassett began a business that first introduced the American Beauty Rose to florists in other areas in the country in 1888.⁶ His obituary reads,

"Mr. Bassett was always aggressive. His aggressiveness, in fact, won him the name of being the pioneer rose grower of the west. In 1888 he introduced the American Beauty in the west with marked success. To his pioneering is credited the fame of Chicago as for many years the world's great American Beauty market."

Orland Bassett, who began as an amateur grower of roses, became an innovative and leading figure in the Chicago area's floricultural industry at the turn of the 19th century. Commercial floriculture, as an industry, was not established in the U.S. until the founding of professional horticultural trade groups such as the American Association of Nurserymen, Florists, and Seedsmen in Chicago in 1876. Horticultural societies, made up of gentlemen amateurs and commercial growers, did exist in the U.S. prior to this date, mainly near larger eastern cities. Their principal functions were for educational and entertainment purposes, such as shows and exhibitions, and not to advance the trade. While Americans gained disposable income in the late 19th century, flowers grew in popularity as gifts for their symbolic meanings. This phenomenon allowed for the development of the commercial floral trade. One segment of commercial growers

⁵ Dugan, Hugh. *Village on the County Line: A History of Hinsdale, Illinois*. Hinsdale, IL: Privately printed, 1949, p. 146.
⁶ "Veteran Florist Dies at 86," *Hinsdale Doings*, March 5, 1921, p. 1.

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became wholesale florists, who provided flowers to retail florists and other clients, just prior to 1900. Wholesale florists principally sold cut flowers and occasionally offered a few supplies and some nursery stock. Orland Bassett's business was one of the first companies in Chicago that fell into this category.

Orland Bassett's first residence in Hinsdale was "Bonnie Heights" at 425 E. Sixth Street, built in the 1860s by William Robbins (known as the "father of Hinsdale") and remodeled by Mr. Bassett in 1892. "Bonnie Heights" later became the home of Orland Bassett's daughter, Kate, and his son-in-law and later partner, Charles L. Washburn. "Bonnie Heights" has been subsequently remodeled, and no longer conveys any sense of the home during Orland Bassett's or Charles L. Washburn's residency. Additionally, the original greenhouse that once stood on the site and was associated with the founding of his floral business is no longer standing.

In January 1897, Orland's first wife, Betsey Bassett, died. Mr. Bassett remarried on December 6, 1898, and he and his second wife, Mary Katherine Pearsons of Berwyn, planned a new residence in Hinsdale. Mr. Bassett purchased property at the northwest corner of Sixth and Oak Street in the Robbins Park subdivision for a new residence. According to the *Hinsdale Doings*, ground was broken in late May 1899 at 329 East Sixth Street for what some have called the "American Beauty" house. Construction was well underway in the summer by LaGrange, IL building contractor Ole Anderson⁷, and by September the plasterers were finishing their work. Reference to Mr. Bassett's floral business and the American Beauty Rose were instilled into the design of the home, including the "rose motif" canvas murals that remain in the living room. In November 1899, the *Hinsdale Doings* reported:

...By Christmas O. P. Bassett will be comfortably domiciled in his new Sixth street residence. One of the contractors told a *Doings* reporter yesterday that its cost would exceed \$25,000. In exterior beauty and interior magnificence few suburban residences can rival it. The first floor is finished in quarter sawed antique oak, highly polished. Cost seems to have been forgotten when you gaze

⁷ The *Hinsdale Doings* incorrectly reported that Olaf Anderson of LaGrange was the contractor. Searches through LaGrange City Directories in 1898 and 1899 show that the contractor's name was really Ole Anderson.

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upon the halls, parlors and dining room. The latter is highly wainscoted, with a costly buffet, all in highly finished oak, while across the ceiling, centering on an octagon run massive beams which lend a harmonious old colonial appearance to the room. The reception hall and vestibule are lit by beveled plate glass windows in oval designs set in hand-carved oak doors. At the stair landing is a beautiful window design of stained glass, the finest in Hinsdale. Upstairs many of the rooms are furnished in white enamel. The bathroom being in white tile with gold frieze. On the third floor is a large dancing hall, while an apartment in the basement provides a billiard room. S. Thorsen has six painters rushing the painting and decorating, and more will be employed next week.

During the Bassett's residency, many parties and social events for Hinsdale residents took place in the Bassett House. The third floor ballroom was an appropriate and magnificent space for dances. The first was on Saturday, March 10, 1900, shortly after Orland and Mary Katherine Bassett moved into their new home. The *Hinsdale Doings* reported:

"On Saturday evening last Mrs. O. P. Bassett entertained the young people of the village in honor of her niece, Miss Bessie Andrews and Master Ned Washburn. About twenty couple (sic) participated. The dancing hall, on the third floor, was handsomely decorated with potted plants and strings of smilax. The musicians were completely hidden in an alcove behind paints and ferns. Miss Stiles directed the cotillion and the children made charming pictures as they danced through the many figures of the german. Favors were plentifully bestowed and the entire evening thoroughly enjoyed by those fortunate as to be bidden. Kinsley served. On leaving each little Miss was presented with a sterling silver paper cutter, and each young gentlemen with a silver pencil as souvenirs. The young guests scarcely needed a reminder of the evening as the memory of it, and the graciousness of the host and hostess will remain with them always."⁸

BASSETT AND WASHBURN, FLORISTS

⁸ "Little Girls Danced in Glee" *Hinsdale Doings*, Vol. V, No. 25, Saturday, March 17, 1900, p. 1.

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Due to the burgeoning success of his floral company begun in 1888, Orland Bassett summoned help from his son-in-law a few years later in 1893. Charles L. Washburn, who married Bassett's only daughter, Kate, in 1883, joined the company's founder and formed Bassett & Washburn, Florists, in Hinsdale. Together, the company grew to be a major wholesale florist in the Chicago area with offices and store in Chicago and greenhouses in Hinsdale. From their large greenhouses at nearby Seventh and Oak Streets in Hinsdale (no longer standing), the wholesale company supplied cut flowers and floral supplies across the U.S. Bassett & Washburn, considered Hinsdale's largest employer at the turn of the 20th century with 85 men, operated on a forty-acre site. One of their major clients was the nearby Chicago, Burlington, and Quincy Railroad, for whom they supplied roses for use on their dining cars. The company, which specialized in roses, was noted for receiving awards at numerous floral shows at the turn of the nineteenth century.

Chicago became a center for rose production in the late 19th and early 20th century. In the early years of commercial floriculture, most rose producers were near major populations since roses had to be in the hands of a retail florist within 24 to 48 hours after cutting.⁹ The Bassett & Washburn Company was one of a small number of wholesale florists that produced and distributed roses in the Chicago area. However, Bassett and Washburn is recognized for being the first wholesale florists to produce the American Beauty Rose for the U. S. commercial market.¹⁰ The American Beauty Rose is a hybrid perpetual rose that was first bred in France in 1875 by Henri Ledechaux and brought to the eastern United States ten years later.¹¹ Hybrid perpetual roses were the most popular garden roses until the end of the 19th century since they were very large, could be bred as cut flowers, and were successful competitors for prizes at floral exhibitions. Over 4,000 varieties of hybrid perpetual roses were developed and introduced between 1837 and 1900. Less than 600 hybrid perpetual roses survive today, mainly in specialist collections. In the years following its first introduction to America, the American Beauty Rose became the nation's favorite greenhouse-forcing rose.¹²

⁹ Florists' Review, p. 38.

¹⁰ Dugan, Hugh G. Village on the County Line: A History of Hinsdale, Illinois. Hinsdale, IL: Privately printed, 1949, p. 146.

¹¹ Macoboy, Stirling. *The Ultimate Rose Book*. New York, Henry N. Abrams, Inc., 1993, p. 49.

¹² Florists' Review. *A Centennial History of the American Florist*. Topeka, KS: Florists' Review Enterprises, Inc. 1987, p. 189.

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Ironically, the "American Beauty" is a French rose, renamed from "Madame Ferdinand Jamin," for the U.S. market. It remained a best seller in the U.S. until 1920.¹³

At the turn of the nineteenth century, floriculture was one of the only industries located in Hinsdale.¹⁴ At this time, Bassett and Washburn had the most extensive and recognized floral company in Hinsdale. Besides Bassett & Washburn, other Hinsdale floral companies through the years included the Fred C. Morris Greenhouses (est. 1894) at Hickory and Elm; Henry Payne Florist at County Line between Seventh and Eighth, the Illinois Mushroom & Greenhouse Company, Littleford Landscape Nurseries (later Hinsdale Nurseries, Inc.) on South Madison Street, and the Edwards & Fleming Greenhouses at Oak and Eighth Streets. These companies were small scale producers of flowers and plants, serving only the local market.¹⁵ Following the retirement of Orland P. Bassett in 1907, he turned the business over to his son-in-law. In the mid-1920s, Charles L. Washburn moved the company from Hinsdale to Clarendon Hills in an area that later became the Blackhawk Heights subdivision.¹⁶ The new location of Bassett and Washburn had greenhouses with an adjacent railroad spur and an apple orchard.¹⁷ The business was short-lived in Clarendon Hills, and was closed around 1935.¹⁸ No buildings or structures remain from the Bassett and Washburn Company in Clarendon Hills. All that remains of the Bassett and Washburn Company greenhouses in Hinsdale is a boiler building, located at 324 E. Seventh Street. However, the boiler building was converted to a home in 1927, and no longer retains its original appearance and integrity.

¹³ Ibid.

¹⁴ According to Dugan, p. 145, "The manufacturing industry has never obtained a sure footing in or near this mecca of homes and gardens." He mentions the floral industry, the laundries, a textile belt company, and the Hinsdale Bottling Works.

¹⁵ "Florists." A vertical file in the Collections of the Hinsdale Historical Society.

¹⁶ According to Rembrandt Noble, who had given the Hinsdale Historical Society an oral history on April 16, 1986, the Blackhawk Heights development was built on the land that the Bassett and Washburn Greenhouses were once upon. According to the DuPage County Recorder of Deeds, Blackhawk Heights was first subdivided in 1941. It is unclear exactly when the company moved from Hinsdale to Clarendon Hills, but City Directories from 1924-25 indicate that the operation may have moved at that time.

¹⁷ As reported in oral histories provided by Judith Van Zanten of the Clarendon Hills Historical Society.

¹⁸ Bassett and Washburn appears in the December 1934 Hinsdale-Clarendon Hills Telephone Directory, but not in the June 1935 or December 1935 Telephone Directories. According to Judith Van Zanten of the Clarendon Hills Historical Society, oral histories from early community residents concur with this date. The greenhouses were once located along Iroquois Drive in Clarendon Hills.

Blackhawk Heights residents on this street still find shards of glass from the demolished greenhouses while gardening in their yards.

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Following his retirement in 1907, Orland Bassett remained in the Sixth Street residence until around 1910 when he moved permanently to Pasadena, CA. Although Pasadena, CA is the home of the famous Tournament of Roses, no links could be made between Mr. Bassett and the Tournament of Roses Association. His obituary states that he continued practicing horticulture on a small scale on his property in California, but left the trade entirely upon his retirement. Orland P. Bassett died in his Pasadena residence on February 26, 1921 at the age of 87 after a long illness.¹⁹

Orland Bassett's grandson, Edgar Bassett Washburn and his wife, Belle, lived in the house at 329 East Sixth Street until 1913 when it was sold to Robert Gordon, treasurer of the Quaker Oaks company. Other owners through the years have included Mr. and Mrs. Harold E. Moyer, who completed the renovations to the home in 1942; Bud and Patsy Cushing; and current owners Julie and Steve McGue.

ARCHITECTS

The architect of the Orland P. Bassett House has not been found. Although the current homeowner has copies of the original building plans of the home, no architect is listed on the drawings. An extensive search through the local newspaper, the *Hinsdale Doings*, through the real estate section of the *Chicago InterOcean*, and through real estate and architectural periodicals in 1898 and 1899 such as the *Economist*, *Construction News*, *Inland Architect and News Record*, and *American Contractor* did not reveal any architect's announcement for the home. The architect was mentioned in the *Hinsdale Doings* as visiting the property in May 1899, but was not named:

O.P. Bassett is planning to build a magnificent residence on the quarter of a block, immediately adjoining the J. C. Ross property on Park Avenue, which Mr. Bassett recently acquired from Geo. Robbins. The house will cost about \$10,000, and represents the latest in architecture. Wednesday, Mr. Bassett had the architect and surveyor looking over the ground.²⁰

¹⁹ Obituary, Orland P. Bassett, *Pasadena State News*, February 28, 1921, p. 2, col. 3.

²⁰ "Another Fine Home to Be Built," *Hinsdale Doings*, Vol. IV, No. 34, Saturday, May 20, 1899, p. 7.

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It is possible that the architect of the home may be Enoch Hill Turnock. In 1892, Orland P. Bassett had hired E. Hill Turnock, who resided in nearby LaGrange Park, to remodel "Bonnie Heights," Mr. Bassett's first residence in Hinsdale.²¹ This was the house that Orland Bassett shared with his first wife before her death in January 1897. "Bonnie Heights," located down the street at 425 E. Sixth Street, was originally the William Robbins homestead. Since Orland Bassett had an established relationship with E. Hill Turnock, it is possible he hired him again seven years later to design the new house for he and his second wife, Mary Katherine, in 1899.

In 1942, owners Mr. and Mrs. Harold E. Moyer hired architect Harry Jones Harman to remodel the residence at 329 E. Sixth Street. Harry Jones Harman (b. 1909) received a B.A. and M.A. in Architecture from the University of Illinois and studied at the Beaux Arts Institute of Design. He received the Fountainbleau Scholarship Metal in 1930 for travel in Cuba and Mexico and second place in 1931 for the Plym Fellowship. Following his travels, Harry Harman became an instructor in architecture at the University of Illinois (1930-1936) and a professor of architecture at Oklahoma A & M College in 1936-1937. Later, he established an architectural practice in Lagrange, IL and in 1950 Mr. Harman relocated to Port Huron, MI. While in Port Huron, Harry Harman was associated with the architectural firms of Wyeth, Harman and Associates and Harry J. Harman and Associates, Inc. Although the majority of his work is in the Port Huron area, Harmon's known Illinois work includes the Robert Balch Residence in LaGrange, the addition to the house at 329 East Sixth Street in Hinsdale, and as senior City Planner for the Chicago Planning Commission (1944-45).²²

THE ARCHITECTURAL STYLING OF THE BASSETT HOUSE

The Orland P. Bassett House is an exceptional example of the early period of the Colonial Revival style in Hinsdale. The Colonial Revival style (1880-1955) is one of America's most recognized and lasting domestic house styles, drawing on historic or

²¹ "E. Hill Turnock, architect...For O. P. Bassett he is planning the reconstruction of his stone residence at Hinsdale at a total cost of \$7,000." *The Chicago InterOcean*, August 14, 1892, Sec. 2, p. 10.

²² Koyl, 1955, p. 228 and Koyl, 1962, p. 287.

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period architecture of the American Colonial era. Following the 1876 Centennial Exhibition in Philadelphia that highlighted America's 100 years of achievement, American architects began to foster pride and appreciation of American architectural tradition. The popularity of the Colonial Revival style amongst home builders is due to its basic simplicity and its patriotic associations with early American, 18th-century homes. Simultaneous with America's self-awareness in the last quarter of the 19th century was the influence of classicism on architectural design. American architects were inspired by both the 1893 World's Columbian Exposition in Chicago, dominated by classical models, and by architectural training in Europe at the Ecole de Beaux Arts, that emphasized the architecture of ancient Greece and Rome.

Because of its enduring popularity, the Colonial Revival style has the greatest span in construction dates of any style within the Village of Hinsdale. Built principally from the early 1890s through the 1950s, many variations and subtypes of the style are prevalent. Some of the more dramatic and impressive Colonial Revival designs in the village come from the earliest period, from 1893 through around 1910. The Orland P. Bassett House was constructed in 1899 and falls within this early period.

Whether derived from stately red brick Georgian examples or more modest clapboard structures, Colonial Revival style buildings share certain clearly identifiable characteristics. Most structures are symmetrical and rectangular in both exterior massing and interior plan; some have wings attached to the side. The entrance is typically placed in the center of the front façade and may be accentuated with a classical – temple-like – projecting portico topped by a pediment. Other entrances may have wider porches dominated by a central pediment, or they may be flat-roofed with classical columns and a roof-top balustrade. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters. Colonial Revival style houses can be monumental or restrained two to two-and-a-half story designs, or more modest one to one-and-a-half story Cape Cod homes built during the later period of the style. Many variations of these characteristics can be found in the Colonial Revival houses in Hinsdale.

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Although all Colonial Revival houses share these general characteristics, they can be grouped more specifically into sub-types. In their book, *A Field Guide to American Houses*, Virginia and Lee McAlester cite nine principal sub-types of the Colonial Revival style, most of which are symmetrical. Of these sub types, the Bassett House falls into the "Centered gable" sub-type, one of the relatively uncommon symmetrical sub-types. The McAlesters estimate that less than five percent of Colonial Revival houses fall under this type. "Centered gable" homes are generally derived from high style Georgian or Adam prototypes and are characterized by a front gable section added to the center of the long side of a side gable roofed house. Robert Adam's preference in the arrangement of mass was to move wall planes forward and back.²³ In the Bassett house, the center, gable-roofed dormer placed atop a center bay projects forward from the flat plane of the house, clearly placing emphasis on the center of the house and marking the front entry. The two smaller dormers on either side are visually subordinate. The tall, brick chimneys on the ends and the paired windows on either side of the center bay complete the symmetry of the upper stores of the front façade. The one-story, full width, classical front porch establishes a horizontal counterpoint to the verticality of the center bay; it shelters and protects the front entry in its hidden recesses, even as the center bay highlights it.

Colonial Revival massing, bilateral symmetry, and even individual classical features predominate in this design, yet the influence of the Queen Anne has not been left entirely behind. Despite the carefully balanced formality of the front facade, the actual expression of the projecting bay, being wider than the third floor dormer, and with curved window sash, still retains some of the picturesque qualities associated with the earlier Queen Anne style. The finely styled front entrance features typical classical features such as paneled front door with sidelights and fanlight, flanking pilasters, square classical columns, modillions, and dentils. Other classical features include the Ionic porch columns and classical balustrade, the modillions under the porch and main roof eaves, the frieze and dentil trim under each roof.

Early Colonial Revival style homes, built prior to 1910, were often Queen Anne or Shingle style homes that featured applied classical design elements reflecting the

²³ *Places*, p. 216.

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continued influence of the Victorian era. The McAlesters have described these early examples of the Colonial Revival style as "free interpretations with details inspired by colonial precedents."²⁴ They note that some works designed during the early Colonial Revival period have an asymmetrical form with superimposed Colonial details. Although the Bassett house presents a symmetrical and orderly composition towards the street, in its irregular side elevations and massing it has not abandoned some of the picturesque asymmetry of the older Queen Anne style. The wrap-around porch is common on large Queen Anne houses. On the Bassett house it is not a fully roofed porch, but rather an open terrace connecting to an octagonal side wing. A pure Colonial Revival style house would typically have simple, rectangular side wings. The second floor bay on the east side is also typically Queen Anne in derivation. The west façade of the house is more restrained in its composition, with windows on the first and second floor. The only irregularity is the access to the deck atop the roof of the porte-cochere. But here again, the detailing is classical, with multi-light doors, pilasters and round arches, classical surround and swag ornament.

The interior plan reflects this same juxtaposition between the symmetry of the Colonial Revival and the irregularity of the Queen Anne. The front door opens into a small vestibule, and then through an arched and colonnaded opening into the grand main hall. The focal point of this space is the curved niche and fireplace on the far wall. This hall divides the first floor with formal parlors on either side, each with a fireplace on the outer wall. They are not the same size, however, with the library on the left being approximately square, while the living room on the right is twice as long. The placement of the principal staircase on the left behind the library balances the arrangement of primary spaces but does not create duplicate spaces. Perhaps the most creative aspect of the first floor plan is the position of the dining room on a diagonal axis with the main hall and the other principal rooms. As originally designed, this was entered from a corner of the main hall. Although that doorway was closed off in 1942, the diagonal orientation of the room was retained, with the viewer drawn towards the northeast window wall. The functional spaces of the kitchen, various pantries, and rear stair hall were arranged in the northwest corner of the first floor, in an irregular, utilitarian manner. Through the

²⁴ McAlester, p. 326

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1942 and the current remodeling they continue to hold this part of the house and serve contemporary needs.

The interior displays classical architectural features and fine finishes throughout. There are coffered ceilings in the main hall, stair hall, and dining room. Matching built-in cabinets in the dining room have simple classical forms. Wood mantelpieces are restrained in their design. There is wainscot in several rooms, and classical door and window trim throughout. Particularly noteworthy in the living room is the ceiling mural of roses. The grand staircase is wide and open, with a stair landing midway and then an elegant arched entry to the second floor hall.

Although the Bassett house falls clearly into an early expression of the Colonial Revival style, it is distinctive in its insistent inclusion of Queen Anne elements. There is a careful attention to detail with many classical features displayed on the exterior and throughout the interior. The remodeling in 1942 did not detract from the original design conception and in some ways enhanced it, particularly in the way the interior spaces were enclosed and more well defined. The restoration by the present owners, in recreating the front porch, reestablished the original design intention of the 1899 house. The design of the Bassett house is solid and grand, truly expressing the prominence of its first resident.

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EARLY COLONIAL REVIVAL ARCHITECTURE IN HINSDALE

Aside from 329 E. Sixth Street, twelve early Colonial Revival-style houses were ranked locally significant in historic resource surveys sponsored by the Village of Hinsdale. They are:

- Charles E. and Carrie Raymond House, 425 E. Third Street, built in 1893;
- George H. and Carrie R. Mitchell House, 244 E. First Street, designed by Shepley Rutan & Coolidge, built in 1893;
- 321 S. County Line road, built in 1893, architect unknown;
- Lawrence and Isabel Conover House, 707 S. Lincoln Street, built in 1894, architect unknown;
- Robert M. and Mary Dean House, 337 E. Third Street, built in 1895;
- 714 S. Garfield, c. 1895, architect unknown;
- Garry W. Munson House, 515 S. Lincoln Street, 1896, architect unknown;
- Frank Osgood Butler House, 230 E. First Street, designed by George William Ashby, built in 1898;
- 124 E. Walnut, c. 1900, architect unknown;
- Charles G. Root House, 134 S. Park Avenue, built c. 1904, architect unknown;
- Howard George Hetzler House, 26 S. Park Avenue, built c. 1905, architect unknown;
- 212 W. Fourth, built c. 1905, architect unknown.

Of these, the Raymond House, the Dean House, the Butler House, and the Root House are also included in the Illinois Historic Sites Structures Survey.

Two of these early Colonial Revival houses in Hinsdale share some similarities with the Bassett House. Both the Butler house and the Dean house have the same projecting, center front gable added to a side gable roofed house. In the Butler house this is expressed as a recessed front entry on the first floor, a colonnaded balcony on the second floor, and on the third floor, the gable roofed dormer featuring a Palladian window. The design of this house, which is in brick, is not as elegant nor as exquisitely

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detailed as the Bassett house. The first floor window openings are unbalanced, with a recessed porch on one side and a heavy, bay window on the other. The plan appears to be rectangular and regular, with no wings or projecting sections. Some classical detailing is found in the modillions under the roof eaves.

The Dean house is closer to the Bassett house in exterior appearance because in addition to having a projecting, center front gable added to a side gable roofed house, it also has a full front porch. This house is frame and like the Bassett house has two smaller dormers on either side of the center gabled dormer. Unlike the Bassett house, these are hipped roof dormers. The front porch is classical in detailing although not as elaborate as in the Bassett house. Neither the Butler nor the Dean house combine any elements of the Queen Anne style nor show any irregularity in plan.

CONCLUSION

The Bassett house is a fine example of an elegant, turn of the 20th century home constructed for the upper class in one of Chicago's most attractive 19th century railroad suburbs. It stands apart from other Colonial Revival houses in Hinsdale for its well-balanced, symmetrical design and its innovative integration of Queen Anne features into a formal façade. Although the original architect is unknown, the fine attention to classical detailing hints at a well-trained and skilled designer. The home retains much of its 1899 character and materials, with historic alterations by architect Harry J. Harman from 1942, that complement the original architectural design. The restoration by the present owners of the 1899 front porch reestablishes the impressive original character and authoritative street presence of the house. Additionally, the first owner, Orland P. Bassett was an important businessman in the early commercial and agricultural history of Hinsdale, attaining recognition through his production, marketing and sale of cut flowers, especially the American Beauty Rose. The Sixth Street house is the only building remaining, of sufficient integrity, that is directly associated with his life in Hinsdale as a floriculturalist.

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VERBAL BOUNDARY DESCRIPTION

P.I.N. 09-12-225-018-0000

Legal description: Lots B and C (except the north 111.8 feet of the west 50 feet of Lot C), in the Resubdivision of Harold E. Moyer's Subdivision of Lot 4 in Block 11 of W. Robbins Park Addition to Hinsdale, in the NE ¼ of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said resubdivision recorded August 30, 1949 as Document 575058, in Du Page County, Illinois. And showing easement under coach house eaves by grant dated May 8, 1967 and recorded on May 12, 1967 as Document R67-14747 in the Du Page County Index.

VERBAL BOUNDARY JUSTIFICATION

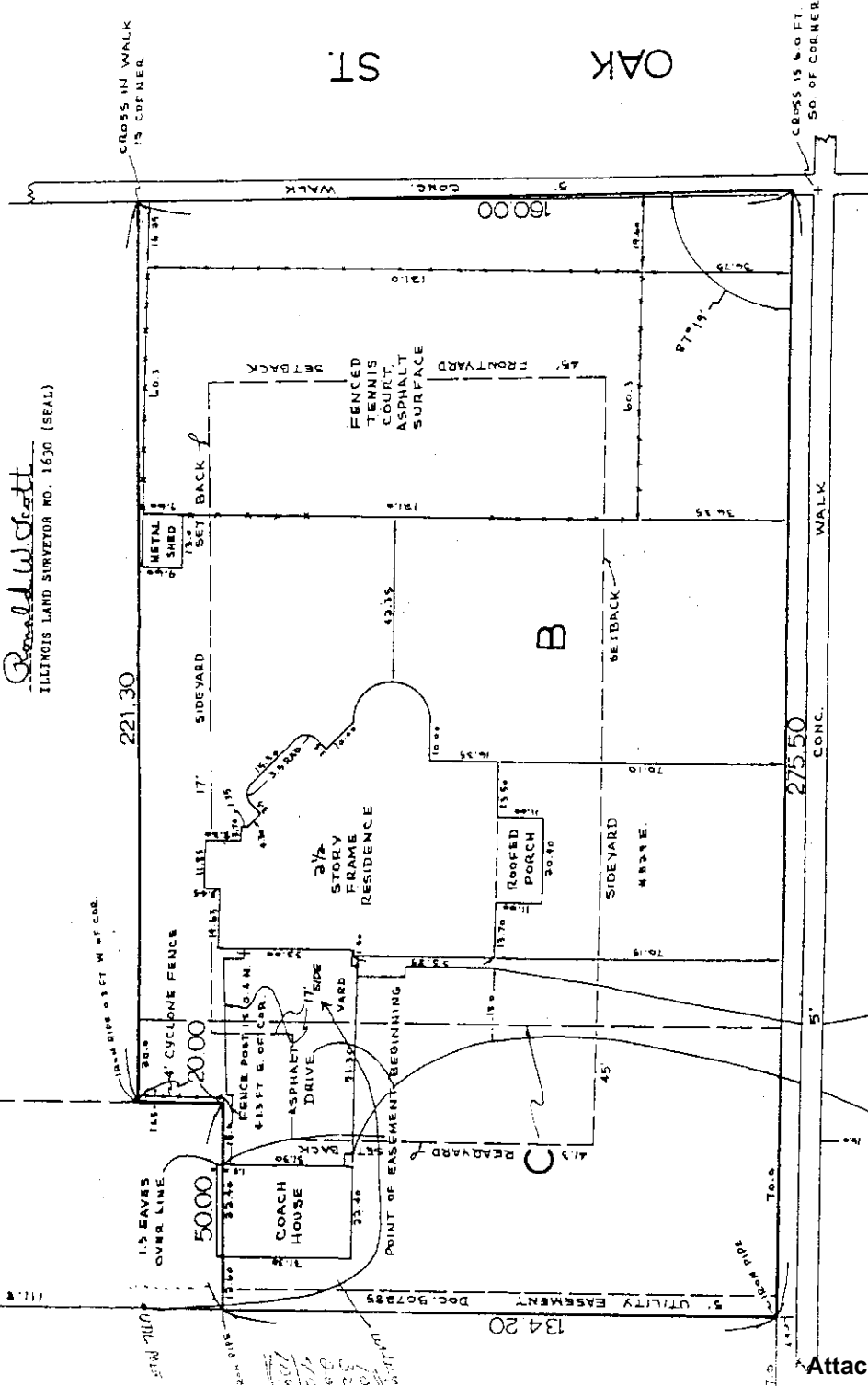
The property includes the entire parcel commonly known as 329 East Sixth Street in Hinsdale, Illinois.

PLAT OF SURVEY OF

LOTS 100 AND 101 (EXCEPT THE NORTH 111.8 FEET OF THE WEST 50 FEET OF LOT 101),
IN THE RESUBDIVISION OF HANCOCK E. ROBBINS SURVYOR OF LOT 4 IN BLOCK 11 OF
A. ROBBINS PARK ADDITION TO WINDDALE, IN SECTION 12, TOWNSHIP 18 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ATTACHING TO THE PLAT OF SAID RESUBDIVISION
RECORDED AUGUST 30, 1969 AS INSTRUMENT 55050, IN LU FARM COUNTY, ILLINOIS,
AND
SHOWING EASEMENT UNDER COACH HSE. EAVES BY GRANT DATED MAY 8 1917
AND RECORDED MAY 13, 1917 AS DOC. 147-14147 IN DPCL.
P.L.N. NOS. 09-12-235-014
07-12-235-016

THIS IS TO CERTIFY THAT I, RONALD W. SCOTT, ILLINOIS LAND SURVEYOR NO. 1630,
HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT,
WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET
AND DECIMALS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.
GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF March A.D. 1999.

Ronald W. Scott
ILLINOIS LAND SURVEYOR NO. 1630 (SEAL)



RESURVEY MADE
JULY 24, 2001
Ronald W. Scott

FRONT YARD, SIDE YARD, REAR YARD AND
INSIDE SIDE YARD SETBACKS AS PER HINS.
DALE ZONING ORDINANCE AS OF APRIL 7, 1999.

6TH AVE.

THIS SURVEY IS CERTIFIED TO:
CHICAGO TITLE INSURANCE CO. AND COLE TAYLOR BANK AS SUCCESSOR TRUSTEE TO
HARRIS TRUST AND SAVINGS BANK, AS TRUST AGREEMENT DATED MARCH 11, 1967 AND
KNOWN AS TRUST NUMBER 326A7

Ronald P. Bassett House
Winddale, DuPage Co., Ill.

| | | |
|-----------------|--------------|---------------------|
| SCALE: 1"=20' | APPROVED BY: | DRAWN BY: RWS. |
| DATE: | | REVISED: APR 10, 99 |
| DRAWING NUMBER: | | 5622 |



MEMORANDUM

DATE: July 1, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 716 S. Oak St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home – Case HPC-01-2020
Continued from 03.04.20 HPC Meeting

Summary

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

Request and Analysis

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

Process

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

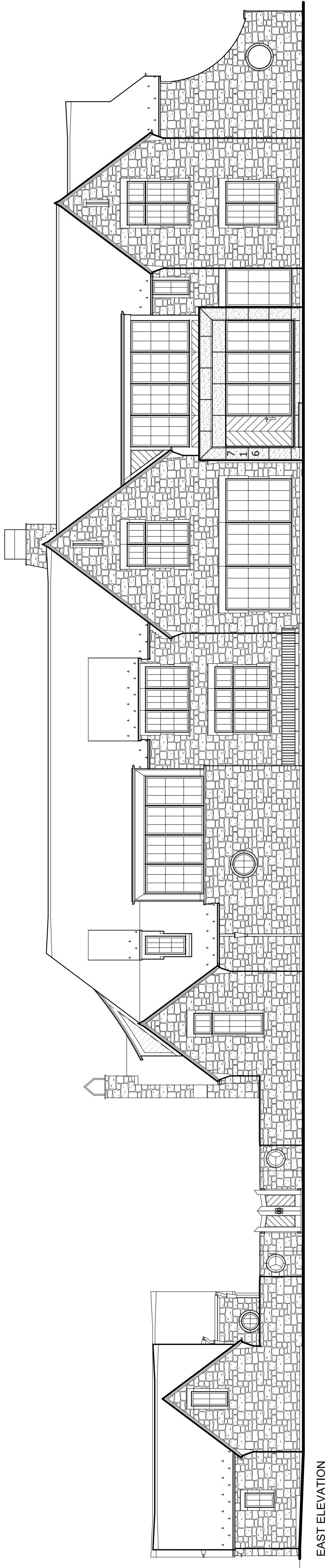
The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.



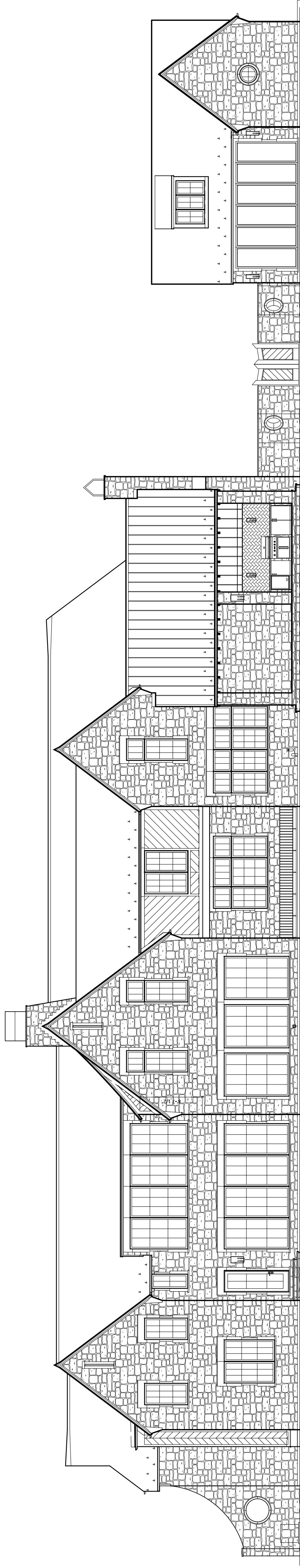
MEMORANDUM

Attachments:

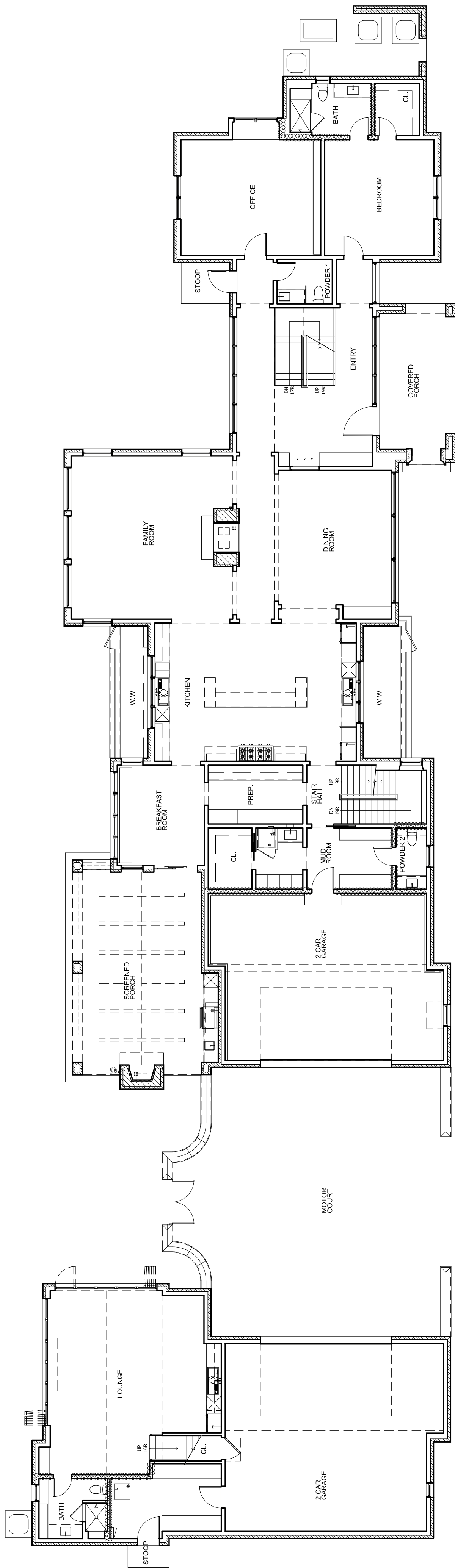
- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 716 S. Oak Street Aerial View
- Attachment 7 - March 4, 2020, Public Hearing Transcript



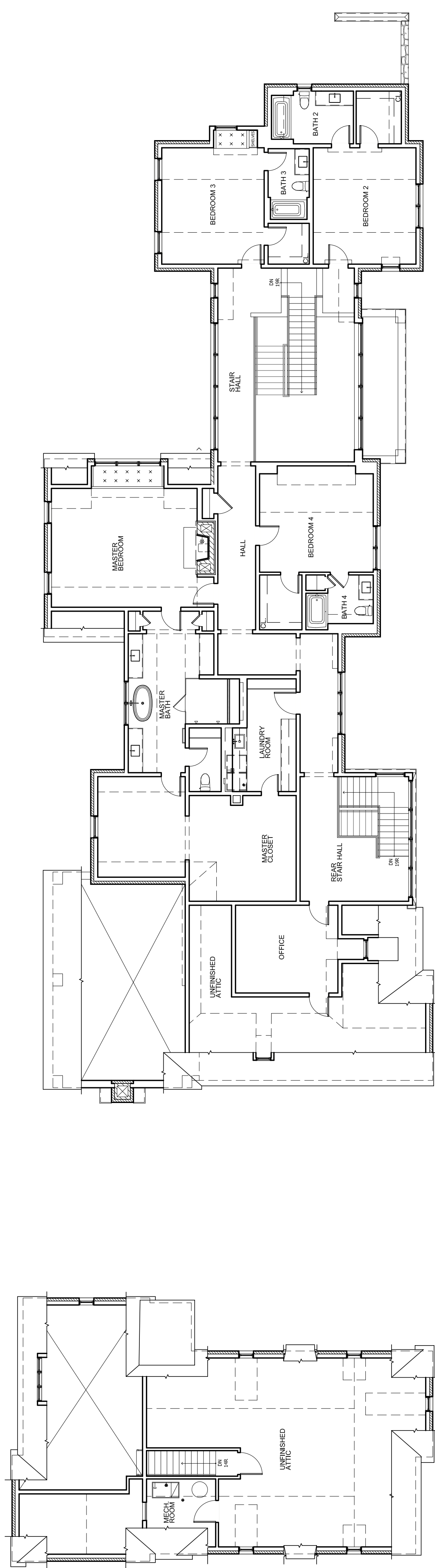
EAST ELEVATION



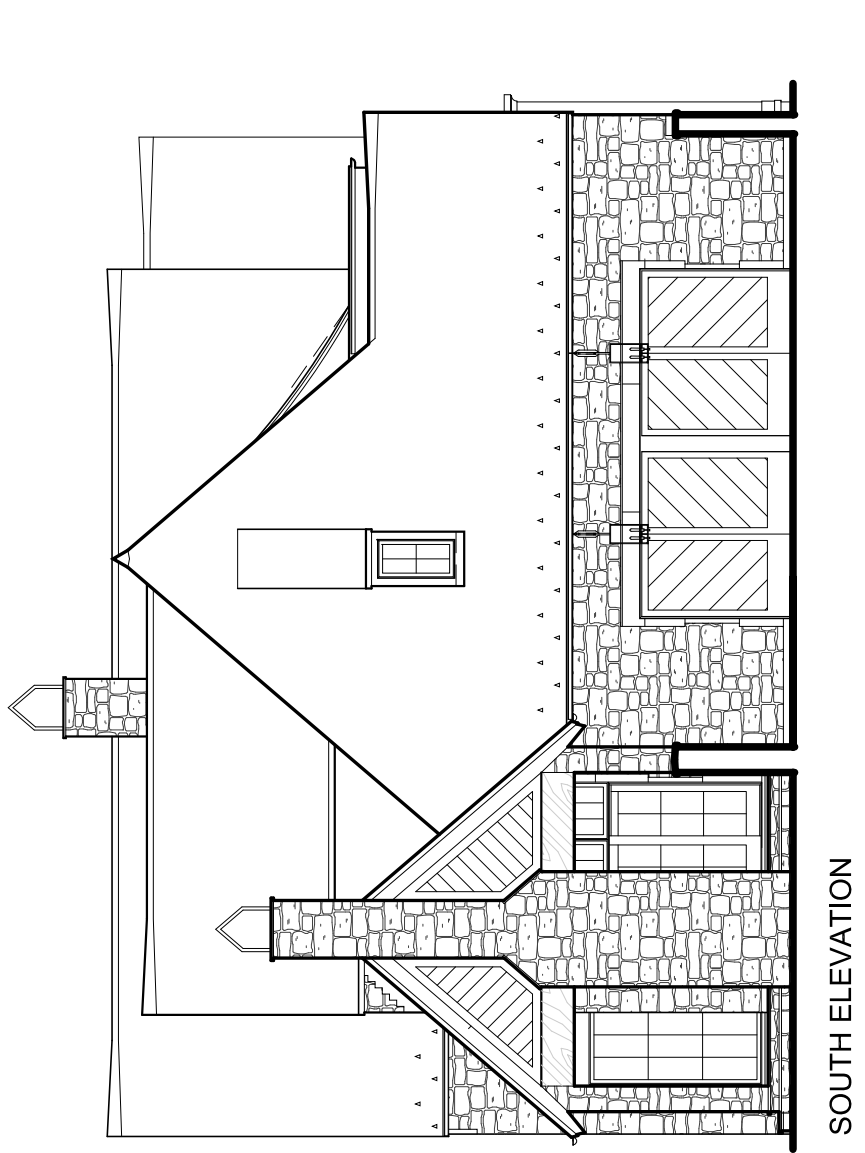
WEST ELEVATION



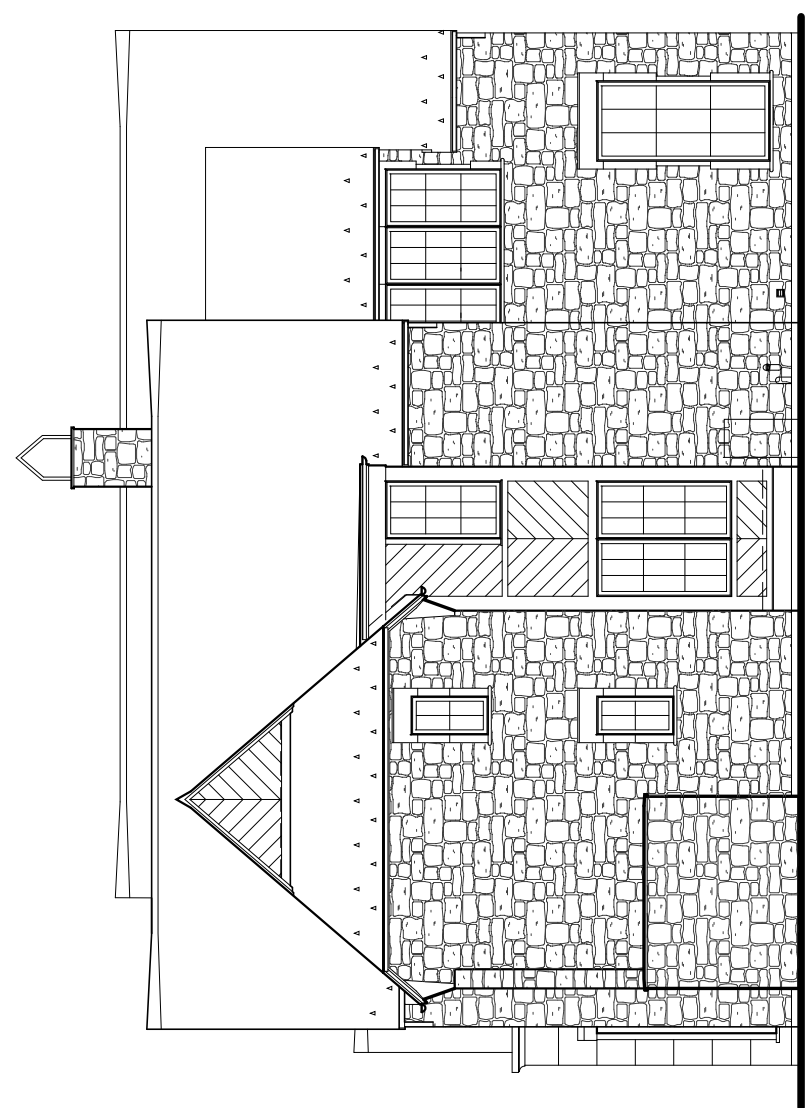
⊕ N FIRST FLOOR PLAN



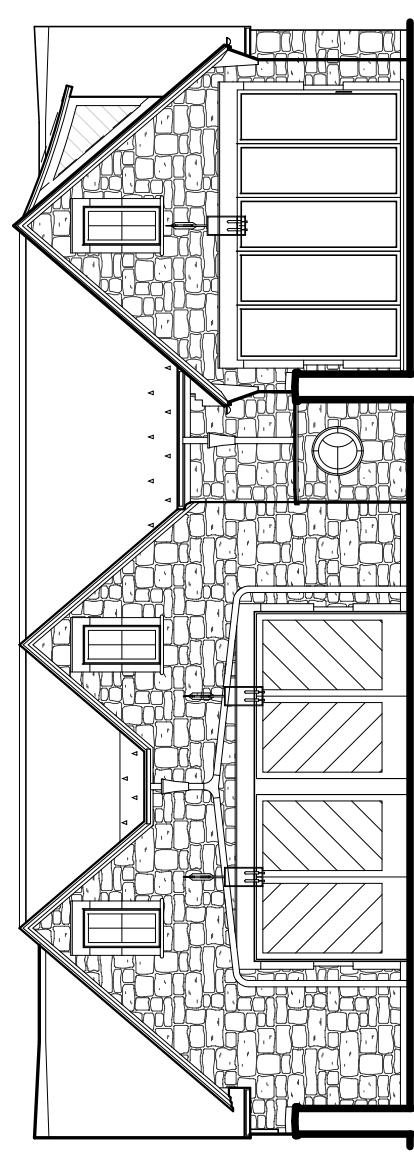
⊕ N SECOND FLOOR PLAN



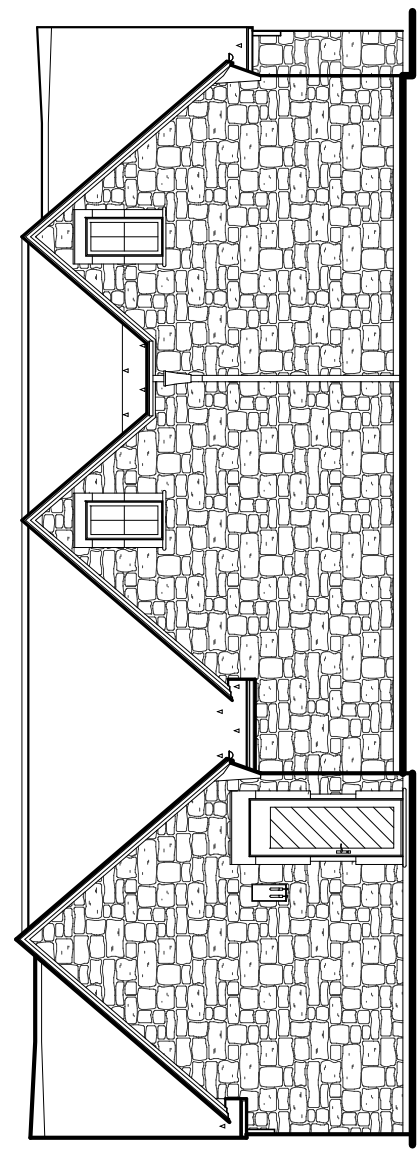
SOUTH ELEVATION



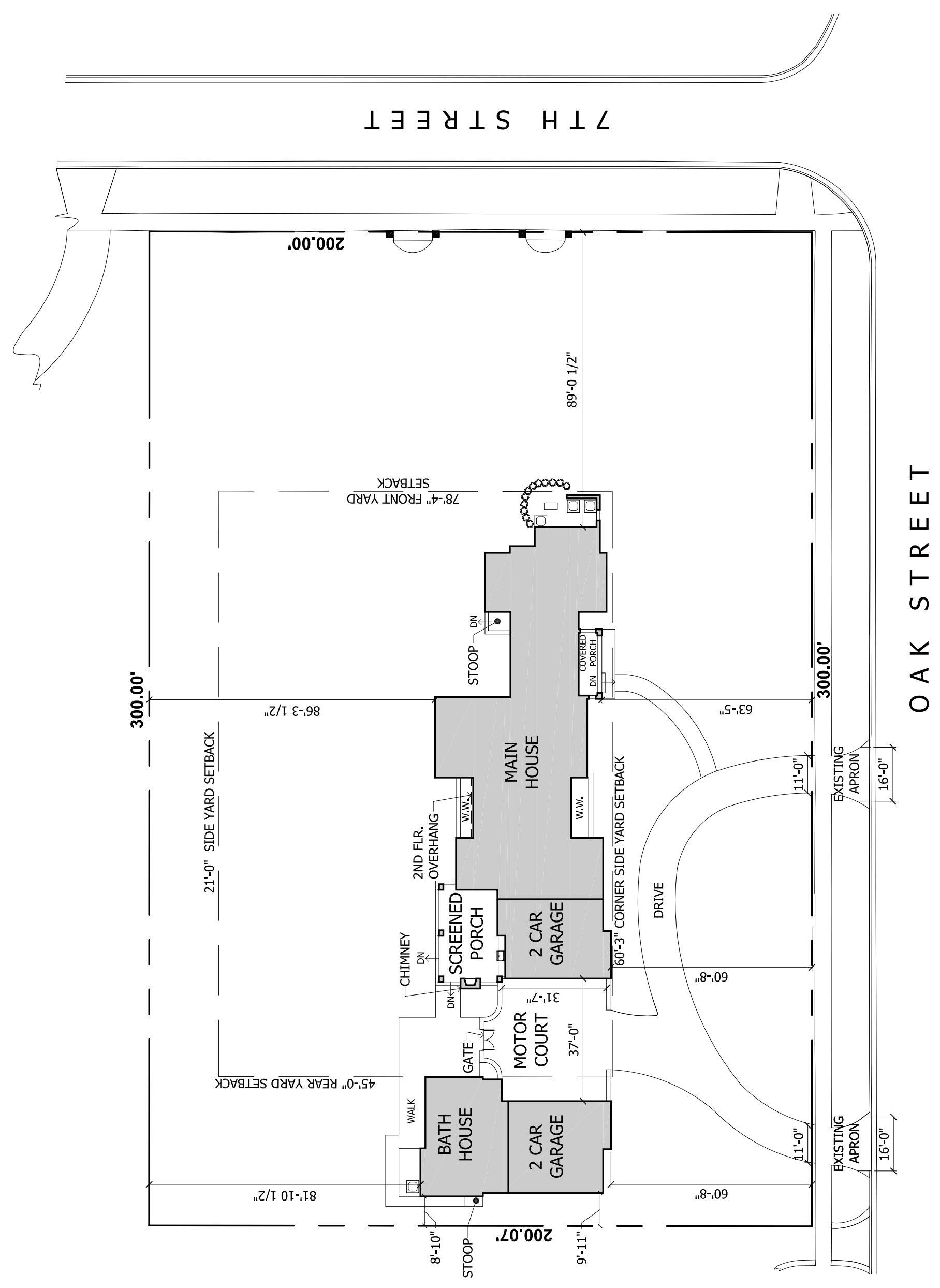
NORTH ELEVATION



BATH HOUSE/
DETACHED GARAGE SOUTH ELEVATION



BATH HOUSE/
DETACHED GARAGE NORTH ELEVATION

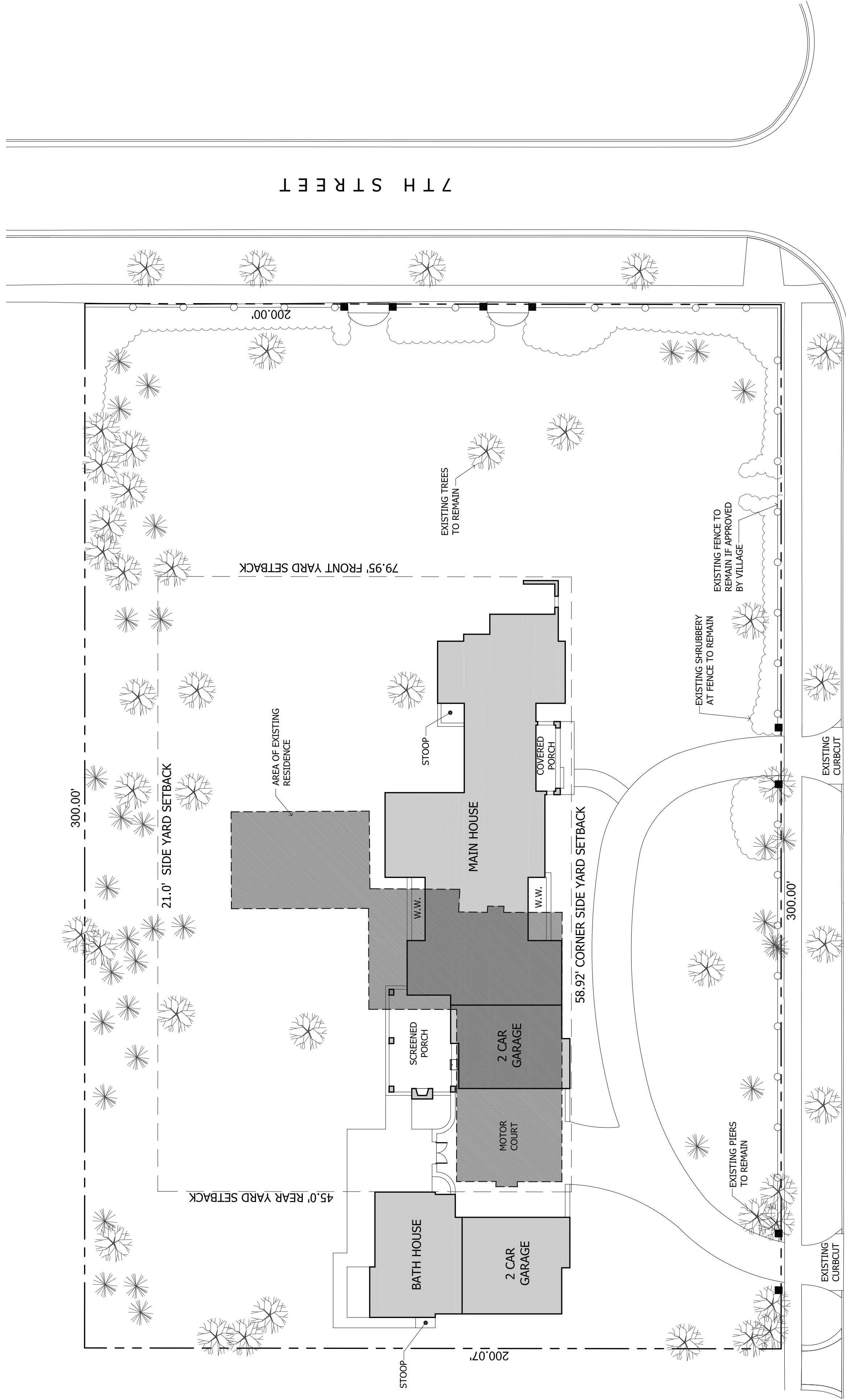


N SITE PLAN

7TH STREET

OAK STREET





OAK STREET

7TH STREET



PLAT OF SURVEY

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

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

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

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

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

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

AREA SUMMARY

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

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

GENERAL NOTES

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

| REVISIONS: | BY: | DESCRIPTION | DATE | BY: | DESCRIPTION |
|------------|-----|-------------|------|-----|-------------|
| DATE | | | | | |
| | | | | | |
| | | | | | |

| | |
|--------------|-----|
| DRAWN BY: | CNB |
| CHECKED BY: | TBM |
| APPROVED BY: | TBM |



ENGINEERING
RESOURCE ASSOCIATES

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

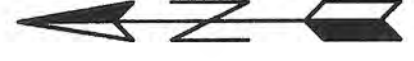
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

SATORI PROPERTIES

TITLE:

PLAT OF SURVEY
HINSDALE, ILLINOIS

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



SCALE: 1"=20'

LEGEND

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

ABBREVIATIONS

- A ARC LENGTH
- CH CHORD
- CONC. CONCRETE
- CIP CONCRETE IN PLACE
- FOUND IRON PIPE
- FOUND IRON ROD
- R RADIUS
- R.O.W. RIGHT OF WAY
- S SOUTH
- N NORTH
- B.S.L. BUILDING SETBACK LINE
- DOC. DOCUMENT
- REC. INFORMATION
- XXX.XX MEASURED INFORMATION

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

Timothy B. Martinek

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186

LICENSE EXPIRES APRIL 30, 2019

FIELD WORK COMPLETED FEBRUARY 6, 2019



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

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

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

I. GENERAL INFORMATION

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

II. SITE INFORMATION

1. Describe the existing conditions of the property: _____

2. Property Designation:

Listed on the National Register of Historic Places? _____ YES x NO

Listed as a Local Designated Landmark? _____ YES x NO

Located in a Designated Historic District? x YES _____ NO

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

Please see attached Exhibit "A"

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

☒ No ☐ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:


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

☐ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

☒ CORPORATION



Signature of Applicant's President

Signature of Applicant's Secretary

☐ PARTNERSHIP

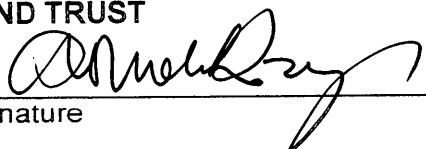
Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST



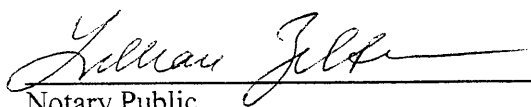
Signature

OTHER

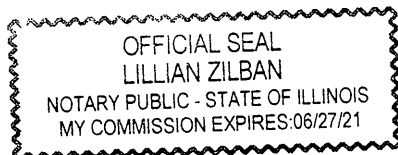
Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 28 day of

June, 2019.



Notary Public



5. TABLE OF COMPLIANCE

Address of subject property: 716 S. OAK ST.

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

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements | Existing Development | Proposed Development |
|---|---------------------------|----------------------|-----------------------|
| Lot Area (SF) | 30,000 S.F. | 59,972 S.F. | 59,972 S.F. |
| Lot Depth | 125 FT | 300FT | 300 FT |
| Lot Width | 125 FT | 200 FT | 200 FT |
| Building Height | 30 FT | UNKNOWN | 31.40 FT |
| Number of Stories | 2 1/2 | 2 | 2 |
| Front Yard Setback | 79.95' | 145.58' | 80.03' |
| Corner Side Yard Setback | 58.92' | 62.8' | 60.67' |
| Interior Side Yard Setback | 21' | 42.18' | 86.29' |
| Rear Yard Setback | 45' | 47.99' | 73.63' |
| Maximum Floor Area Ratio (F.A.R.)* | 13,994 S.F. | UNKNOWN | 11,449.1 S.F. (19.1%) |
| Maximum Total Building Coverage* | 14,993 S.F. | 4,342.6 S.F. | 6,828.0 S.F. (11.4%) |
| Maximum Total Lot Coverage* | 29,986 S.F. | 12,433.1 SQ.FT. | 11,588 S.F. (19.3%) |
| Parking Requirements | N/A | N/A | N/A |
| Parking front yard setback | N/A | N/A | N/A |
| Parking corner side yard setback | N/A | N/A | N/A |
| Parking interior side yard setback | N/A | N/A | N/A |
| Parking rear yard setback | N/A | N/A | N/A |
| Loading Requirements | N/A | N/A | N/A |
| Accessory Structure Information | MAX 5,997.2 SQ.FT. | 103 S.F. | 1,725.7 SQ.FT. |

* Must provide actual square footage number and percentage.

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

Google Maps 716 S Oak St

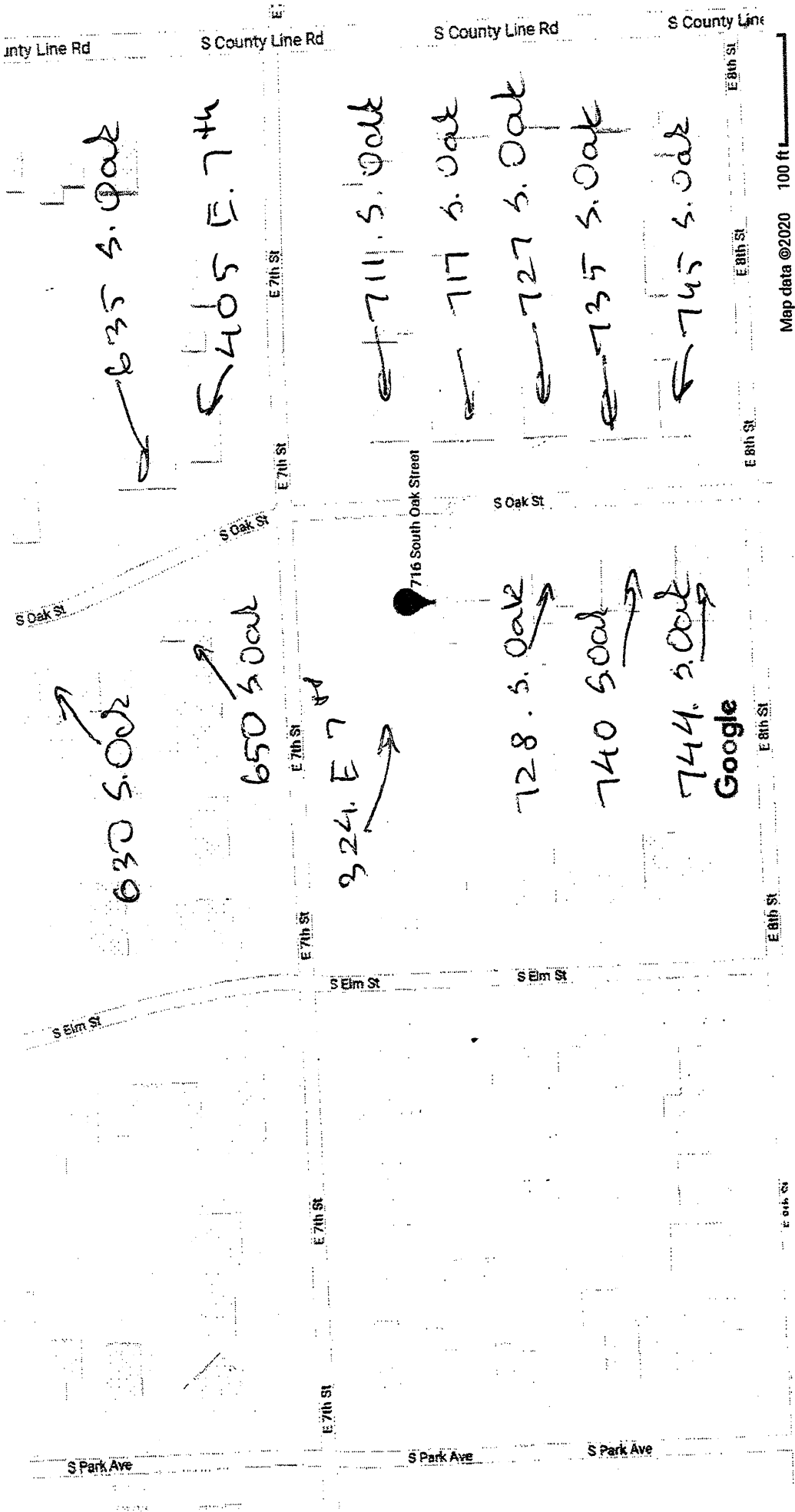


Exhibit “A”

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

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

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

LEGAL DESCRIPTION

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

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

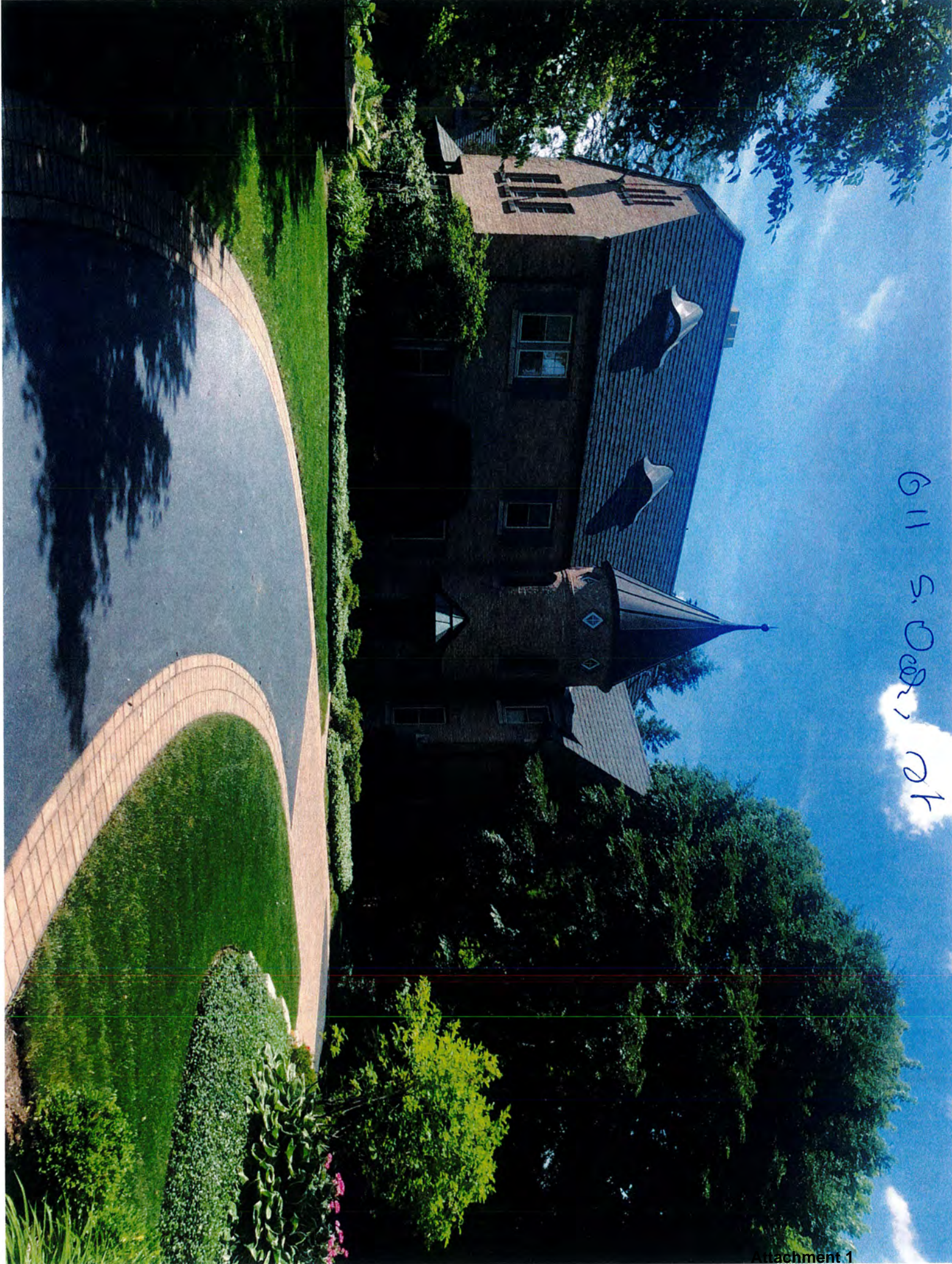
405-4,000 sq ft



621.2

621 S. Oak Rd

611 S. Oak, nr



630 S. Oak, 24



335 E. 7th St





716 200 200

728 S. Oak. #4



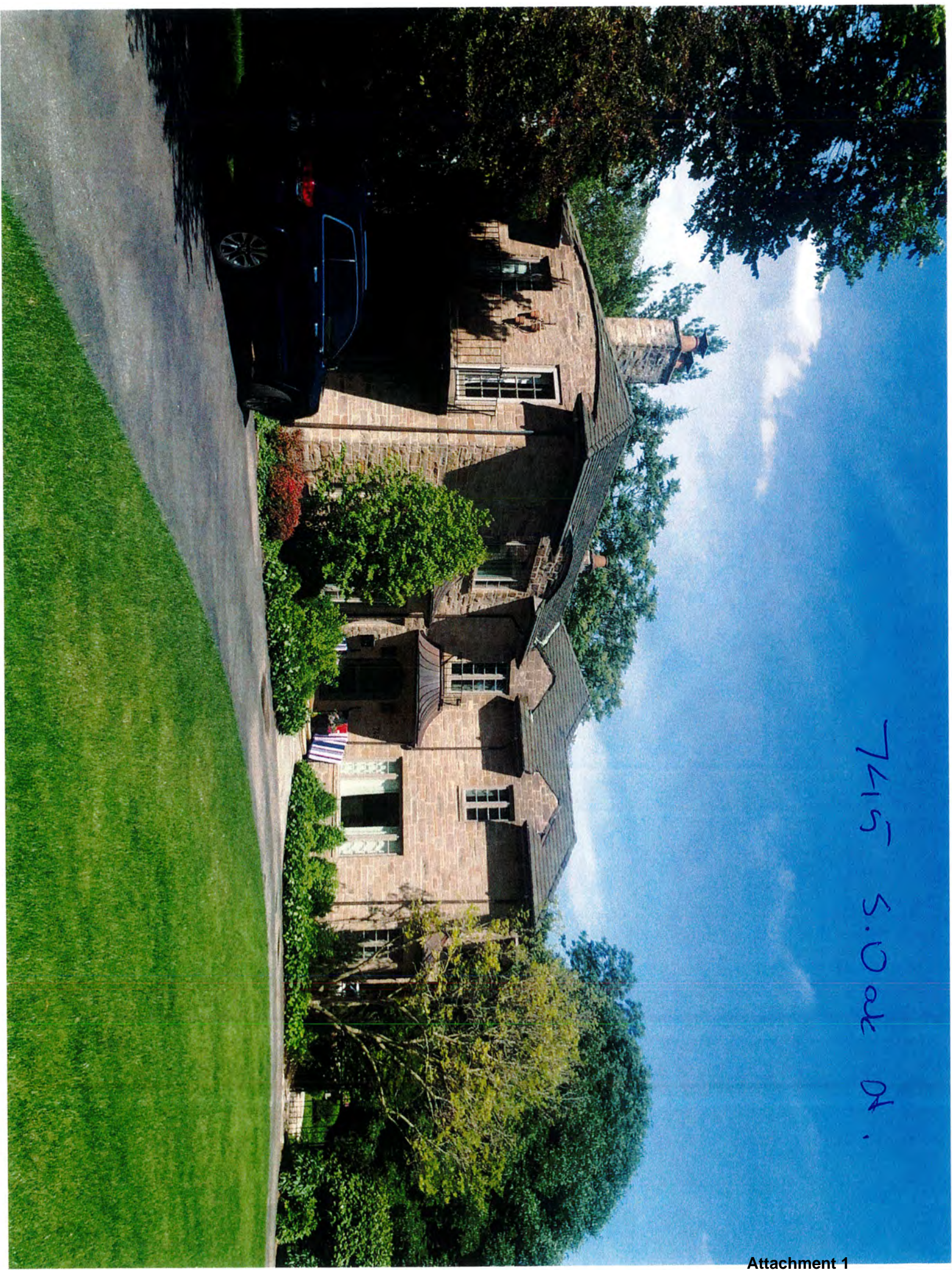


7410 S. Oak St.

7441 S. Oak, St



7415 S. Oak St.





727 S. Oak St





717 S. Oak St



7115 Oak St

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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

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

Property address: 716 S OAK STREET, HINSDALE, IL

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential

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

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

Lot dimensions: 200 x 300

Current use of property: Single Family Residential

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

SINGLE FAMILY RESIDENCE & DETACHED GARAGE/BATH HOUSE

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

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

Provided:

Required by Code:

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

Setbacks (businesses and offices):

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

Building heights:

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

Maximum Elevations:

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

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

| | | |
|--------------------------|----------------|---------------|
| Total building coverage: | <u>6,851.1</u> | <u>14,993</u> |
|--------------------------|----------------|---------------|

| | | |
|---------------------|---------------|---------------|
| Total lot coverage: | <u>11,953</u> | <u>29,986</u> |
|---------------------|---------------|---------------|

| | | |
|-------------------|-----------------|-----------------|
| Floor area ratio: | <u>11,447.9</u> | <u>13,994.4</u> |
|-------------------|-----------------|-----------------|

Accessory building(s): GARAGE/ BATH HOUSE

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

Statement of applicant:

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

By: 
Applicant's signature

Peter Conles Jr.
Applicant's printed name

Dated: January 17, 2020.



8 0 0 2 4 5 6 6
Tx:40013912

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

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

DOCUMENT # R2019-008951

2018-04812-PT
WARRANTY DEED

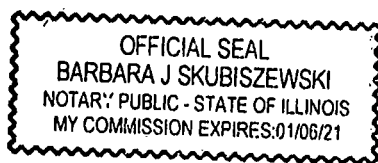
The Grantor, **DIANE N. DEAN**, a married woman, of 716 S. Oak Street, Hinsdale, County of DuPage, State of Illinois 60521, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to **CHICAGO TITLE LAND TRUST COMPANY**,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

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

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

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



Barbara J. Skubiszewski
NOTARY PUBLIC

My Commission Expires 01-06-2021

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

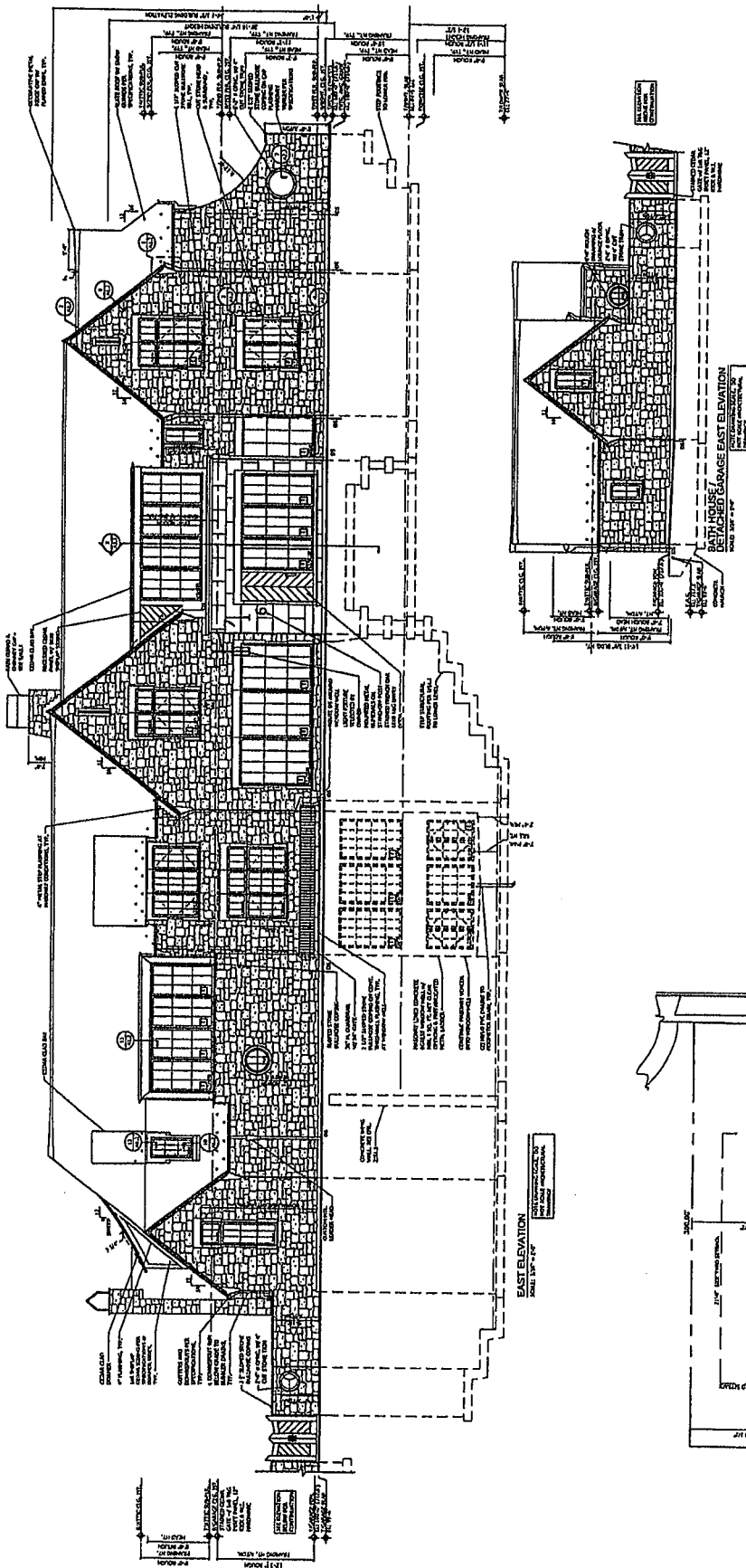
~~Mail recorded instrument to:~~

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

Send subsequent tax bills to:

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

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



CODE INFORMATION

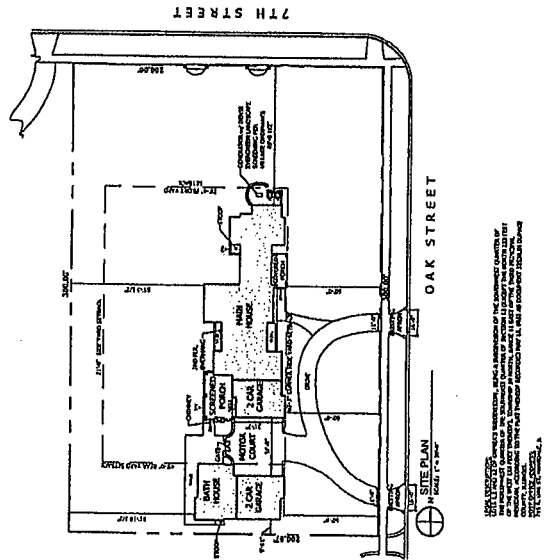
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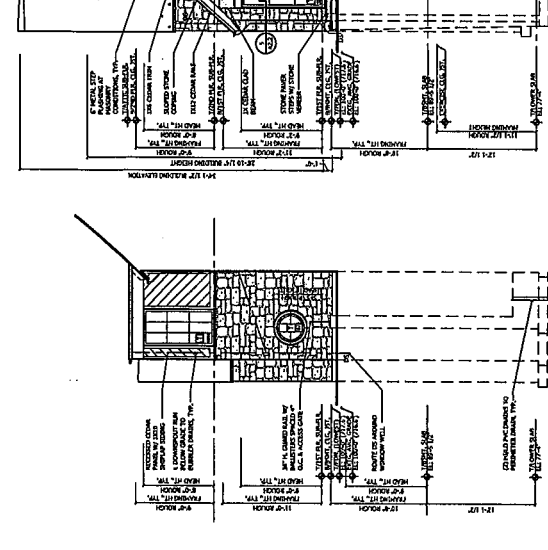
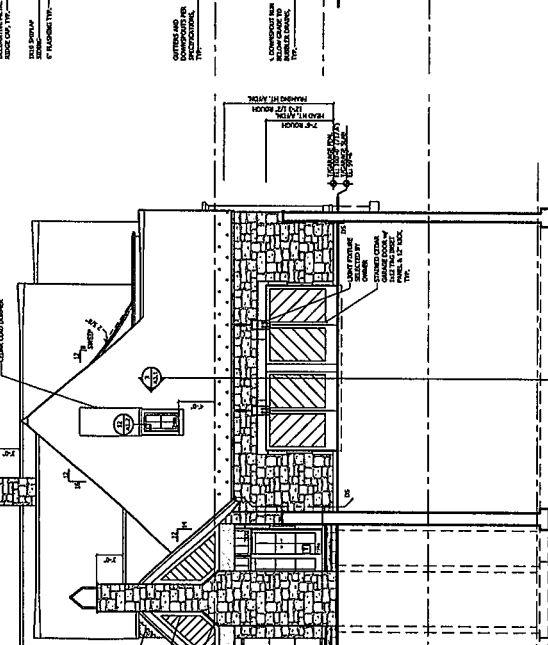
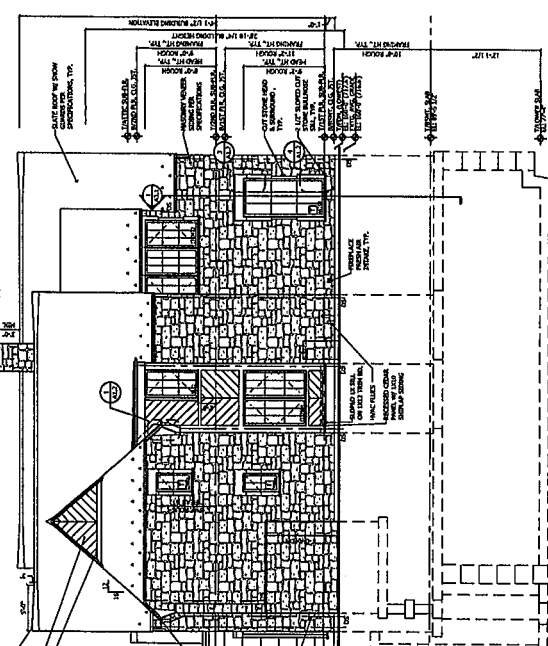
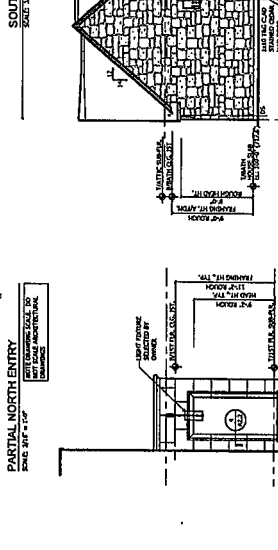
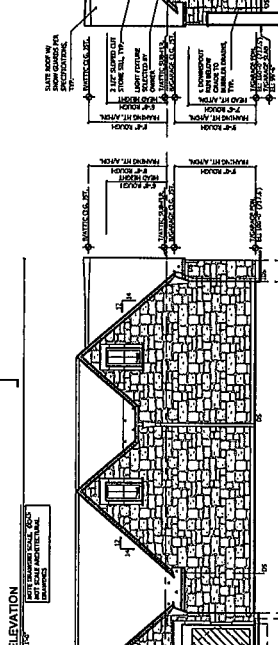
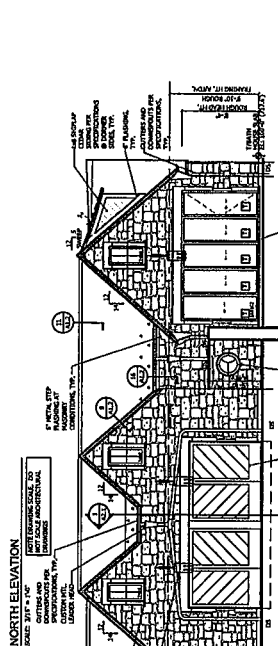
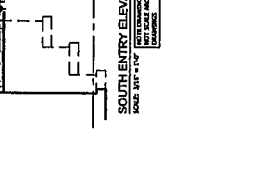
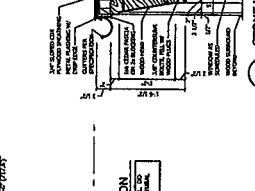
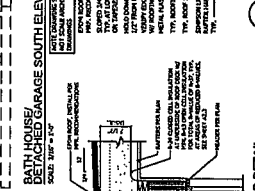
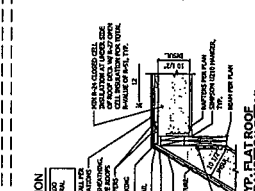
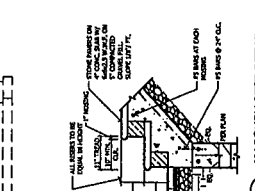
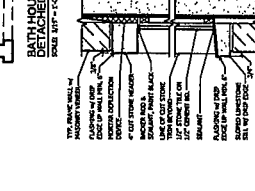
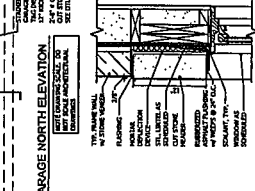
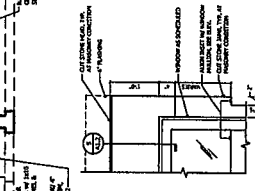
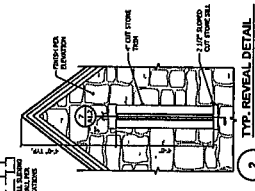
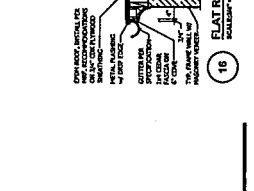
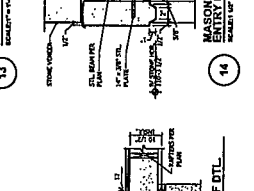
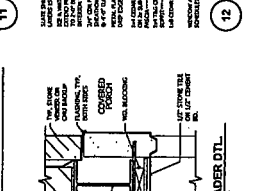
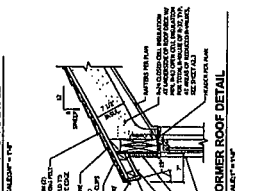
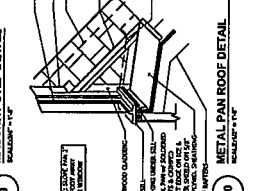
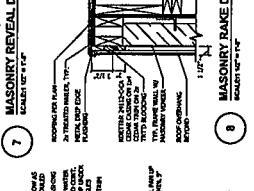
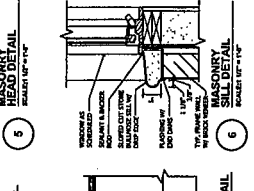
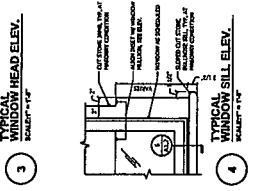
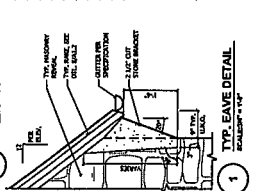
| NAME | DATE | TIME | LOCATION | STATUS | REMARKS |
|----------------|------------|----------|----------|---------|--------------|
| JOHN DOE | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE SMITH | 10/10/2023 | 10:00 AM | Room 101 | Absent | Sick leave |
| BOB WILSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| ALICE BROWN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| CHARLIE GREEN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| DAVID WHITE | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| EVE BLACK | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| FRANK GRAY | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| GRACE HARRIS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| HELEN KING | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| IRVING LYNN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JACK MANN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE NIXON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN OAKLEY | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE PEARSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN QUINN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE ROSS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN STONE | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE TAYLOR | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN WALKER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE YOUNG | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN ZIMMERMAN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE ADAMS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN BAKER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE CAMPBELL | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN COOPER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE EVANS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN FOSTER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE GIBSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN HARRIS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE HENDERSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN HUGHES | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE IRELAND | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN JONES | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE KELLY | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN LEWIS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE LLOYD | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN MANN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE MORGAN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN NIXON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE OAKLEY | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN PEARSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE QUINN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN ROSS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE STONE | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN TAYLOR | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE WALKER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN YOUNG | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE ZIMMERMAN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN ADAMS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE BAKER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN CAMPBELL | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE COOPER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN EVANS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE FOSTER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN GIBSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE HARRIS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN HENDERSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN HUGHES | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE IRELAND | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN JONES | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE KELLY | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN LEWIS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE LLOYD | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN MANN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE MORGAN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN NIXON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE OAKLEY | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN PEARSON | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE QUINN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN ROSS | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE STONE | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN TAYLOR | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE WALKER | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JOHN YOUNG | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |
| JANE ZIMMERMAN | 10/10/2023 | 10:00 AM | Room 101 | Present | Good morning |

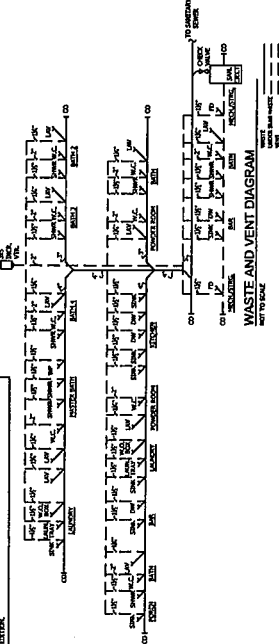
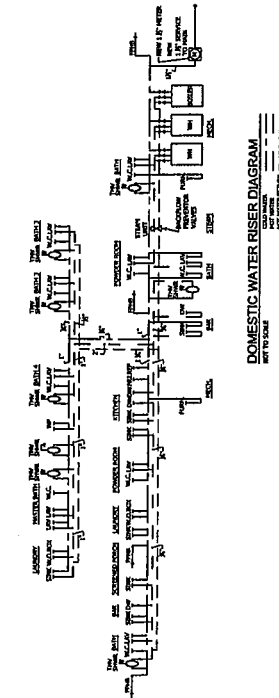
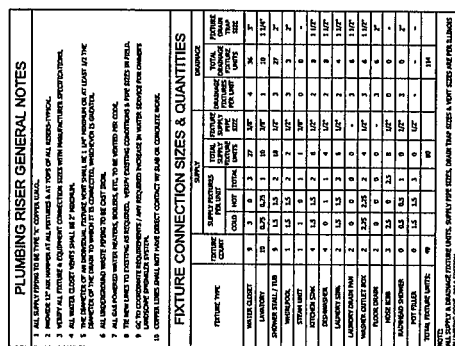
GENERAL NOTES

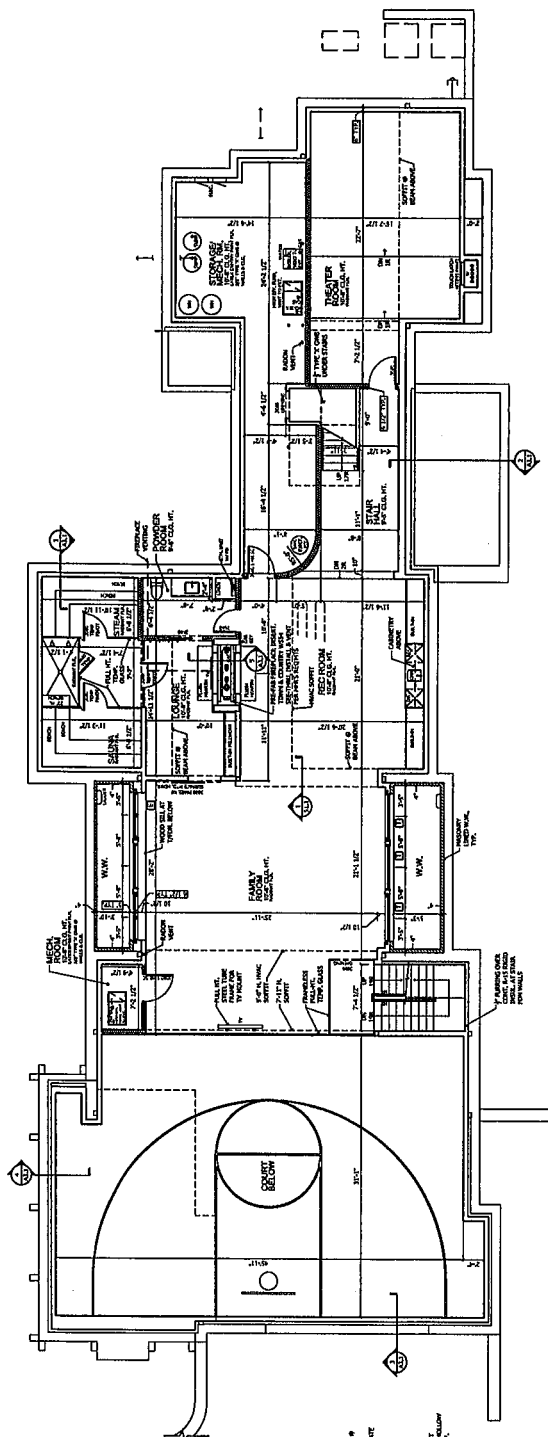
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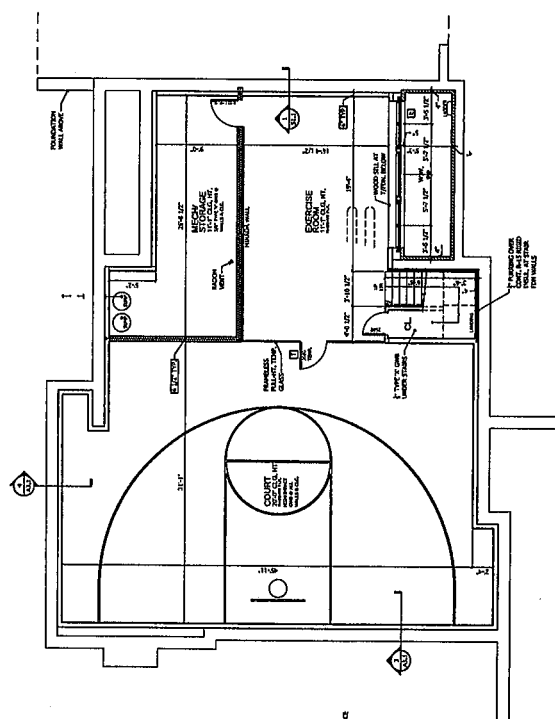
**EXTERIOR
ELEVATIONS &**

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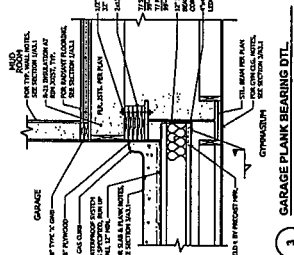




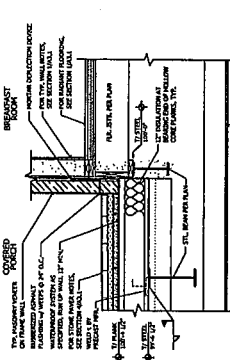
1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"
NOTES: SEE SECTION 1 FOR GARAGE DETAIL
SEE SECTION 2 FOR BATH DETAIL



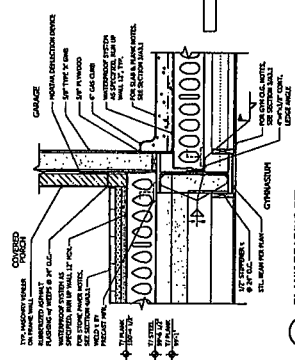
2 COURT LEVEL PLAN
SCALE: 1/8" = 1'-0"
NOTES: SEE SECTION 1 FOR GARAGE DETAIL
SEE SECTION 2 FOR BATH DETAIL



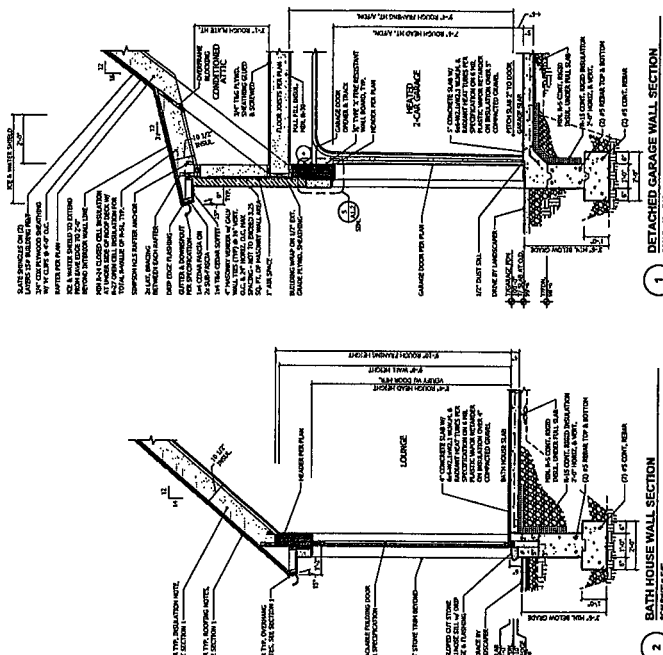
3 GARAGE PLANK BEARING DTL
SCALE: 1/4" = 1'-0"



4 COVERED PORCH PLANK BEARING DTL
SCALE: 1/4" = 1'-0"

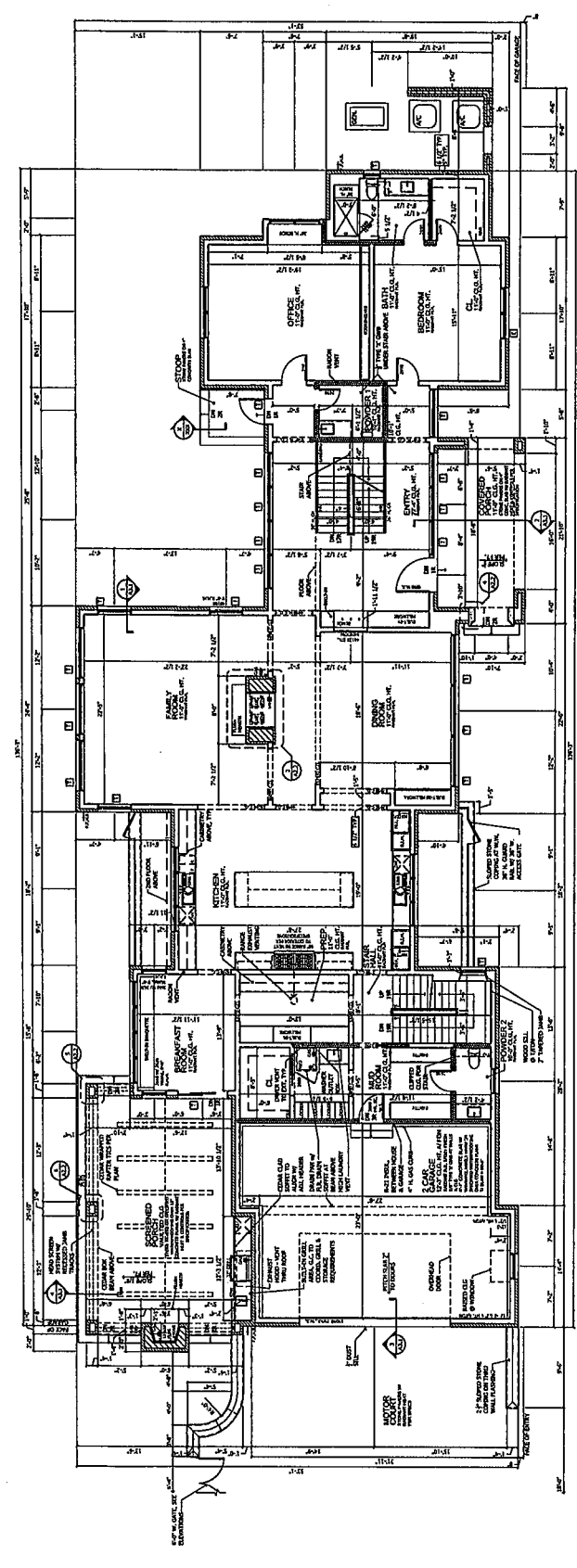


5 PLANK BEARING DTL
SCALE: 1/4" = 1'-0"

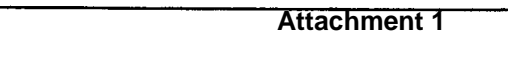
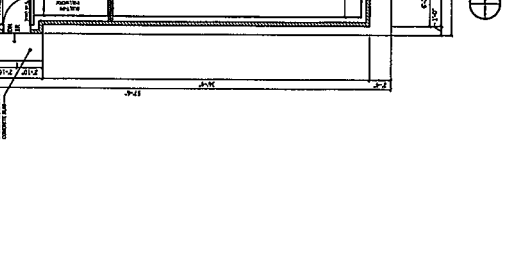
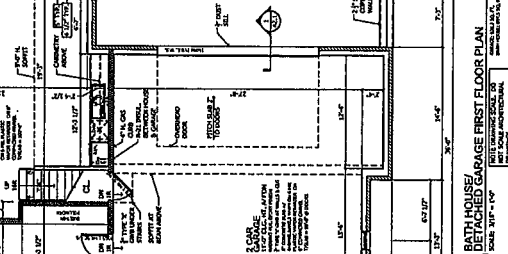
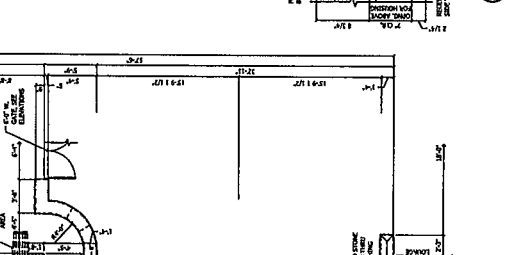
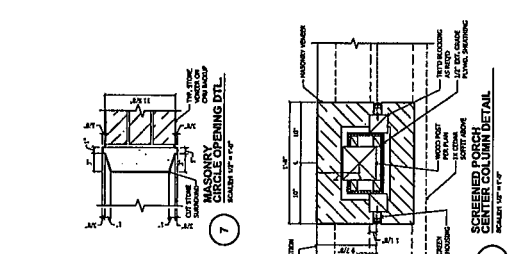
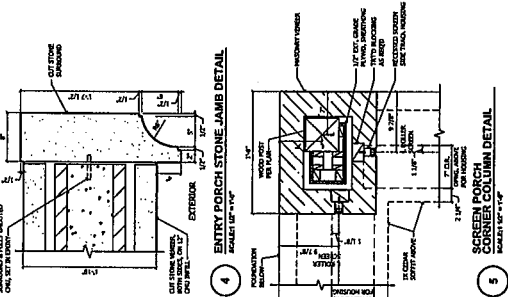
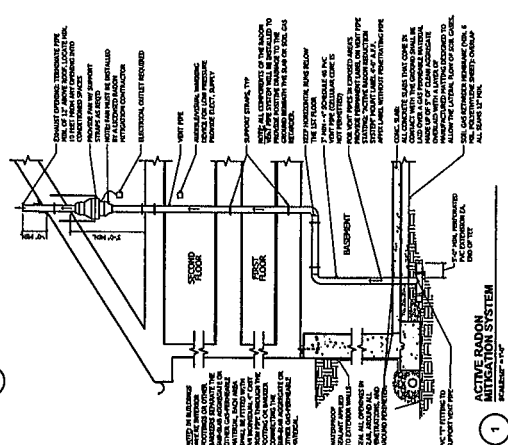
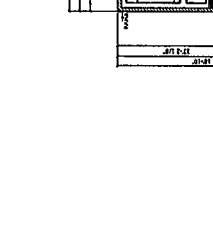
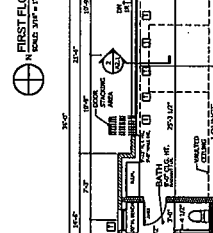
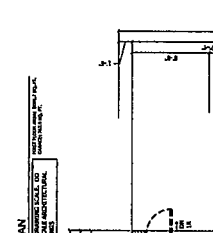
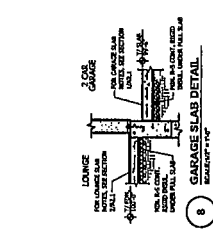
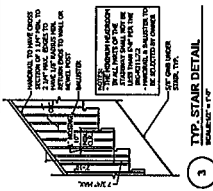
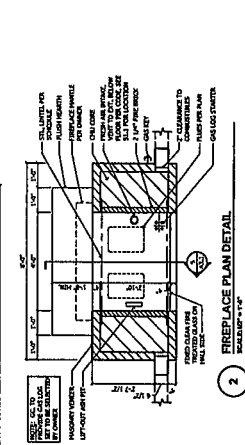


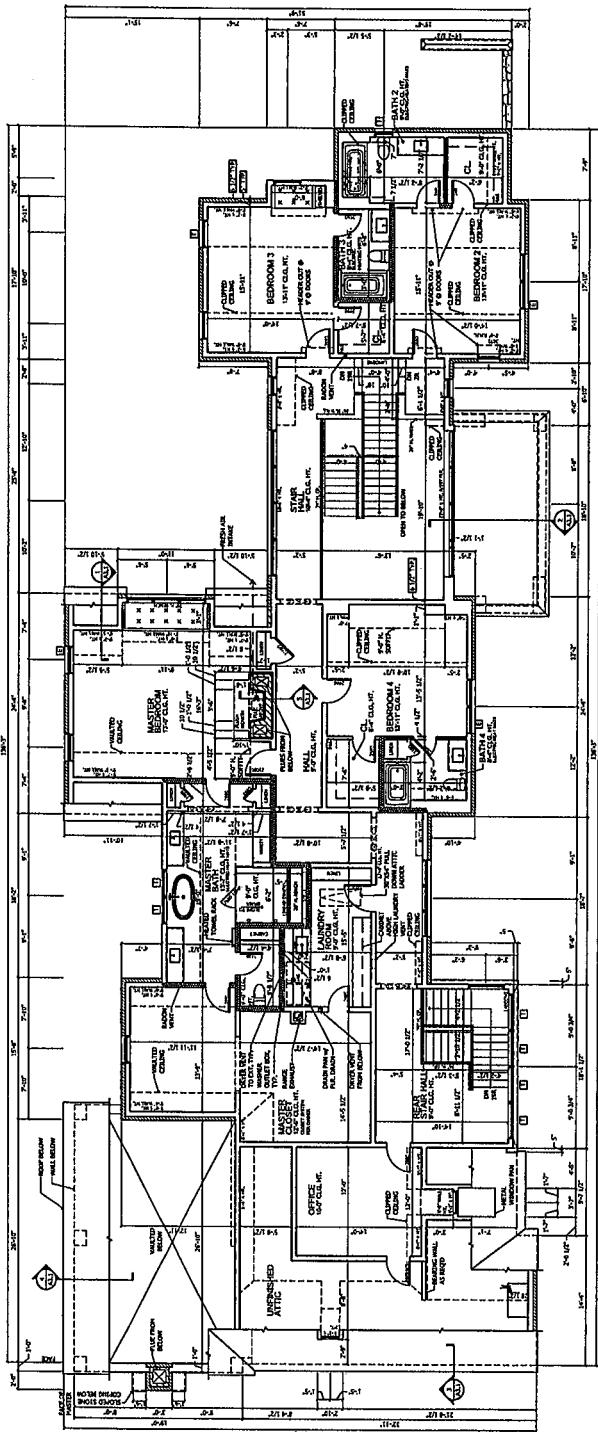
6 BATH HOUSE WALL SECTION
SCALE: 1/4" = 1'-0"

7 DETACHED GARAGE WALL SECTION
SCALE: 1/4" = 1'-0"

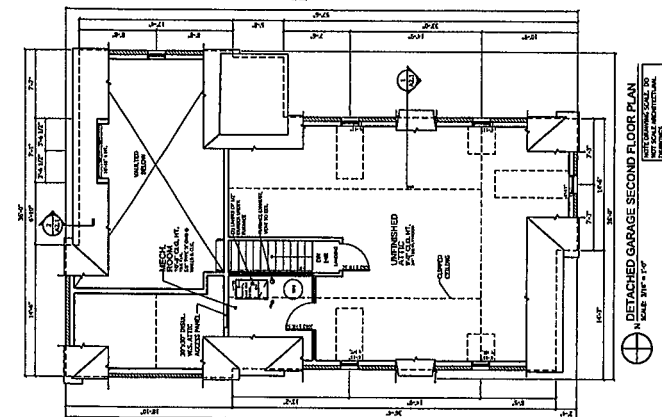


1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"
NOT TO SCALE ARCHITECTURAL

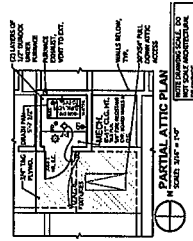




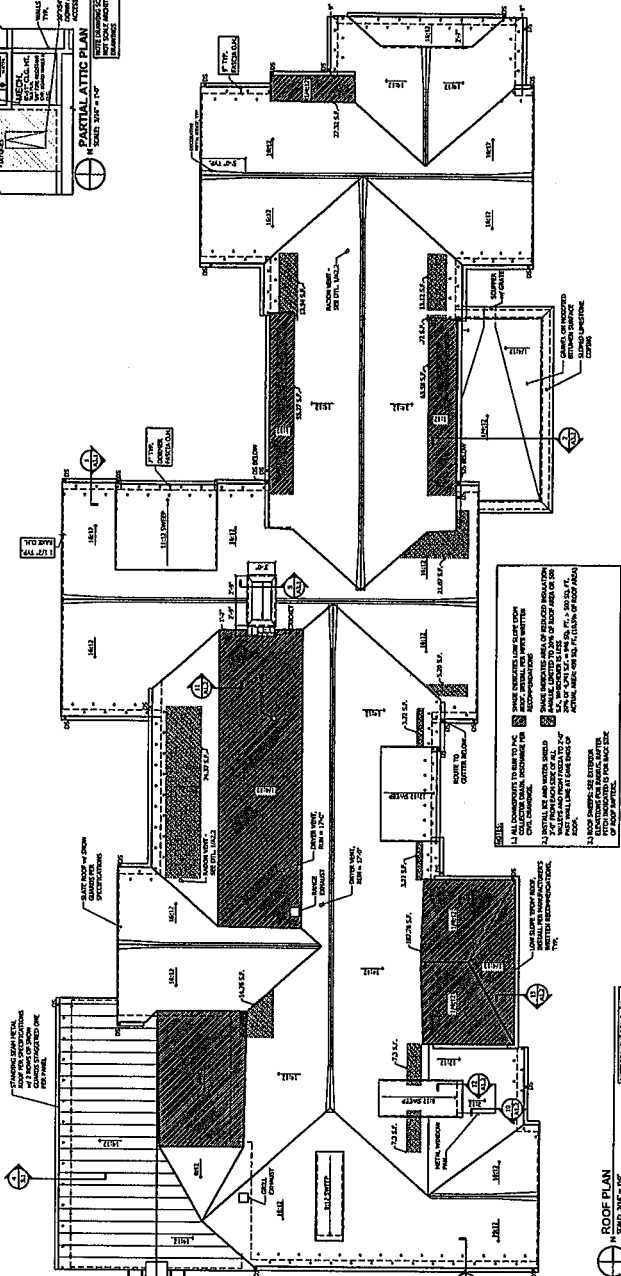
SECOND FLOOR PLAN



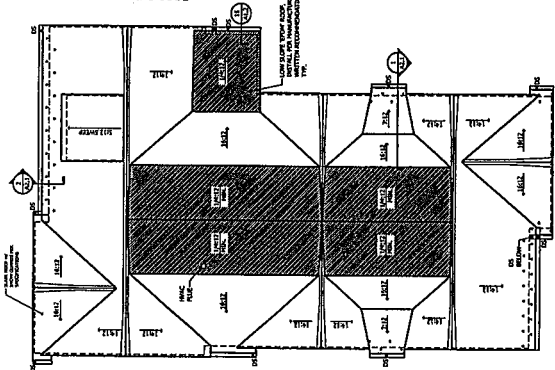
DETACHED GARAGE SECOND FLOOR PLAN



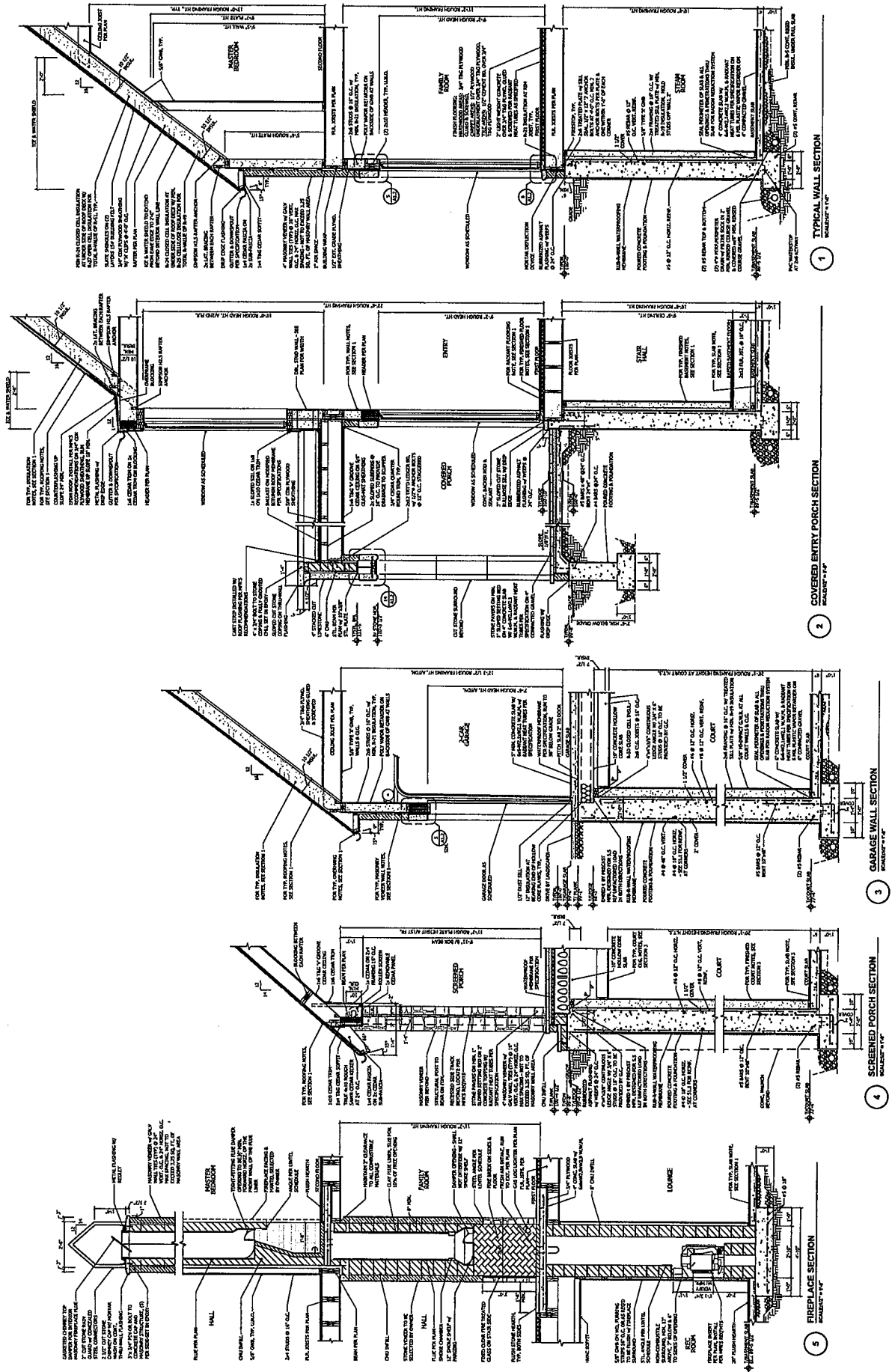
PARTIAL ATTIC PLAN

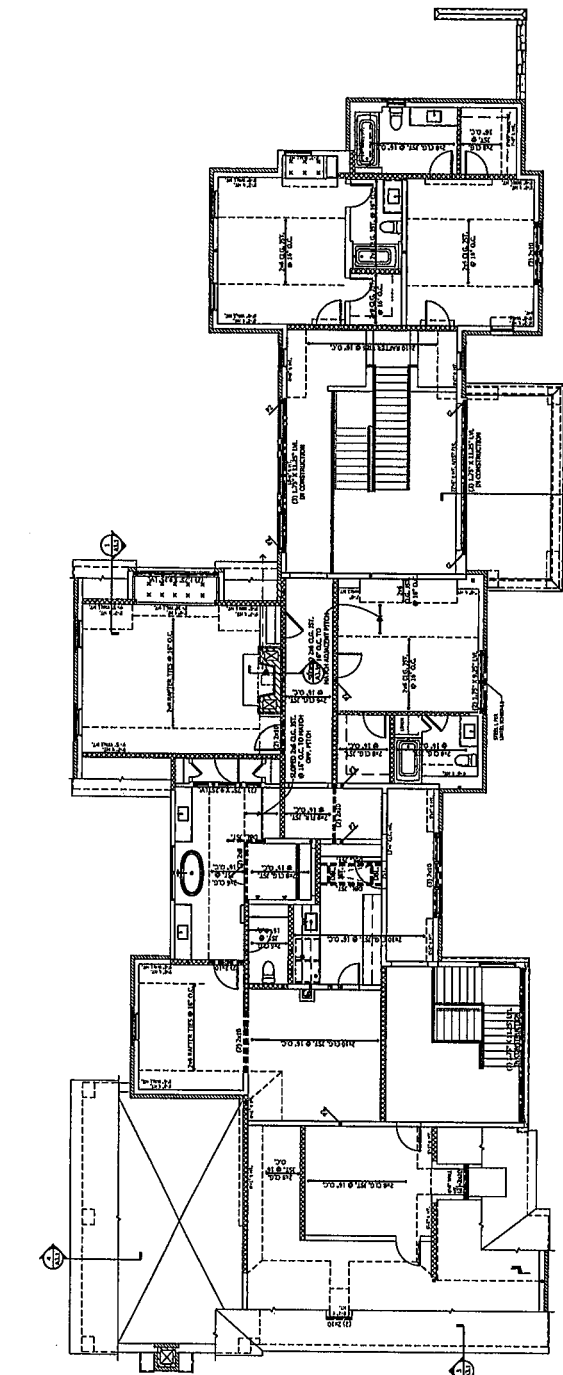


ROOF PLAN

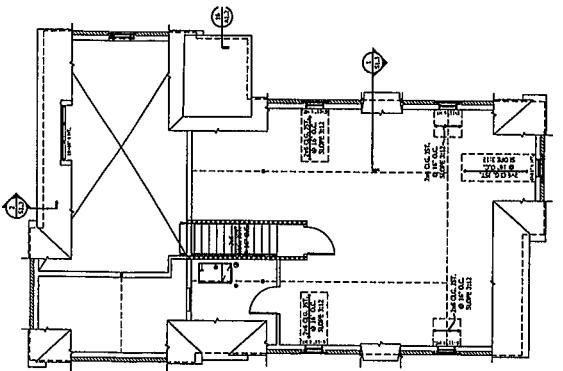


DETACHED GARAGE ROOF PLAN





**SECOND FLOOR
CEILING FRAMING PLAN**



DETACHED GARAGE SECOND FLOOR
CEILING FRAMING PLAN

| STEEL MASONRY LIMITS | |
|----------------------|-------------------------|
| CLEAR SPAN (MAX.) | EXTENSION ANGLES |
| 4'-0" | 3 1/2" X 3 1/2" X 5/16" |
| 6'-0" | 4" X 3 1/2" X 5/16" |
| 8'-0" | 5" X 3 1/2" X 5/16" |

| | | | |
|----|---|----|----------------------------|
| 1 | ALL POSTS BOMBED BY 4.0" DIA. CTS. IN 4.0" WALLS, 1/2" DIA. WALLS OR 1/2" DIA. IN 4.0" WALLS, 1/2" DIA. | 1 | 7" X 7" PARALLEL PLS. POST |
| 2 | CTD 204 POST | 2 | 8" DIA. STL. STL. PNC |
| 3 | CTD 204 POST | 3 | 8" DIA. STL. STL. PNC |
| 4 | 3.0" X 1.3.0" PARALLEL PLS. POST | 4 | 8" DIA. STL. STL. PNC |
| 5 | 3.0" X 1.3.0" PARALLEL PLS. POST | 5 | 8" DIA. STL. STL. PNC |
| 6 | 3.0" X 1.3.0" PARALLEL PLS. POST | 6 | 8" DIA. STL. STL. PNC |
| 7 | 3.0" X 1.3.0" PARALLEL PLS. POST | 7 | 8" DIA. STL. STL. PNC |
| 8 | 3.0" X 1.3.0" PARALLEL PLS. POST | 8 | 8" DIA. STL. STL. PNC |
| 9 | 3.0" X 1.3.0" PARALLEL PLS. POST | 9 | 8" DIA. STL. STL. PNC |
| 10 | 3.0" X 1.3.0" PARALLEL PLS. POST | 10 | 8" DIA. STL. STL. PNC |
| 11 | 3.0" X 1.3.0" PARALLEL PLS. POST | 11 | 8" DIA. STL. STL. PNC |
| 12 | 3.0" X 1.3.0" PARALLEL PLS. POST | 12 | 8" DIA. STL. STL. PNC |
| 13 | 3.0" X 1.3.0" PARALLEL PLS. POST | 13 | 8" DIA. STL. STL. PNC |
| 14 | 3.0" X 1.3.0" PARALLEL PLS. POST | 14 | 8" DIA. STL. STL. PNC |
| 15 | 3.0" X 1.3.0" PARALLEL PLS. POST | 15 | 8" DIA. STL. STL. PNC |
| 16 | 3.0" X 1.3.0" PARALLEL PLS. POST | 16 | 8" DIA. STL. STL. PNC |
| 17 | 3.0" X 1.3.0" PARALLEL PLS. POST | 17 | 8" DIA. STL. STL. PNC |
| 18 | 3.0" X 1.3.0" PARALLEL PLS. POST | 18 | 8" DIA. STL. STL. PNC |
| 19 | 3.0" X 1.3.0" PARALLEL PLS. POST | 19 | 8" DIA. STL. STL. PNC |
| 20 | 3.0" X 1.3.0" PARALLEL PLS. POST | 20 | 8" DIA. STL. STL. PNC |
| 21 | 3.0" X 1.3.0" PARALLEL PLS. POST | 21 | 8" DIA. STL. STL. PNC |
| 22 | 3.0" X 1.3.0" PARALLEL PLS. POST | 22 | 8" DIA. STL. STL. PNC |
| 23 | 3.0" X 1.3.0" PARALLEL PLS. POST | 23 | 8" DIA. STL. STL. PNC |
| 24 | 3.0" X 1.3.0" PARALLEL PLS. POST | 24 | 8" DIA. STL. STL. PNC |
| 25 | 3.0" X 1.3.0" PARALLEL PLS. POST | 25 | 8" DIA. STL. STL. PNC |
| 26 | 3.0" X 1.3.0" PARALLEL PLS. POST | 26 | 8" DIA. STL. STL. PNC |
| 27 | 3.0" X 1.3.0" PARALLEL PLS. POST | 27 | 8" DIA. STL. STL. PNC |
| 28 | 3.0" X 1.3.0" PARALLEL PLS. POST | 28 | 8" DIA. STL. STL. PNC |
| 29 | 3.0" X 1.3.0" PARALLEL PLS. POST | 29 | 8" DIA. STL. STL. PNC |
| 30 | 3.0" X 1.3.0" PARALLEL PLS. POST | 30 | 8" DIA. STL. STL. PNC |
| 31 | 3.0" X 1.3.0" PARALLEL PLS. POST | 31 | 8" DIA. STL. STL. PNC |
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| 43 | 3.0" X 1.3.0" PARALLEL PLS. POST | 43 | 8" DIA. STL. STL. PNC |
| 44 | 3.0" X 1.3.0" PARALLEL PLS. POST | 44 | 8" DIA. STL. STL. PNC |
| 45 | 3.0" X 1.3.0" PARALLEL PLS. POST | 45 | 8" DIA. STL. STL. PNC |
| 46 | 3.0" X 1.3.0" PARALLEL PLS. POST | 46 | 8" DIA. STL. STL. PNC |
| 47 | 3.0" X 1.3.0" PARALLEL PLS. POST | 47 | 8" DIA. STL. STL. PNC |
| 48 | 3.0" X 1.3.0" PARALLEL PLS. POST | 48 | 8" DIA. STL. STL. PNC |
| 49 | 3.0" X 1.3.0" PARALLEL PLS. POST | 49 | 8" DIA. STL. STL. PNC |
| 50 | 3.0" X 1.3.0" PARALLEL PLS. POST | 50 | 8" DIA. STL. STL. PNC |
| 51 | 3.0" X 1.3.0" PARALLEL PLS. POST | 51 | 8" DIA. STL. STL. PNC |
| 52 | 3.0" X 1.3.0" PARALLEL PLS. POST | 52 | 8" DIA. STL. STL. PNC |
| 53 | 3.0" X 1.3.0" PARALLEL PLS. POST | 53 | 8" DIA. STL. STL. PNC |
| 54 | 3.0" X 1.3.0" PARALLEL PLS. POST | 54 | 8" DIA. STL. STL. PNC |
| 55 | 3.0" X 1.3.0" PARALLEL PLS. POST | 55 | 8" DIA. STL. STL. PNC |
| 56 | 3.0" X 1.3.0" PARALLEL PLS. POST | 56 | 8" DIA. STL. STL. PNC |
| 57 | 3.0" X 1.3.0" PARALLEL PLS. POST | 57 | 8" DIA. STL. STL. PNC |
| 58 | 3.0" X 1.3.0" PARALLEL PLS. POST | 58 | 8" DIA. STL. STL. PNC |
| 59 | 3.0" X 1.3.0" PARALLEL PLS. POST | 59 | 8" DIA. STL. STL. PNC |
| 60 | 3.0" X 1.3.0" PARALLEL PLS. POST | 60 | 8" DIA. STL. STL. PNC |
| 61 | 3.0" X 1.3.0" PARALLEL PLS. POST | 61 | 8" DIA. STL. STL. PNC |
| 62 | 3.0" X 1.3.0" PARALLEL PLS. POST | 62 | 8" DIA. STL. STL. PNC |
| 63 | 3.0" X 1.3.0" PARALLEL PLS. POST | 63 | 8" DIA. STL. STL. PNC |
| 64 | 3.0" X 1.3.0" PARALLEL PLS. POST | 64 | 8" DIA. STL. STL. PNC</ |

ALL BATTERIES TO BE SUP 23.2 X 1.75 X 0.18 OZ. ALL
DOUBLE JOINTS W/POW. ALL PAVILION PARTITIONS
GUTTER JOISTS 4" W/POW. ALL CENTER OF WALL ABOVE
ALL JOISTS TO BE (7) 2.5 X 8 IN. INSTALLED
DIRECTLY UNDER FLOOR JOISTS ABOVE
UNITS.

EXTERIOR WALL BRACING TO BE C-40 PER PS 9C
SECTION AND BOLL UNITS.

222 AREA OF OVERHANG

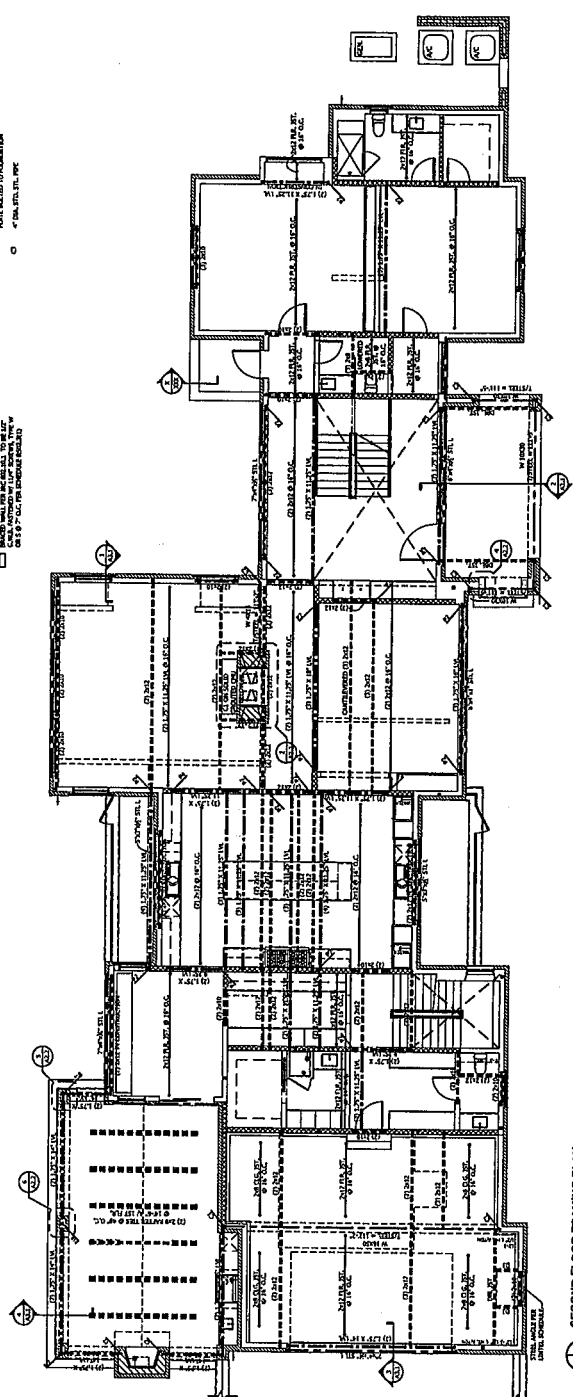

☐ AREA OF A.T. BRACING PER PS 9C BOLL UNITS
BRACED WALL PER PS 9C BOLL UNITS TO BE SET
BACK, INSTALLED W/ 11" X 7" SQUARE, TYPE W
ON 5 @ 7' O.C. PER SCHEDULE REQUIRED

| DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|-------------|----------|------|-------|---------|
| 1.0000 | 1.00 | EA | 1.00 | 1.00 |
| 2.0000 | 2.00 | EA | 2.00 | 2.00 |
| 3.0000 | 3.00 | EA | 3.00 | 3.00 |
| 4.0000 | 4.00 | EA | 4.00 | 4.00 |
| 5.0000 | 5.00 | EA | 5.00 | 5.00 |
| 6.0000 | 6.00 | EA | 6.00 | 6.00 |
| 7.0000 | 7.00 | EA | 7.00 | 7.00 |
| 8.0000 | 8.00 | EA | 8.00 | 8.00 |
| 9.0000 | 9.00 | EA | 9.00 | 9.00 |
| 10.0000 | 10.00 | EA | 10.00 | 10.00 |
| 11.0000 | 11.00 | EA | 11.00 | 11.00 |
| 12.0000 | 12.00 | EA | 12.00 | 12.00 |
| 13.0000 | 13.00 | EA | 13.00 | 13.00 |
| 14.0000 | 14.00 | EA | 14.00 | 14.00 |
| 15.0000 | 15.00 | EA | 15.00 | 15.00 |
| 16.0000 | 16.00 | EA | 16.00 | 16.00 |
| 17.0000 | 17.00 | EA | 17.00 | 17.00 |
| 18.0000 | 18.00 | EA | 18.00 | 18.00 |
| 19.0000 | 19.00 | EA | 19.00 | 19.00 |
| 20.0000 | 20.00 | EA | 20.00 | 20.00 |
| 21.0000 | 21.00 | EA | 21.00 | 21.00 |
| 22.0000 | 22.00 | EA | 22.00 | 22.00 |
| 23.0000 | 23.00 | EA | 23.00 | 23.00 |
| 24.0000 | 24.00 | EA | 24.00 | 24.00 |
| 25.0000 | 25.00 | EA | 25.00 | 25.00 |
| 26.0000 | 26.00 | EA | 26.00 | 26.00 |
| 27.0000 | 27.00 | EA | 27.00 | 27.00 |
| 28.0000 | 28.00 | EA | 28.00 | 28.00 |
| 29.0000 | 29.00 | EA | 29.00 | 29.00 |
| 30.0000 | 30.00 | EA | 30.00 | 30.00 |
| 31.0000 | 31.00 | EA | 31.00 | 31.00 |
| 32.0000 | 32.00 | EA | 32.00 | 32.00 |
| 33.0000 | 33.00 | EA | 33.00 | 33.00 |
| 34.0000 | 34.00 | EA | 34.00 | 34.00 |
| 35.0000 | 35.00 | EA | 35.00 | 35.00 |
| 36.0000 | 36.00 | EA | 36.00 | 36.00 |
| 37.0000 | 37.00 | EA | 37.00 | 37.00 |
| 38.0000 | 38.00 | EA | 38.00 | 38.00 |
| 39.0000 | 39.00 | EA | 39.00 | 39.00 |
| 40.0000 | 40.00 | EA | 40.00 | 40.00 |
| 41.0000 | 41.00 | EA | 41.00 | 41.00 |
| 42.0000 | 42.00 | EA | 42.00 | 42.00 |
| 43.0000 | 43.00 | EA | 43.00 | 43.00 |
| 44.0000 | 44.00 | EA | 44.00 | 44.00 |
| 45.0000 | 45.00 | EA | 45.00 | 45.00 |
| 46.0000 | 46.00 | EA | 46.00 | 46.00 |
| 47.0000 | 47.00 | EA | 47.00 | 47.00 |
| 48.0000 | 48.00 | EA | 48.00 | 48.00 |
| 49.0000 | 49.00 | EA | 49.00 | 49.00 |
| 50.0000 | 50.00 | EA | 50.00 | 50.00 |
| 51.0000 | 51.00 | EA | 51.00 | 51.00 |
| 52.0000 | 52.00 | EA | 52.00 | 52.00 |
| 53.0000 | 53.00 | EA | 53.00 | 53.00 |
| 54.0000 | 54.00 | EA | 54.00 | 54.00 |
| 55.0000 | 55.00 | EA | 55.00 | 55.00 |
| 56.0000 | 56.00 | EA | 56.00 | 56.00 |
| 57.0000 | 57.00 | EA | 57.00 | 57.00 |
| 58.0000 | 58.00 | EA | 58.00 | 58.00 |
| 59.0000 | 59.00 | EA | 59.00 | 59.00 |
| 60.0000 | 60.00 | EA | 60.00 | 60.00 |
| 61.0000 | 61.00 | EA | 61.00 | 61.00 |
| 62.0000 | 62.00 | EA | 62.00 | 62.00 |
| 63.0000 | 63.00 | EA | 63.00 | 63.00 |
| 64.0000 | 64.00 | EA | 64.00 | 64.00 |
| 65.0000 | 65.00 | EA | 65.00 | 65.00 |
| 66.0000 | 66.00 | EA | 66.00 | 66.00 |
| 67.0000 | 67.00 | EA | 67.00 | 67.00 |
| 68.0000 | 68.00 | EA | 68.00 | 68.00</ |

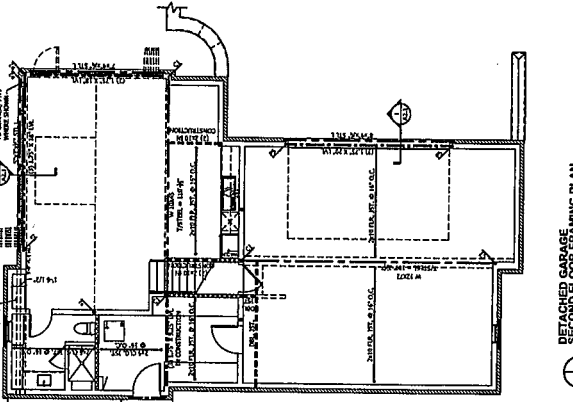
USE PLAYS FOR MORE INFORMATION

| | |
|----------------------|----------------------|
| STEEL BEAM | STEEL BEAM |
| MODULUM RAY | MODULUM RAY |
| IMPERFECT LINE | IMPERFECT LINE |
| STANDARD STEEL PIPE | STANDARD STEEL PIPE |
| COL. SEE POST LOCK | COL. SEE POST LOCK |
| WEDGE POST, SEE POST | WEDGE POST, SEE POST |
| LONG BEARING WALL | LONG BEARING WALL |
| LONG BEARING WALL | LONG BEARING WALL |

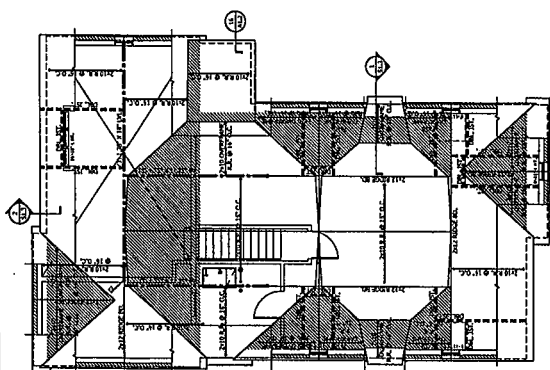
DO NOT EATING SOUL. DO NOT YOUR ABSTRACTUAL. EATING



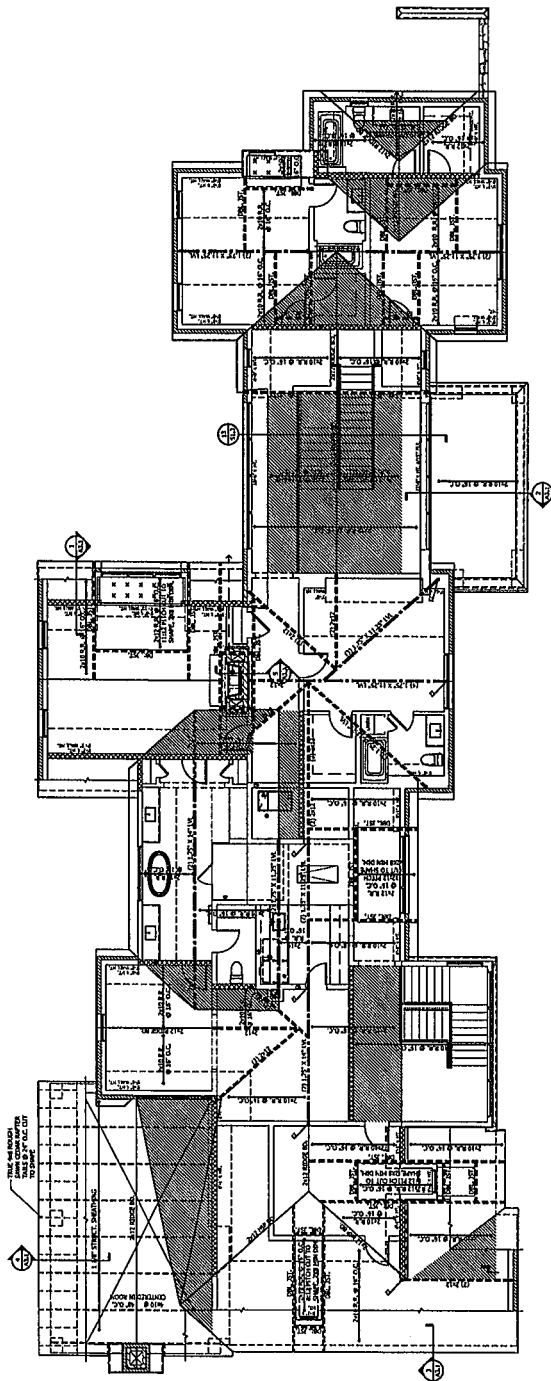

 IN SCALE: 1/8" = 1'-0"
SECOND FLOOR FRAMING PLAN
 NOTE: DRAWING SCALE, DO NOT SCALE ARCHITECTURE



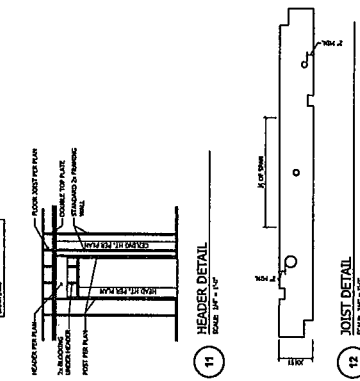
 N
 SECOND FLOOR FRAMING PLAN
 SCALE: 3/16" = 1'-0"
 NOTE: DRAWING SCALE, DO NOT SCALE ARCHITECTURAL



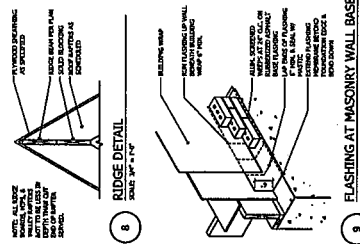

**DETACHED GARAGE
ROOF FRAMING PLAN**
 SCALE: 3/8" = 1'-0"
 NOT DRAWING SCALE, DO
 NOT SCALE ARCHITECTURAL
 DRAWINGS



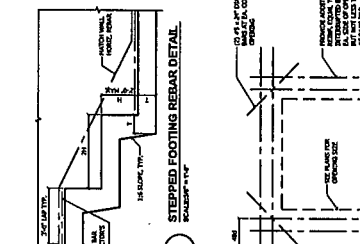
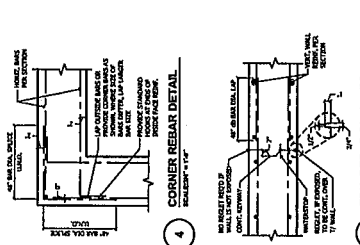
ROOF FRAMING PLAN



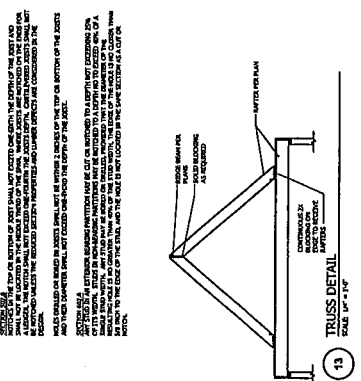
42 JOIST DETAIL



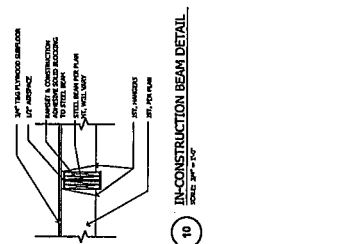
FLASHING AT MASONRY WALL BASE



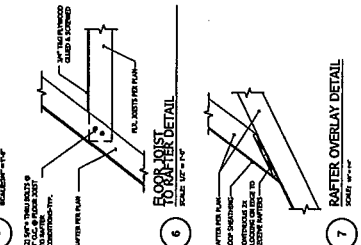
ALL POINTS FOR
OPINING SIZE



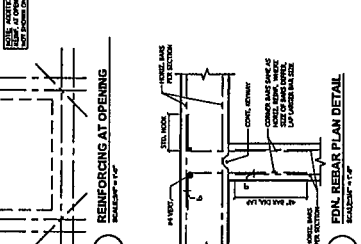
13

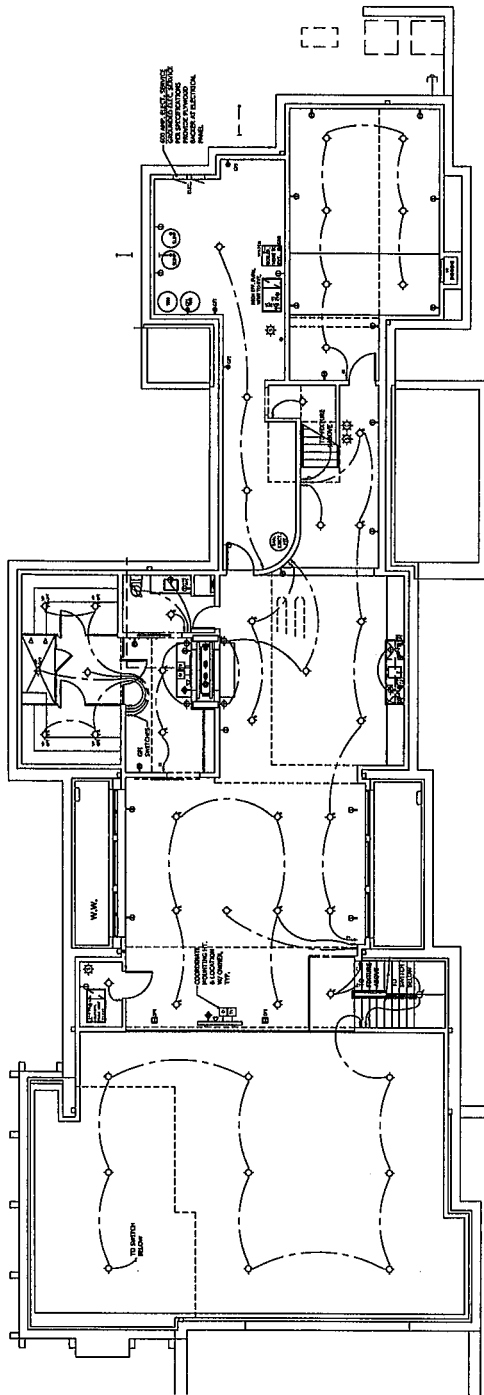


IN-CONSTRUCTION BEAM DETAIL

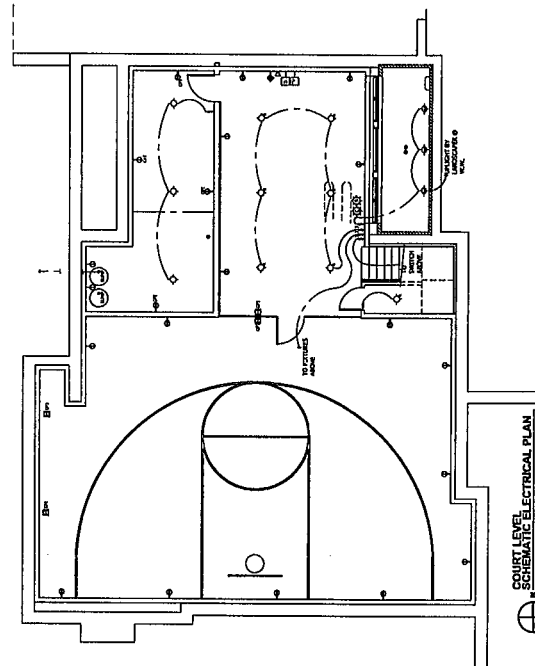


6 FLOOR JOIST
TO RAFTER DETAIL
SCALE: 1/2" = 1'-0"

[illegible]




**LOWER LEVEL
SCHEMATIC ELECTRICAL PLAN**
 NO. 12 DRAWING SCALE: 1/8" = 1'-0"
 NOT SCALE ARCHITECTURAL
 REVISIONS



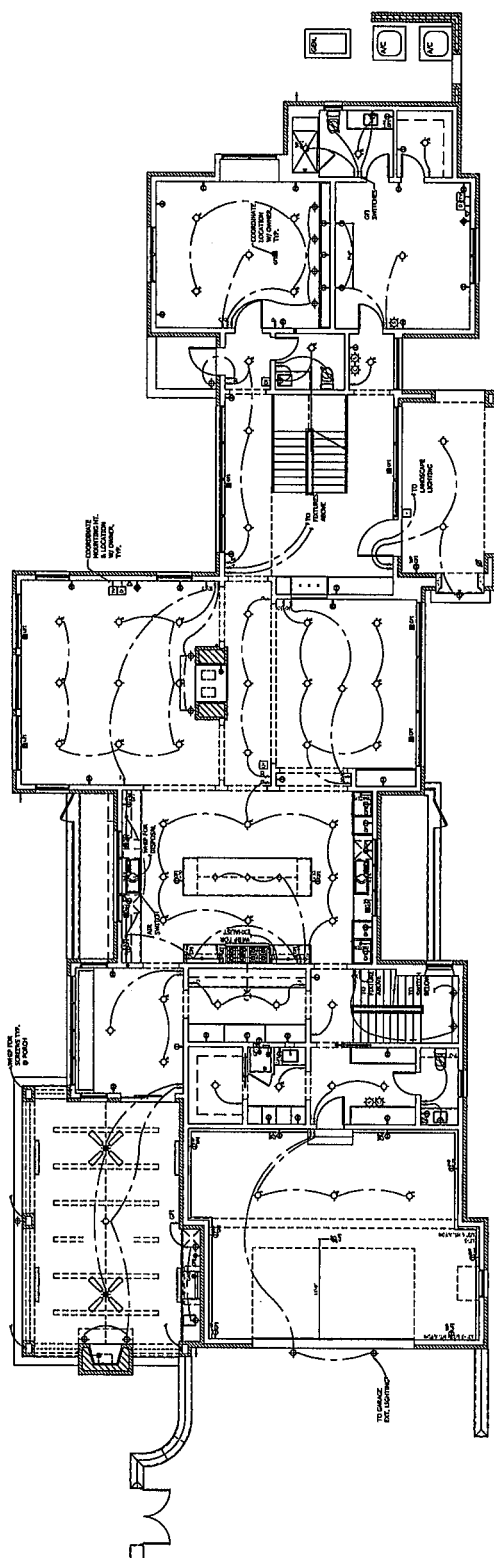
 **COURT LEVEL
SCHEMATIC ELECTRICAL PLAN**
N
SHEET 2116 OF 2142
DATE: 01/15/2014
BY: J. L. HARRIS
FOR: J. L. HARRIS
PROJECT: J. L. HARRIS
SCALE: 1/8" = 1'-0"
NOT SCALE ARCHITECTURAL

ELECTRICAL GENERAL NOTES

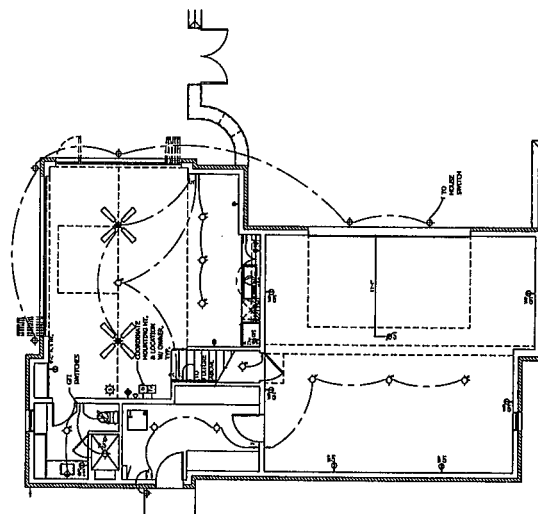
- [illegible]

PROJECT MONITOR:

1. VERIFY LOCATION, NUMBER & SIZES OF ALL FLOOR OUTLETS OF OMNI-FL.
2. G.C. TO COORDINATE POWER REQUIREMENTS OF A.X. CONSULTANT FOR OMNI-FL.
3. LOCATING IN ALL CHIMNEYS TO BE COORDINATED OF CEMENT SUPPLIES PER OMNI-FL.
4. LOCATING IN ALL EXIST. AIR NETWORK TO BE COORDINATED OF MECHANICAL SUPPLIES PER OMNI-FL.
5. ALL DECORATIVE PARTURES TO BE FURNISHED BY OMNI-FL & INSTALLED BY ELECTRICAL.



**FIRST FLOOR
SCHEMATIC ELECTRICAL PLAN**



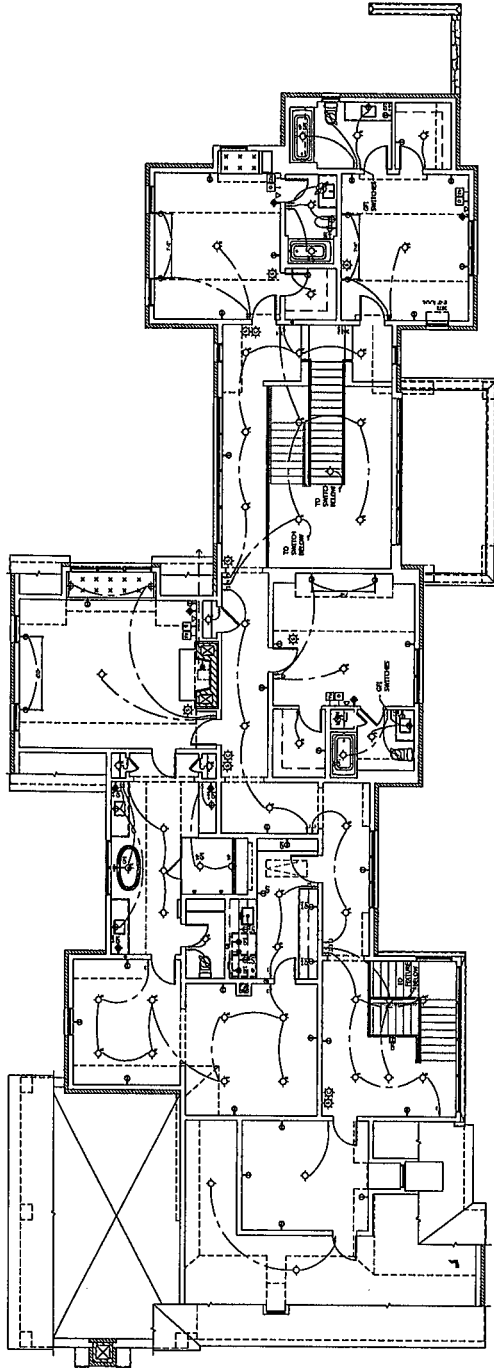

**DETACHED GARAGE FIRST FLOOR
SCHEMATIC ELECTRICAL PLAN**
 SCALE: 3/8" = 1'-0"
 NOTE: DRAWING SCALE, DO
 NOT SCALE ARCHITECTURAL

ELECTRICAL LEGEND



ELECTRICAL GENERAL NOTES

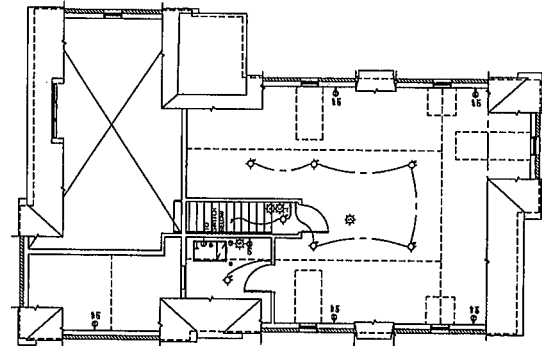
- [illegible]



**SECOND FLOOR
SCHEMATIC ELECTRICAL PLAN**

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

PLATE DRAWING SCALE, DO
NOT SCALE ARCHITECTURAL
DIMENSIONS



**DETACHED GARAGE SECOND FLOOR
SCHEMATIC ELECTRICAL PLAN**

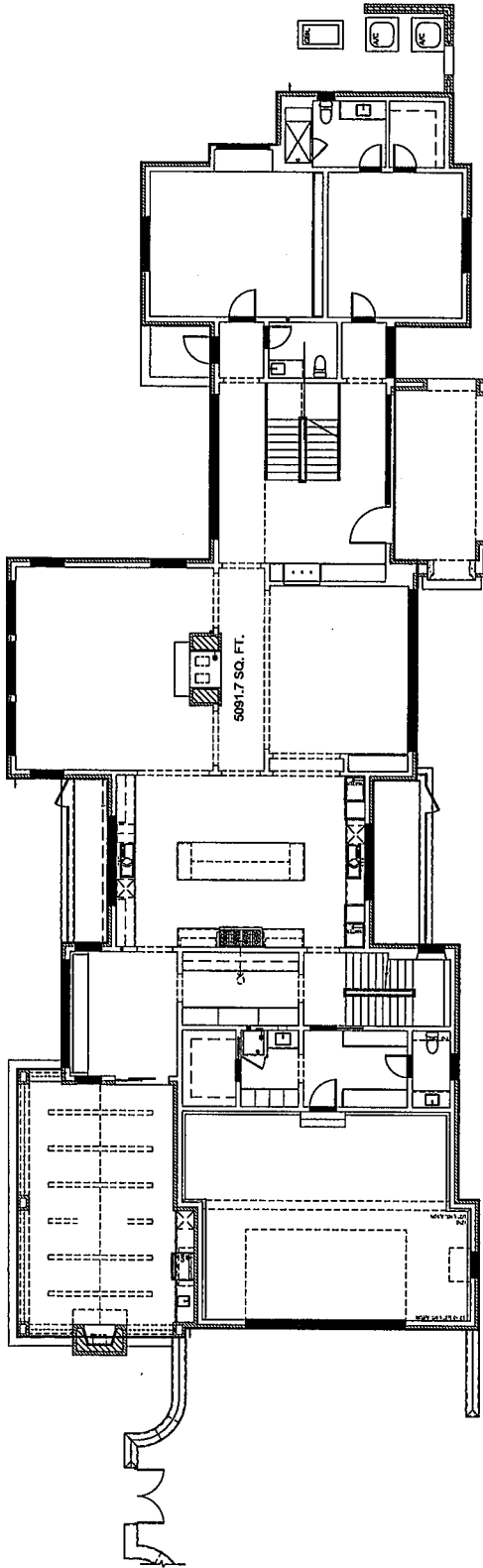
NOTES: DRAWING SCALE: DO NOT SCALE ARCHITECTURAL ELEMENTS

1" = 8'-0"

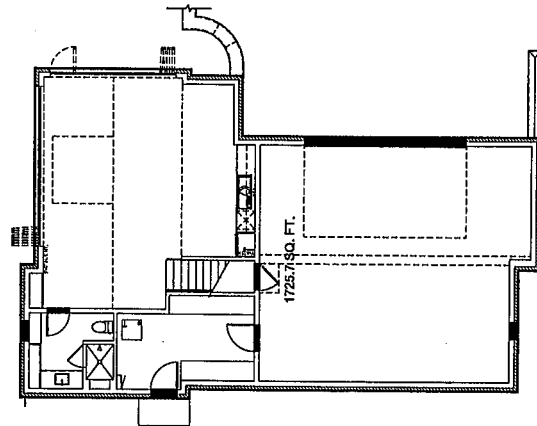
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Summary

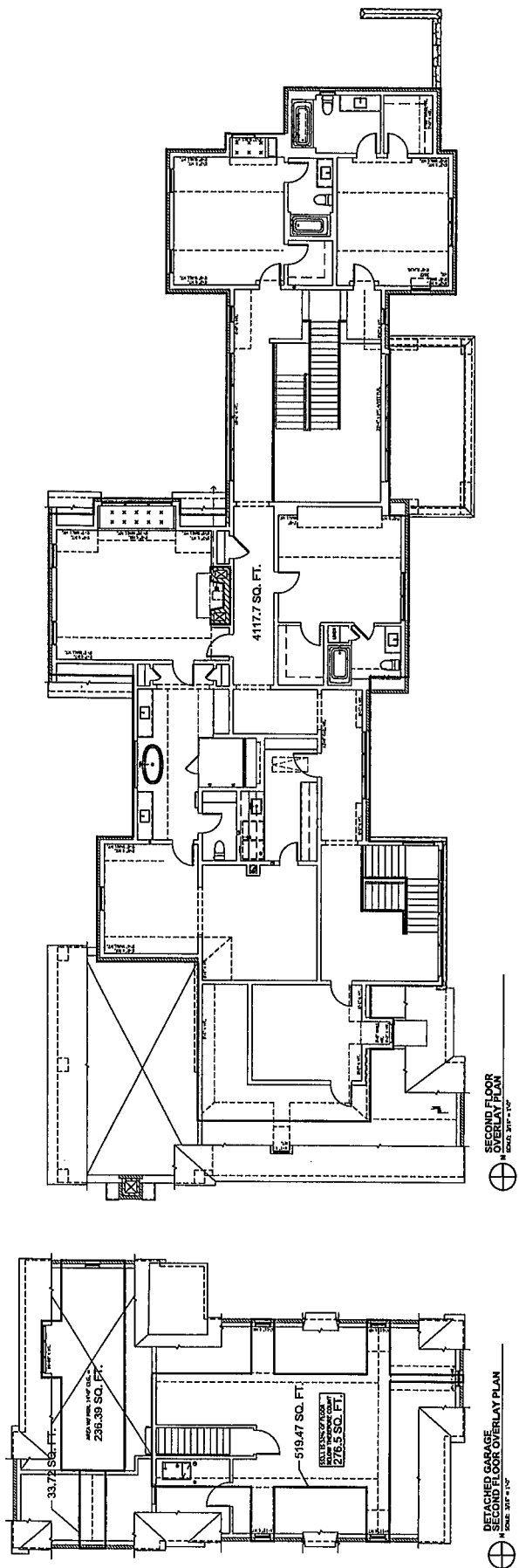
1. VERIFY LOCATION, NUMBER & PERFORMANCE OF ALL PLACED OUTLETS OF CEMENT.
2. C/C TO COORDINATE POWER REQUIREMENTS W/ ALL CONTRACTORS PER OWNER.
3. LOCATING IN ALL CONTRACTS TO BE COORDINATED & CEMENT SUPPLIER PER OWNER.
4. LOCATING IN ALL SUEW- IN WELL WORK TO BE COORDINATED & WELLBORE SUPPLY PER OWNER.
5. ALL DESTRUCTIVE TESTS/LIMS TO BE PERFORMED BY OWNER & SCHEDULED BY SELECT CONTRACTOR.



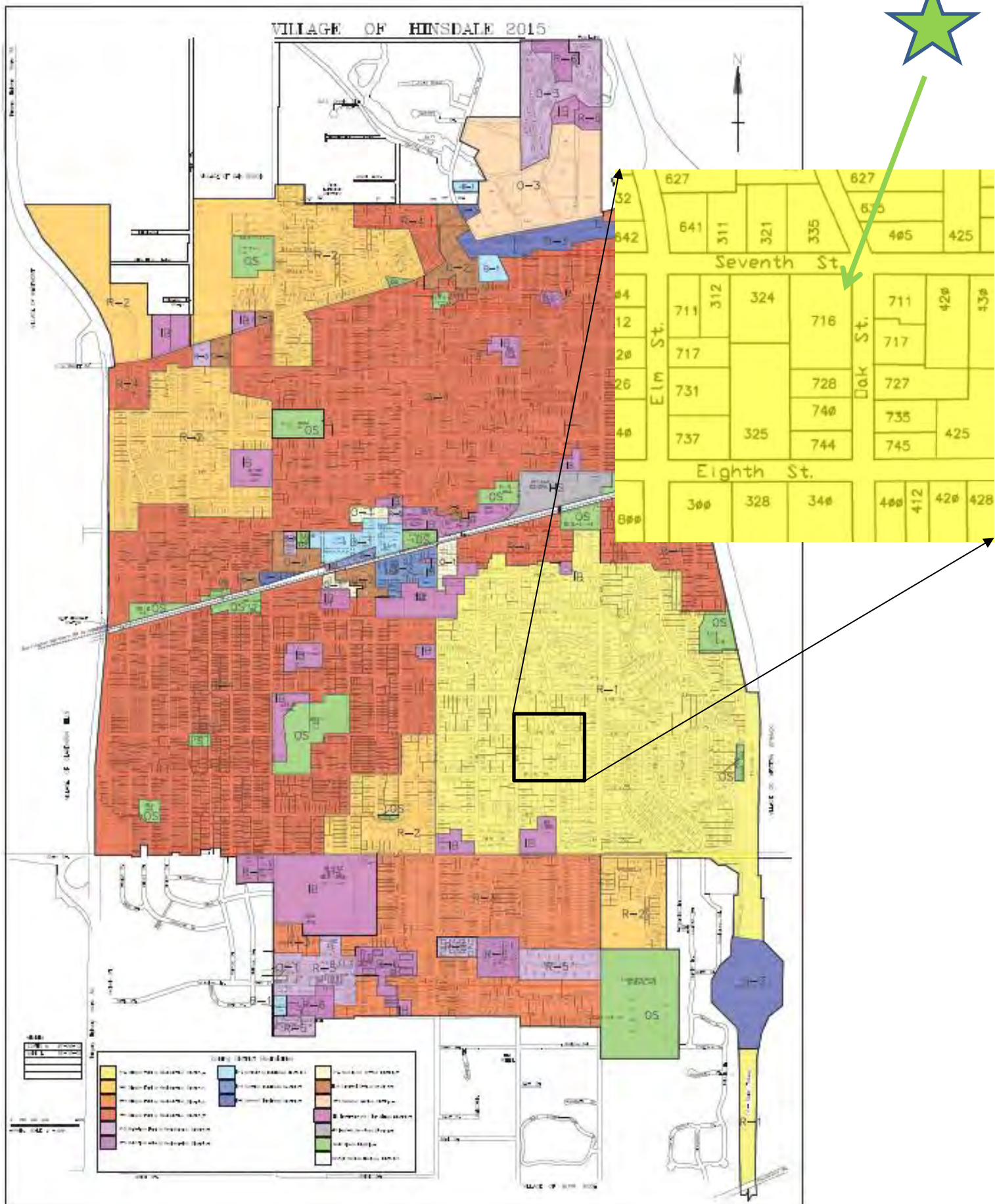
**FIRST FLOOR
OVERLAY PLAN**
SCALE: 3/16" = 1'-0"



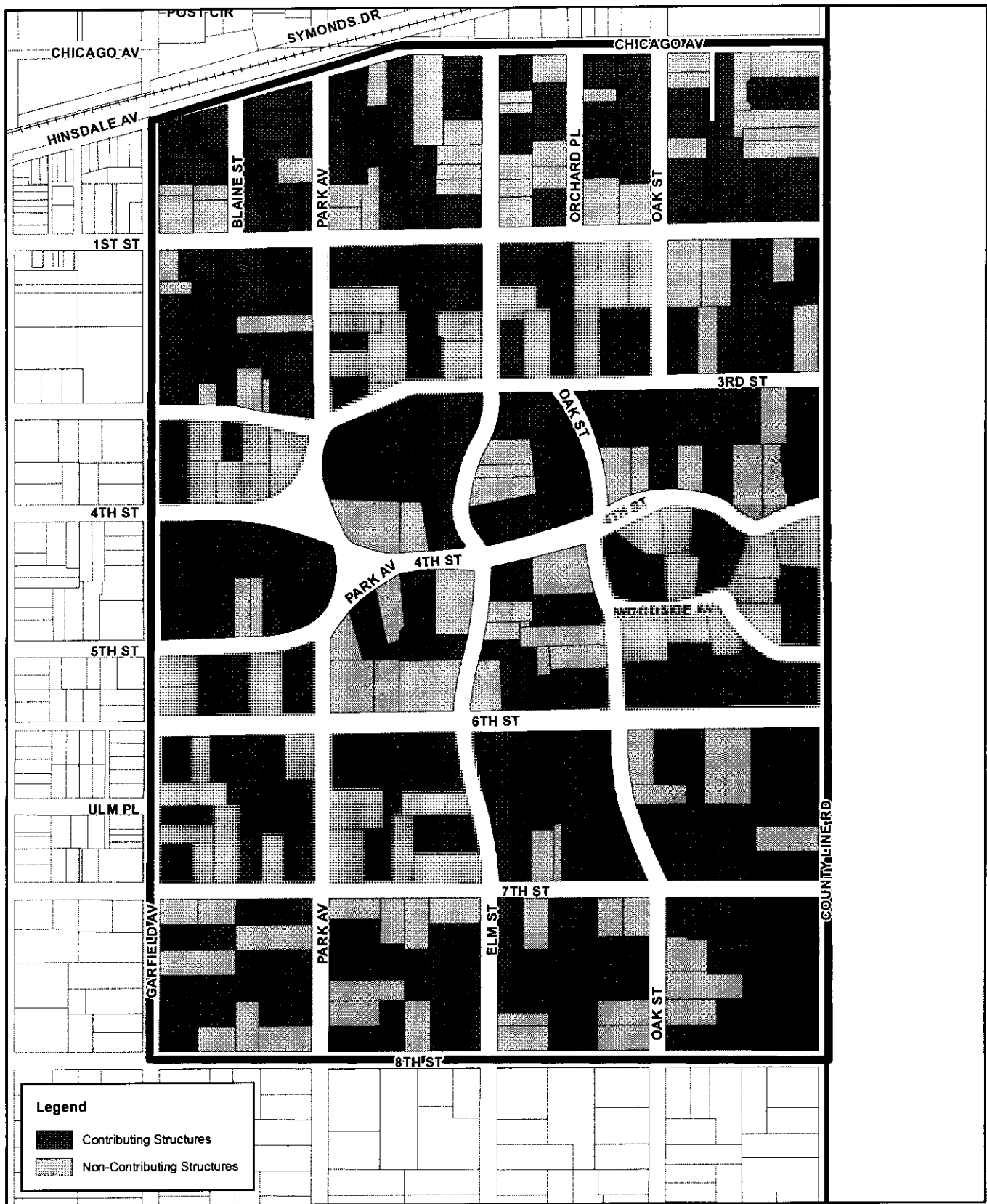
DETACHED GARAGE
FIRST FLOOR OVERLAY PLAN
SOUT; 3/11" = 1'-0"



Attachment 2: Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

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

B. Design Standards:

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

Robbins Park Historic District
Hinsdale, DuPage County, IL

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

Attachment 6: Aerial View 716 S. Oak Street



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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

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

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled matter
 before the Historic Preservation Commission at
 19 East Chicago Avenue, Hinsdale, Illinois, on
 the 4th day of March, 2020, at 6:52 p.m.

BOARD MEMBERS PRESENT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7 CHAIRMAN BOHNEN: I appreciate it.

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

07:43PM

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

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

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

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

07:44PM

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

21 MR. COULES: Thanks a lot, Mike.

22 CHAIRMAN BOHNEN: Thank you very much.

1 Appreciate it.

2 * * *

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

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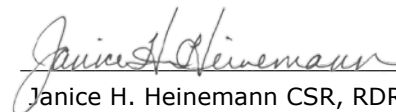
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STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

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



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




MEMORANDUM

DATE: July 1, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 419 S. Oak St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home – Case HPC-02-2020
Continued from 03.04.20 HPC Meeting

Summary

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

Request and Analysis

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

Process

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

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



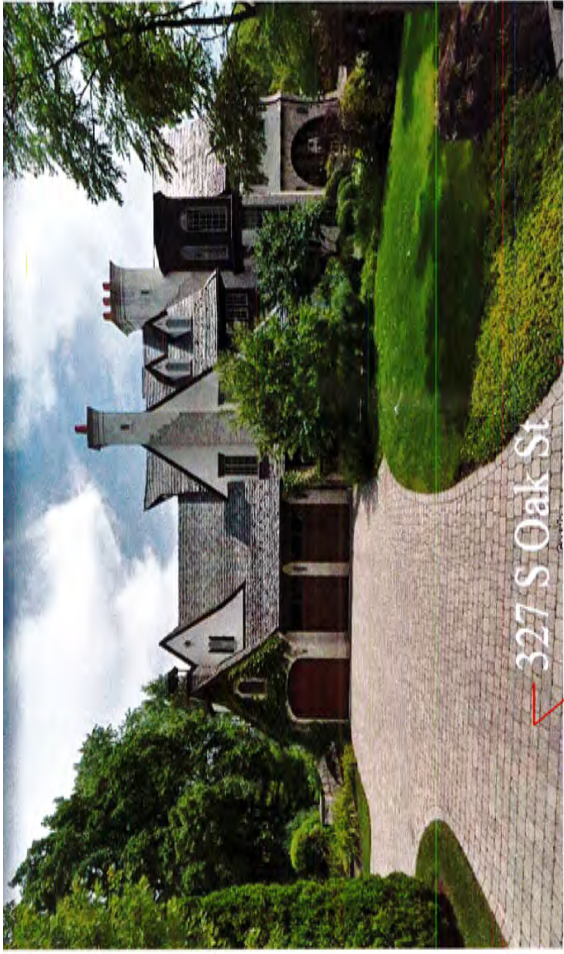
MEMORANDUM

Attachments:

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



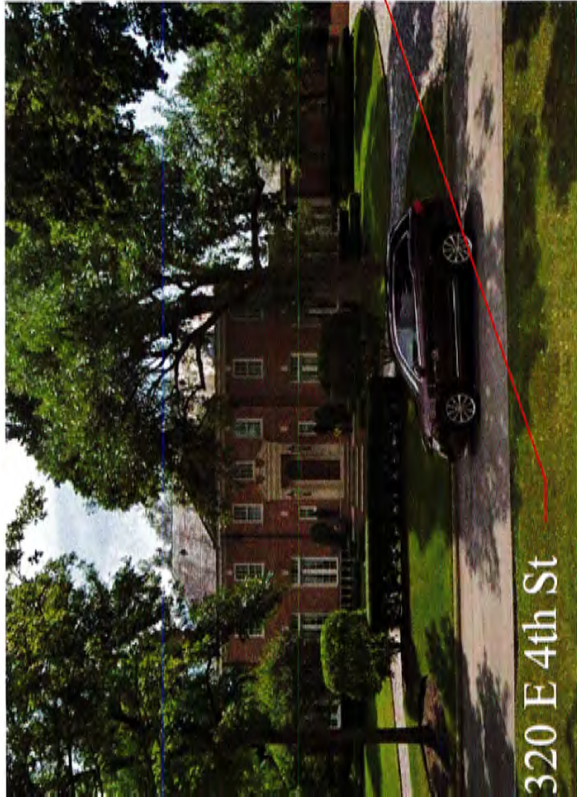
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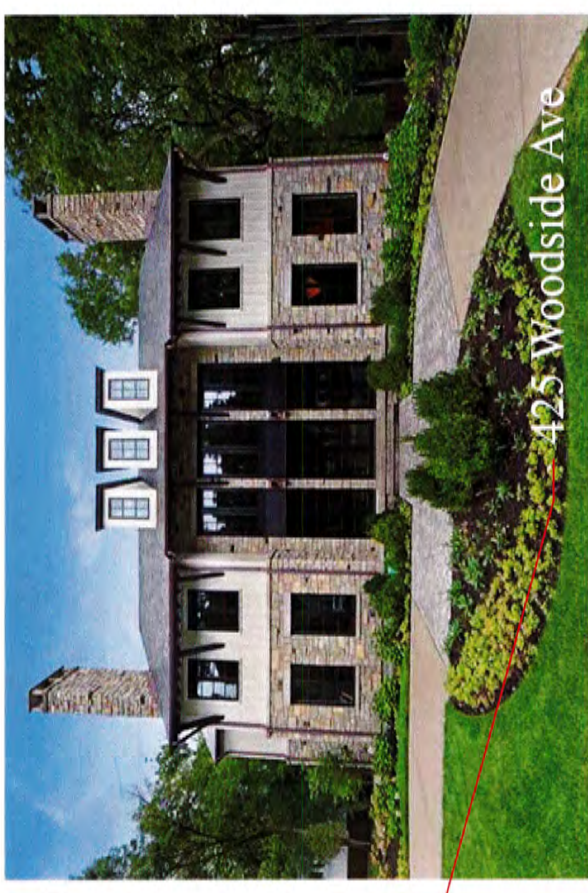
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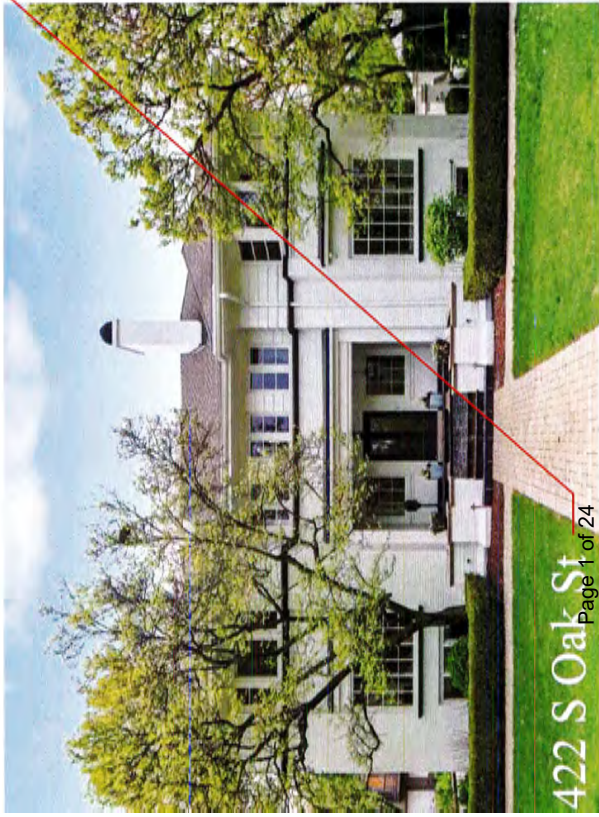
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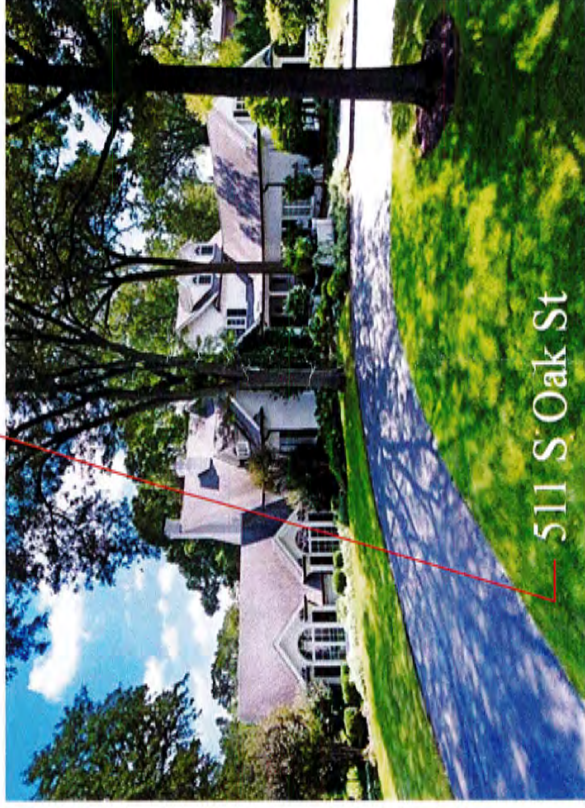
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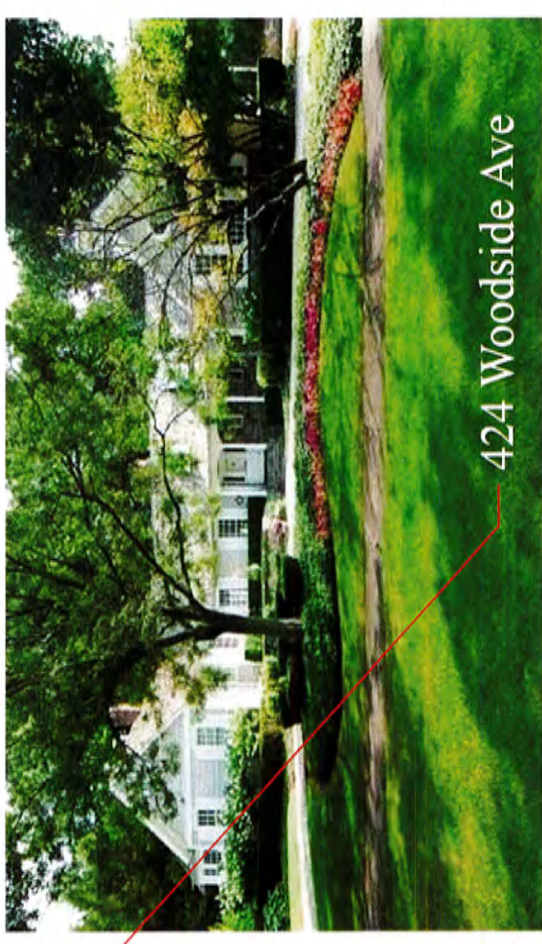
425 Woodside Ave



422 S Oak St



511 S Oak St



424 Woodside Ave

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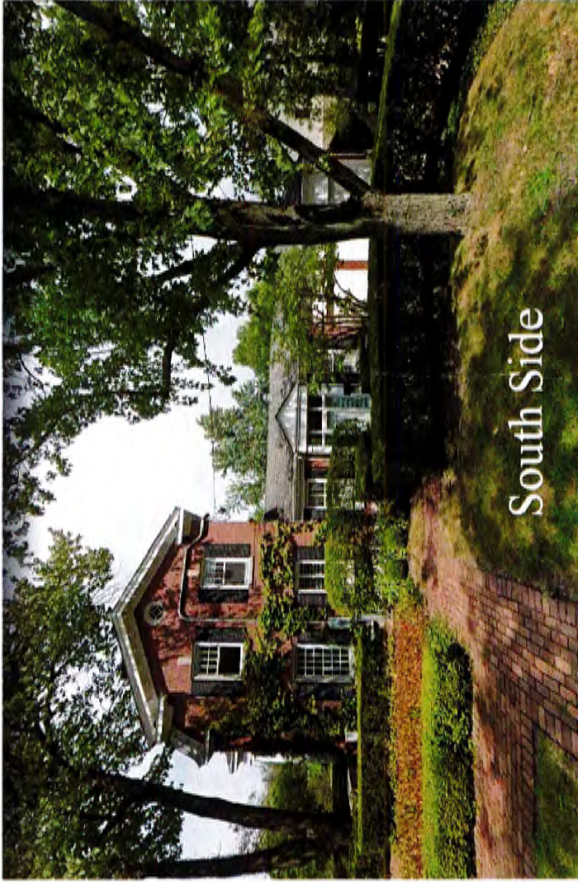
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DESIGN | BUILD | REMODEL



Rear



South Side



Front



North Side



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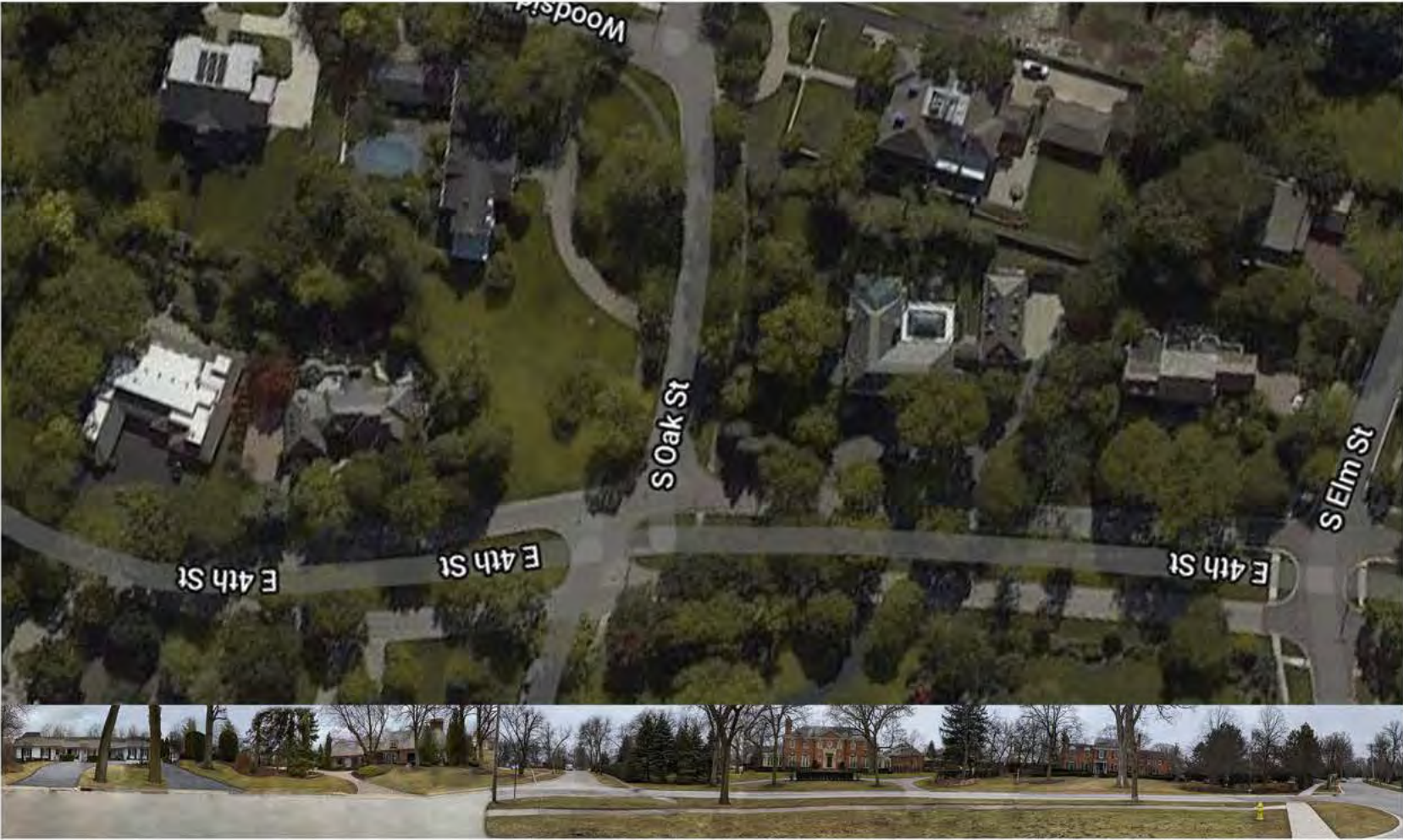
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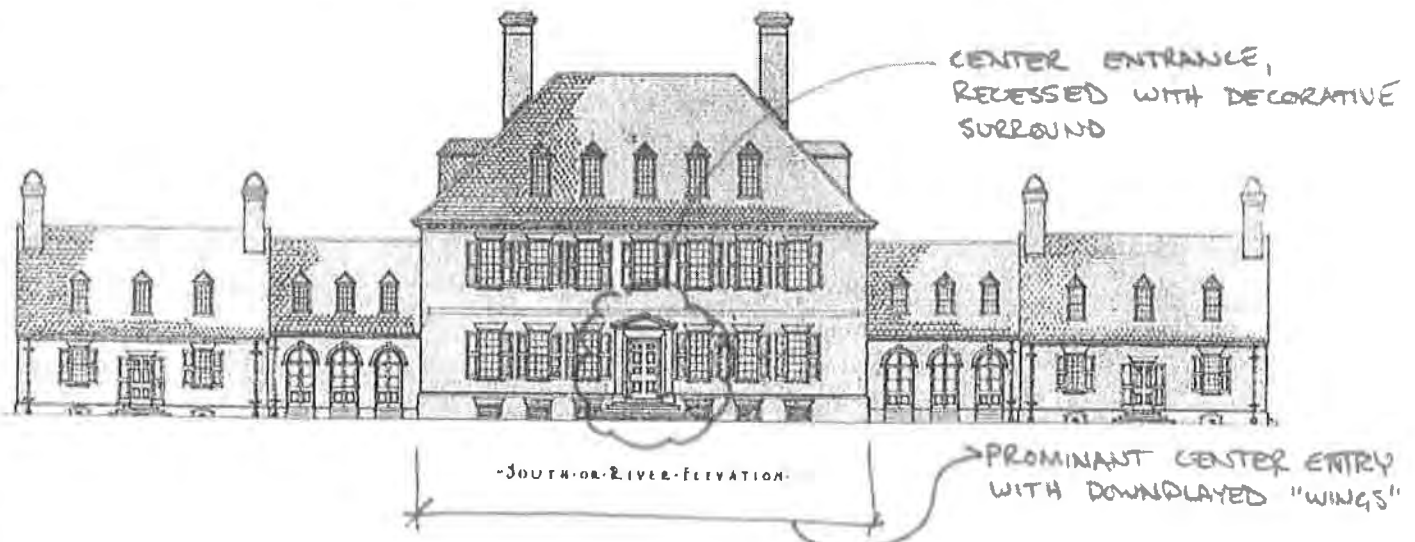
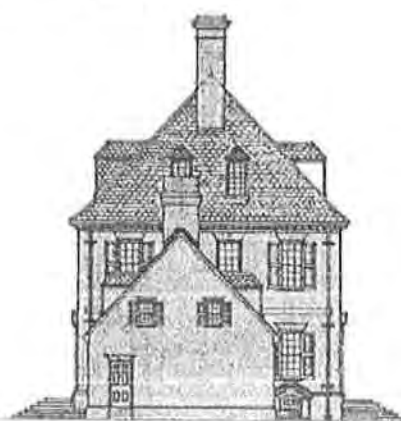
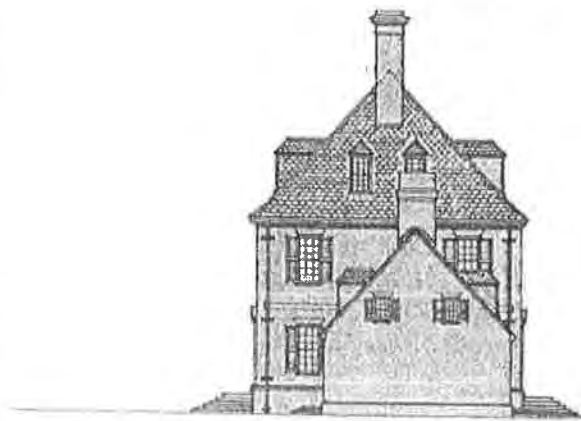
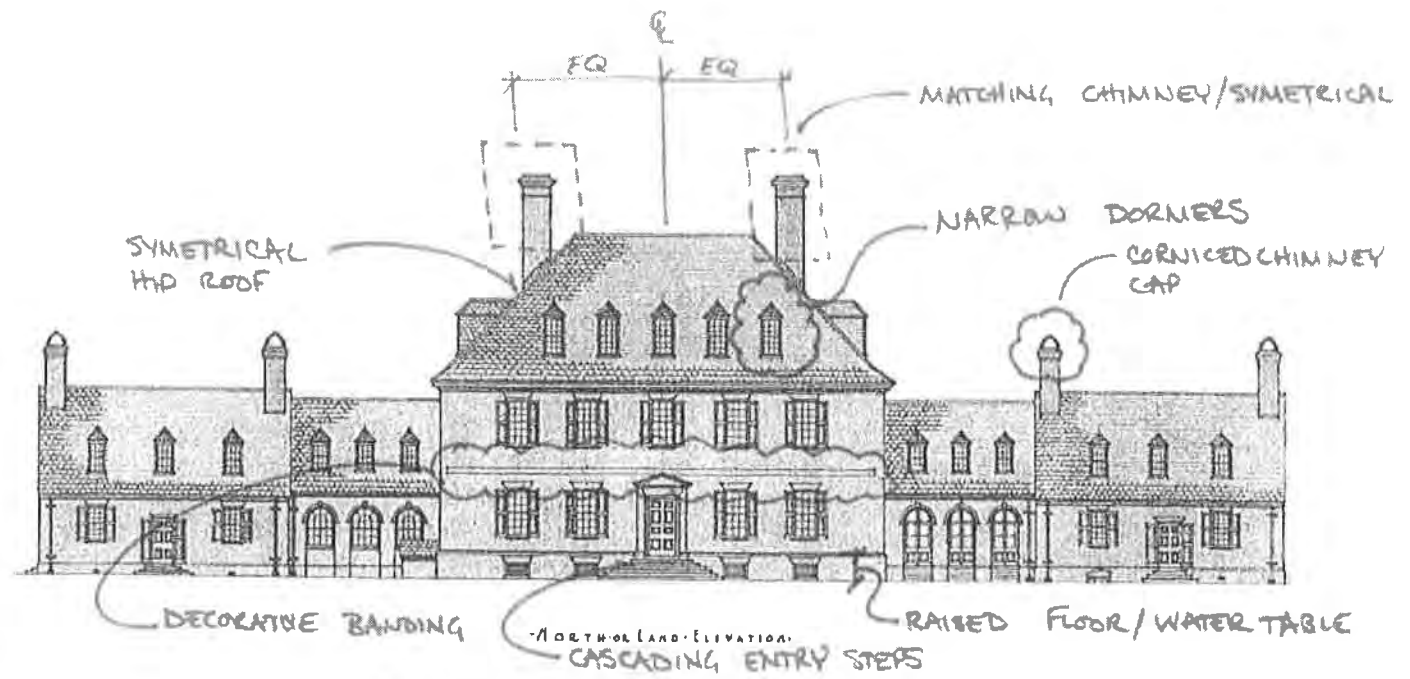
EXISTING SITE



PROPOSED PLAN

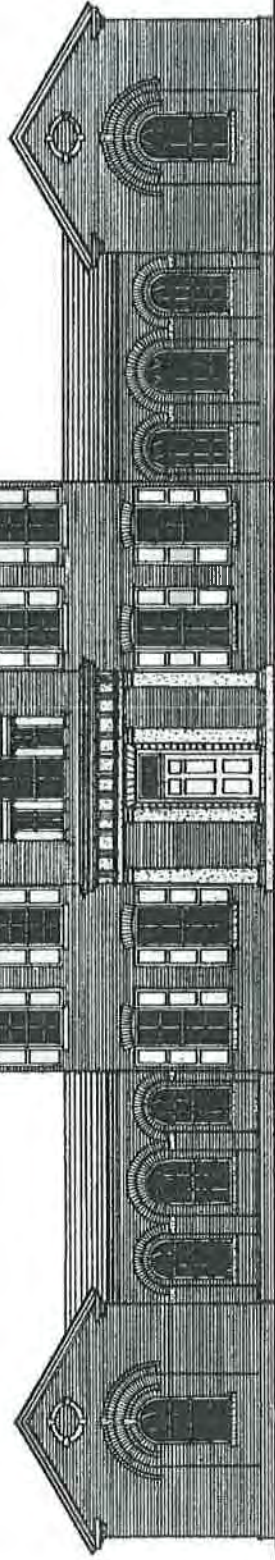
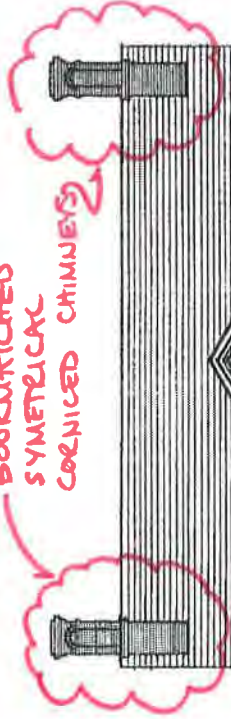


419 S. Oak Street with Existing House Comparison



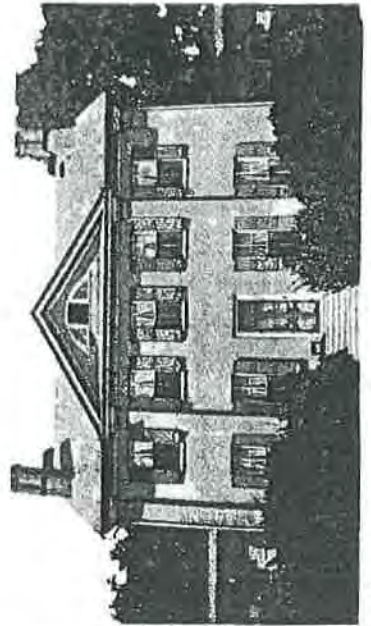
Elevations of Carter's Grove on the James River as restored, 1928-32, for Archibald M. McCrea by W. Duncan Lee, architect

BOOKMATCHED
SYMMETRICAL
CORNERED CHIMNEYS



CENTER ENTRANCE, STONE SURROUND

North Elevation ~
Scale  feet



Sheet One



After Drawings by Albert P. S. b
Washington, D.C.

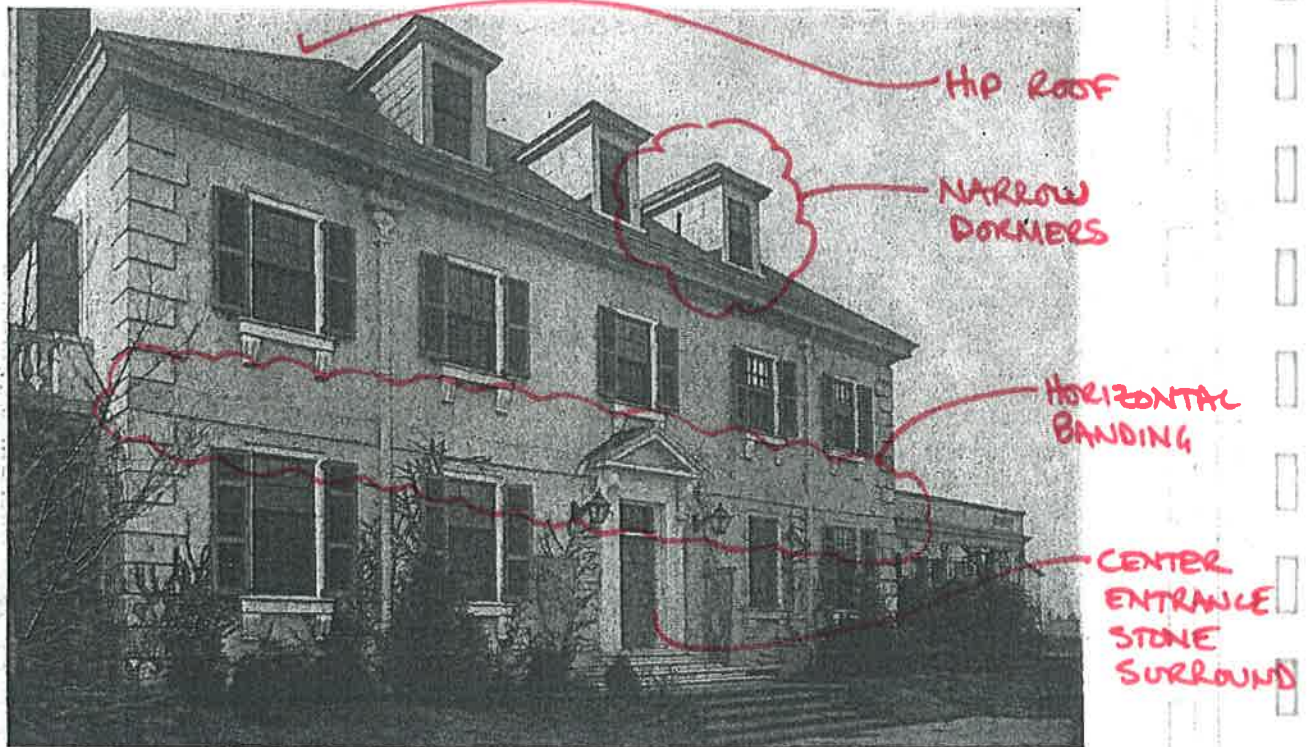


FIG. 107. FRONT VIEW—HOUSE OF COL. J. C. WISE, WESTHAM, HENRICO CO., VA.
W. L. Bottomley, Architect.

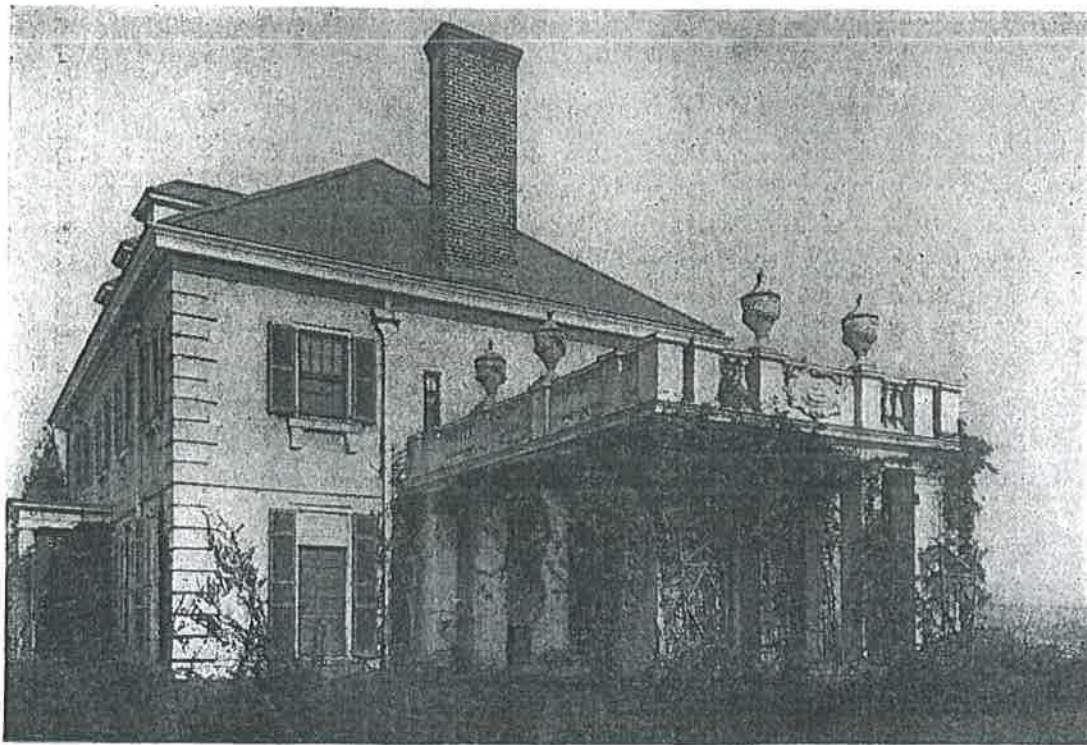
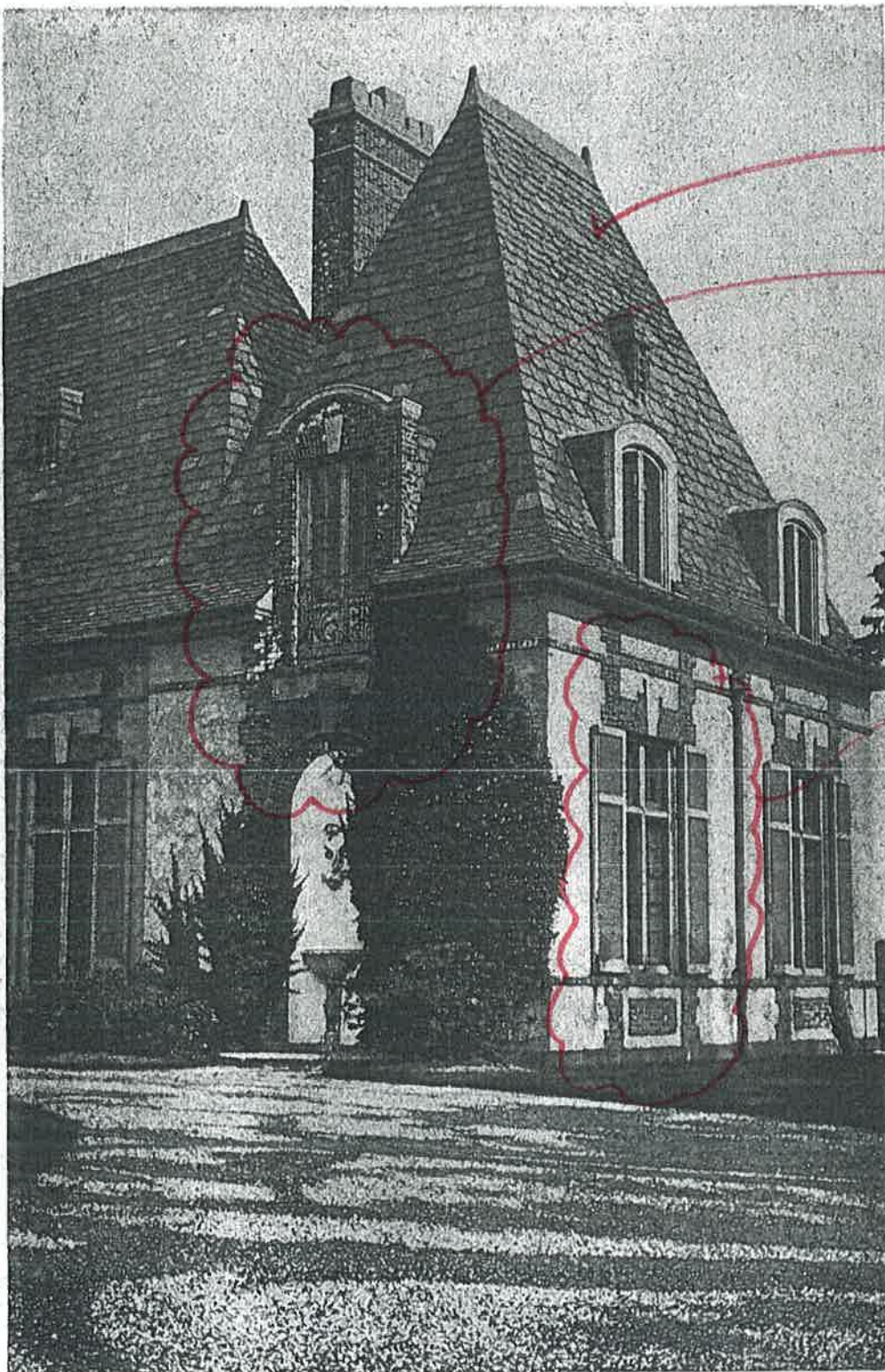


FIG. 108. END VIEW AND PORCH—HOUSE OF COL. J. C. WISE, WESTHAM, HENRICO CO., VA.
W. L. Bottomley, Architect.



STEEP HIP
ROOF

"POP-THROUGH"
DORMERS

AKA:

SEGMENTAL
OR
WALL DORMERS

DECORATIVE
WINDOW
CASINGS
WITH PANELS
BELOW

RESIDENCE AT WOODBURY, L. I., OF
PHILIP L. GOODWIN, OF GOODWIN,
BULLARD & WOOLSEY, ARCHITECTS.

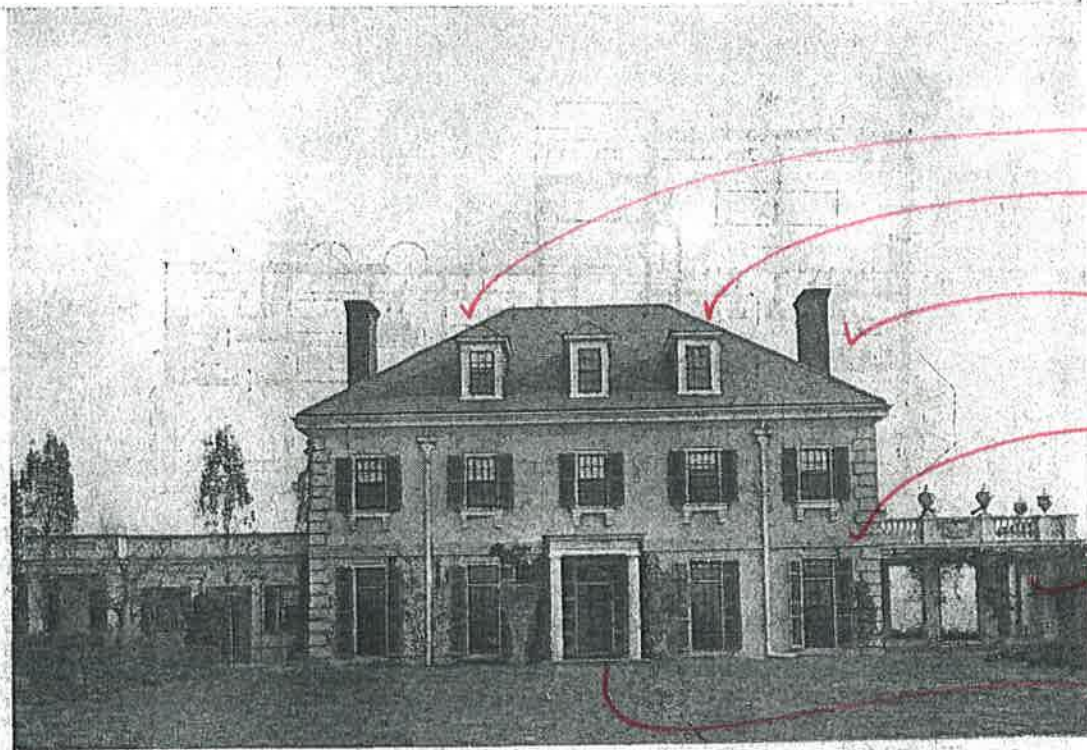


FIG. 111. GARDEN FRONT—HOUSE OF COL. J. C. WISE, WESTHAM, HENRICO CO., VA.
W. L. Bottomley, Architect.

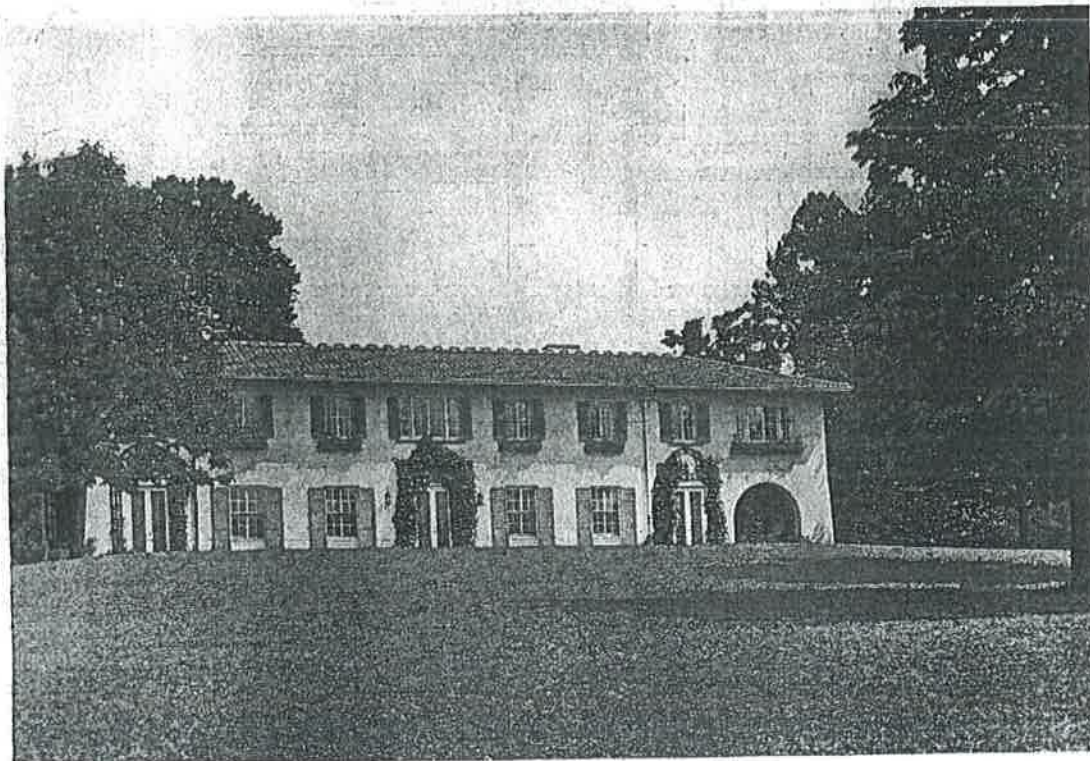
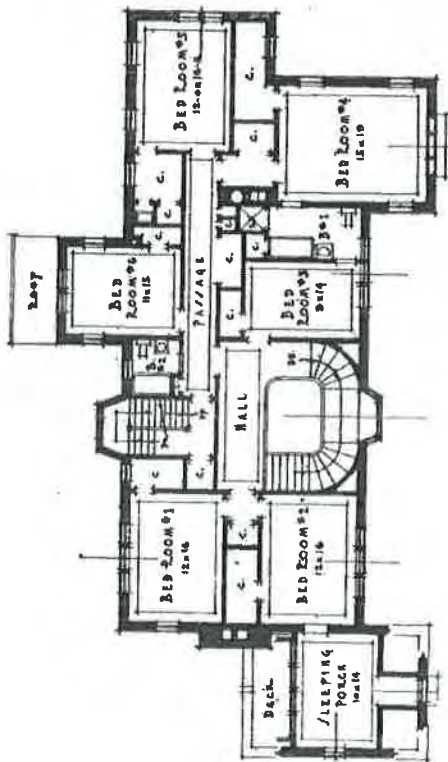
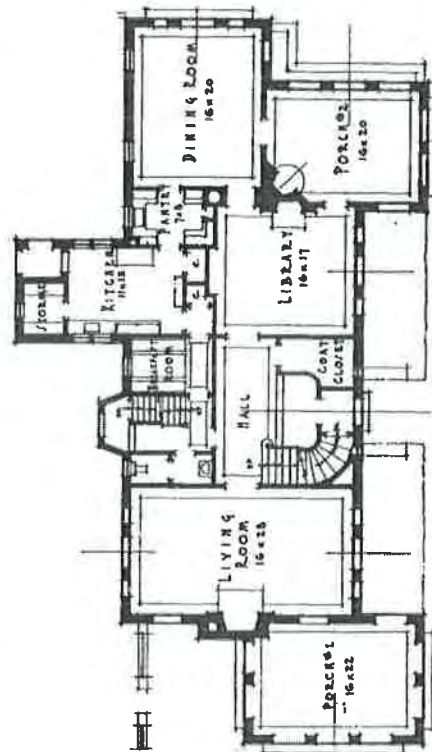


FIG. 112. SOUTH FRONT—HOUSE OF C. A. GODING, NASHVILLE, TENN.
E. E. Dougherty and T. W. Gardner, Architects.



Second Floor Plan

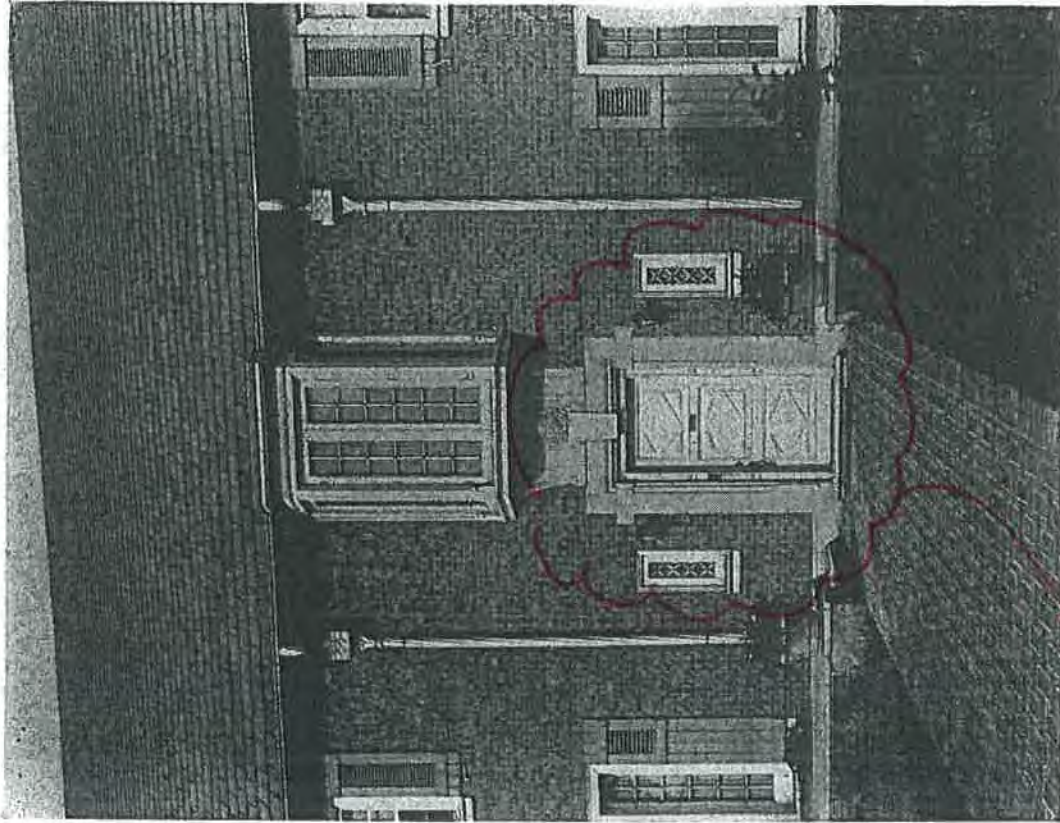
[445]



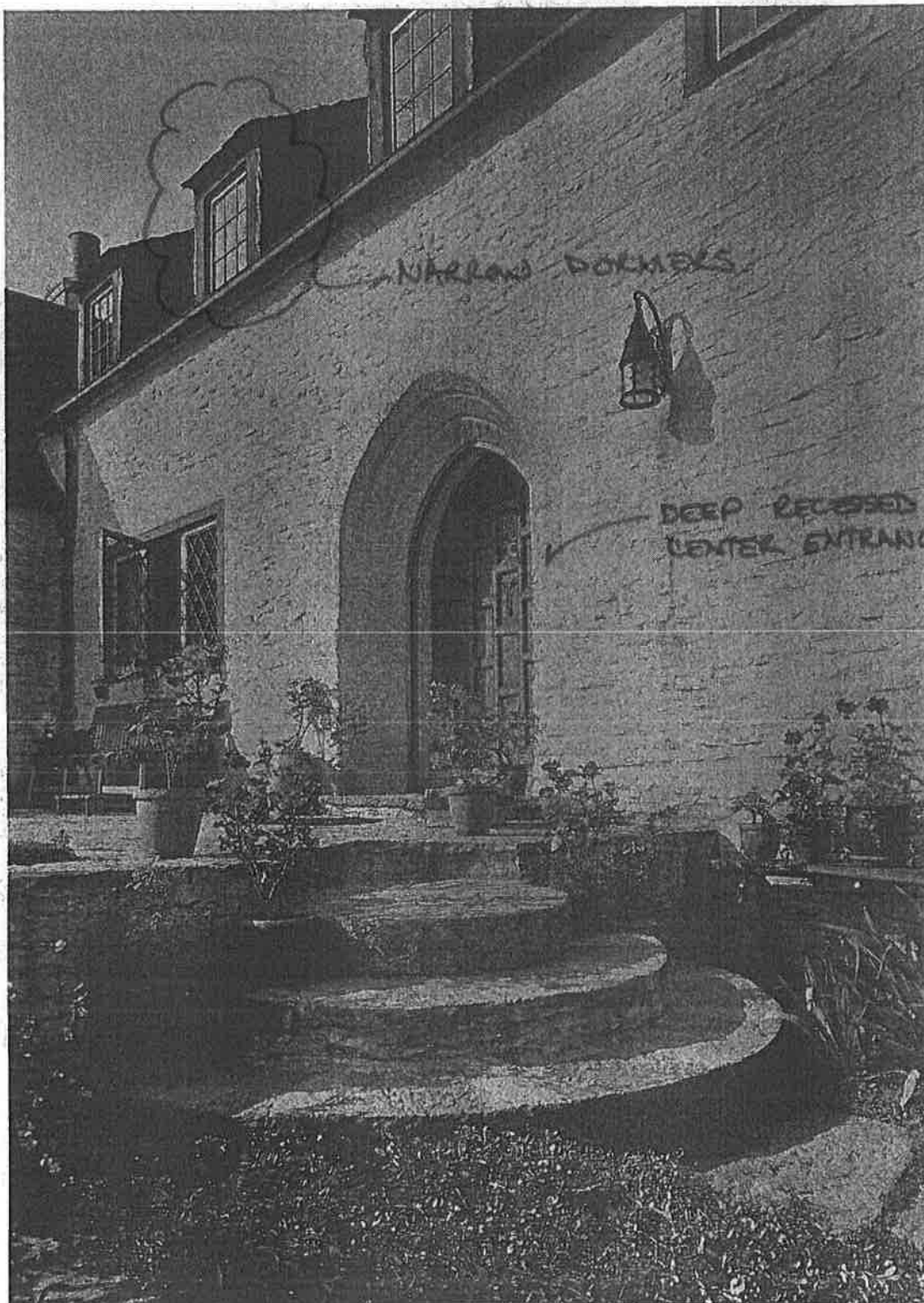
First Floor Plan

RESIDENCE OF LYFORD M. MOORE, ESQ., DETROIT, MICH.

J. Ivan Dise, Architect; E. J. Maier, Associate



RECESSED, STONE SURROUND



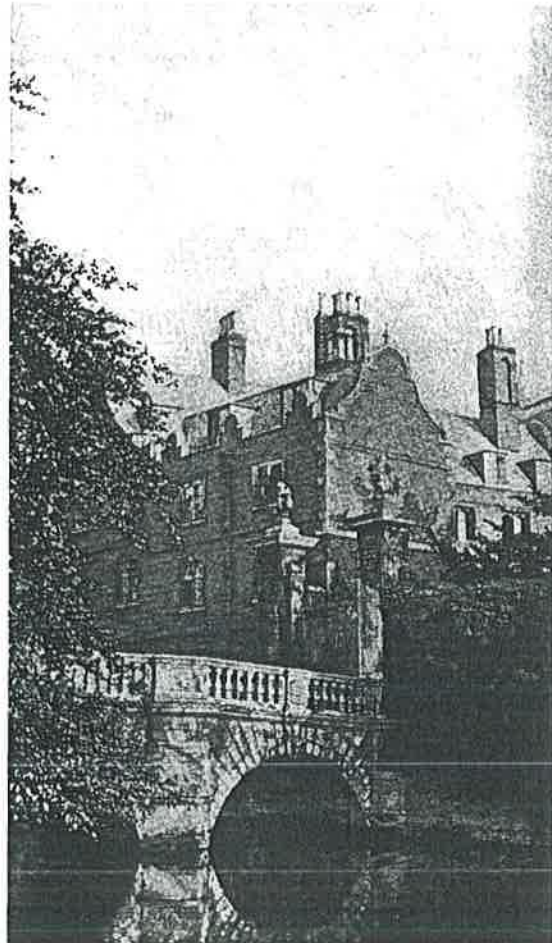
Photograph by Gottseho

Frank J. Forster, Architect, N. Y.

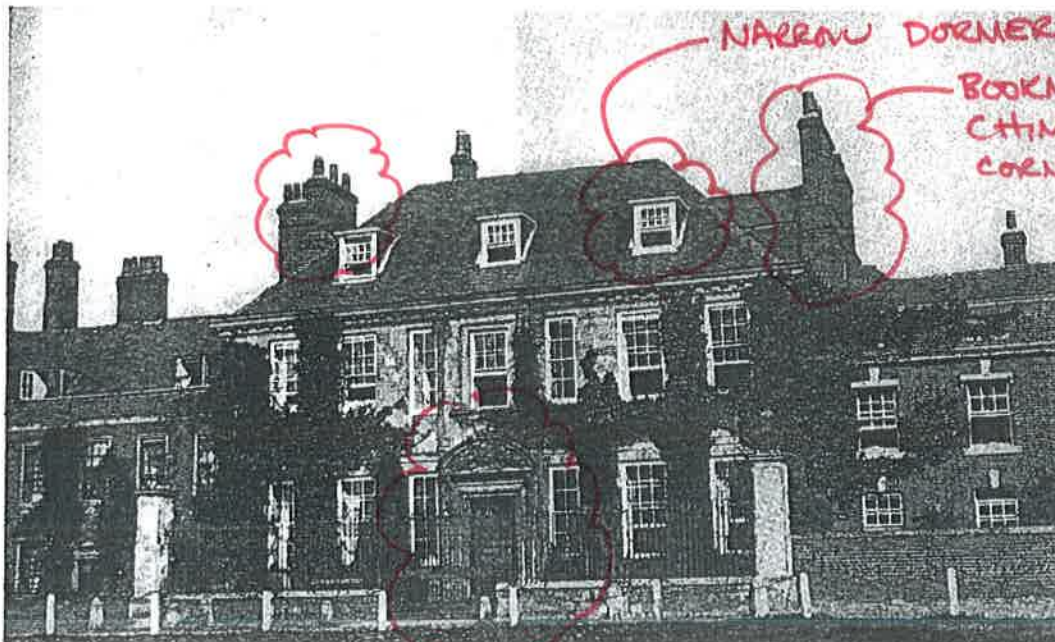
Main Entrance, Residence of Albert M. Swank, Esq., Johnstown, Pa.



MAGDALEN COLLEGE GATES, CAMBRIDGE



ST. JOHN'S COLLEGE GATES



A HOUSE IN CHORISTER SQUARE, SALISBURY, ENGLAND

(From Photographs by Robert M. Blackall)

NARROW DORNERS

BOOKMATCHED
CHIMNEYS (SYMMETRY)
CORNICES

HIP ROOF
WITH DOWN-
PLAYED "WINGS"

CENTRAL ENTRANCE, RECESSED
STONE SURROUND



Living Room



From Family Room



Foyer



Second Floor



Bedroom



Basement

419 South Oak – Existing Conditions

Piemonte Residence

419 South Oak Street, Hinsdale IL 60521

| PROJECT DATA | PROJECT TEAM | DRAWING INDEX |
|--|---|---|
| STRUCTURAL DESIGN LOADS ALL DESIGN LOADS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: ROOF - 20 PSF LIVE 20 PSF LIVE 20 PSF SNOW FLOOR - 40 PSF LIVE FOR ALL EXCEPT SLEEPING AREAS 30 PSF LIVE FOR SLEEPING AREAS 60 PSF LIVE FOR STAIRWAYS & EXTERIOR DECKS WALLS OF BUILDING: 20 PSF WIND FOR 0-20 FT. HT. 25 PSF WIND FOR 21-29 FT. HT. 30 PSF WIND FOR 30 FT. AND ABOVE | ARCHITECT: ORREN PICKELL DESIGN GROUP, INC. 444 SIOKE BLVD WILMETTE, ILLINOIS 60091 P: 847.572.5200 F: 847.572.5201 CONTACT: THOMAS PINS I hereby certify that these drawings and specifications were prepared under my personal supervision and to the best of my knowledge, conform with all pertinent codes and ordinances. Thomas Pins IL License # 001 013133 | A1 ARCHITECTURAL SITE PLAN A2 WEST ELEVATION A3 EAST ELEVATION A4 SOUTH ELEVATION A5 BASEMENT CONSTRUCTION A6 FIRST FLOOR CONSTRUCTION A7 SECOND FLOOR CONSTRUCTION A8 ROOF PLAN |
| | COPYRIGHT 2010 BY ORREN PICKELL DESIGN GROUP, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY FORM BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION OF ORREN PICKELL DESIGN GROUP, INC. | |

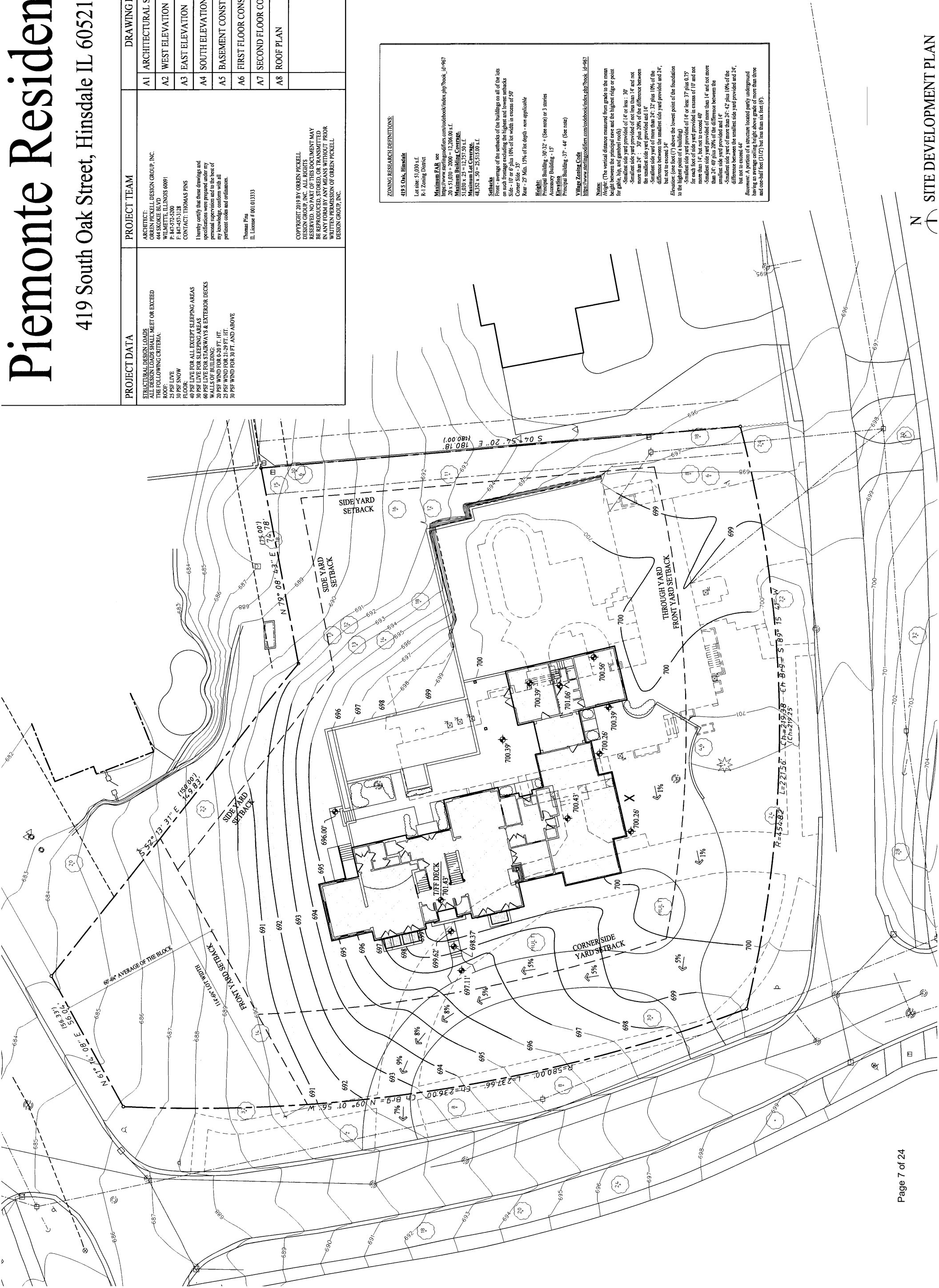


444 SIOKE BLVD., SUITE 200
WILMETTE, IL 60091
847.572.5200
PICKELLBUILDERS.COM

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PIEMONTE RESIDENCE
419 South Oak Street, Hinsdale, IL 60521

| DATE | NO. | REVISION |
|----------------|-----|----------------------|
| 11/25/19 | 1 | Blocked Out Drawings |
| P.N. 2-2646-00 | | |



ZONING RESEARCH DEFINITIONS:

419 S Oak, Hinsdale
Lot size: 51,030 s.f.
Re 1 Zoning District

Minimum FAR see
https://www.startingcodifiers.com/codebook/index.php?book_id=967
20 x 51,030 + 2000 = 12,206.00 s.f.
Maximum Building Coverage:
51,030 x .25 = 12,757.50 s.f.
Maximum Lot Coverage:
46,332 x .30 = 23,151.00 s.f.

Setbacks
Front - average of the setbacks of the buildings on all of the lots on such frontage excluding the highest and lowest setbacks
Side - 10' or 6' plus 10% of lot width in excess of 50'
Corner Side - 35'
Rear - 25' Min. 15% of lot depth - *not applicable*

Height
Principal Building - 30'-37' + (See note) or 3 stories
Accessory Building - 15'
Principal Building - 37' - 44' (See note)

Village Zoning Code
https://www.startingcodifiers.com/codebook/index.php?book_id=967

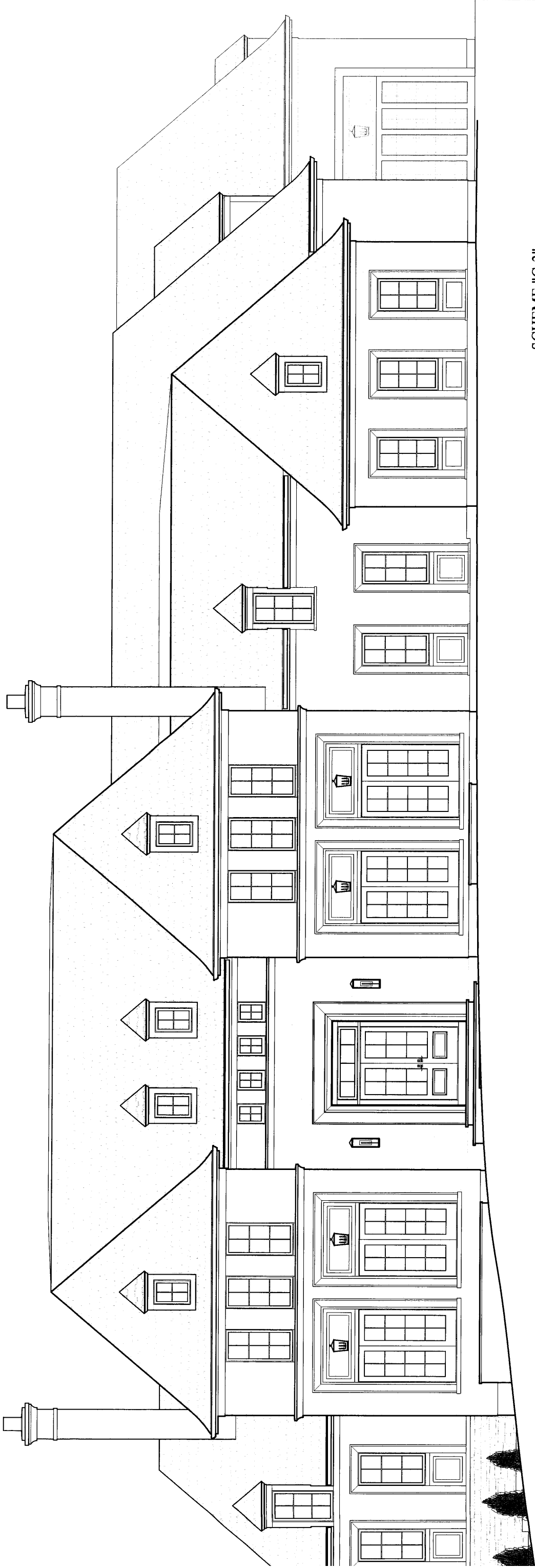
Notes:
Height: (The vertical distance measured from grade to the mean height between the principal eave and the highest ridge or point for gable, hip, or gambrel roofs.)
-Smallest side yard provided of 14' or less - 30'
-Smallest side yard provided of not less than 14' and not more than 24' - 30' plus 20% of the difference between the smallest side yard provided and 14'
-Smallest side yard of more than 24': 32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'
Elevation: (one foot (1') above the lowest point of the foundation to the highest point of a building)
-Smallest side yard provided of 14' or less: 37' plus 0.75' for each foot side yard provided in excess of 10' and not more than 14', but not to exceed 40'
-Smallest side yard provided of more than 14' and not more than 24': 40' plus 20% of the difference between the smallest side yard provided and 14'
-Smallest side yard of more than 24': 42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'
Basement: A portion of a structure located partly underground having an average ceiling height above grade of more than three and one-half feet (3 1/2') but less than six feet (6').

| | | | | | | | | | |
|----------------------|----------|-----|---|----------|--|--|--|--|--|
| P.N. 2-2646-00 | | | | | | | | | |
| DATE | 11/25/19 | NO. | 1 | REVISION | | | | | |
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PICKELLBUILDERS.COM



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

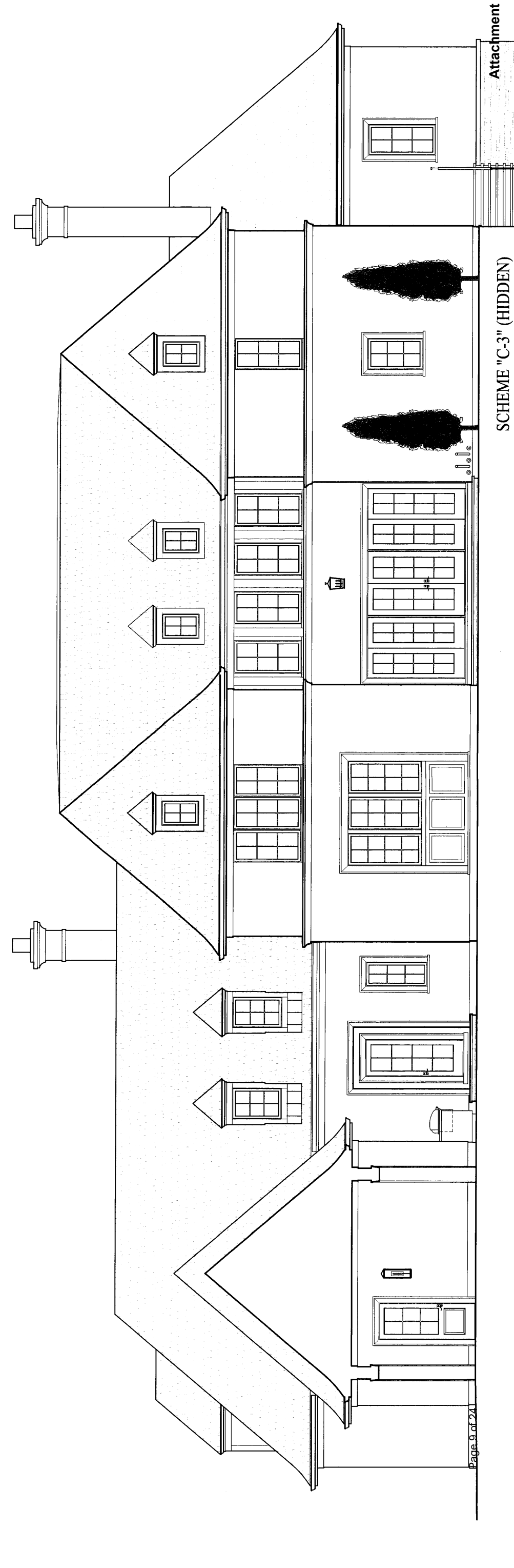
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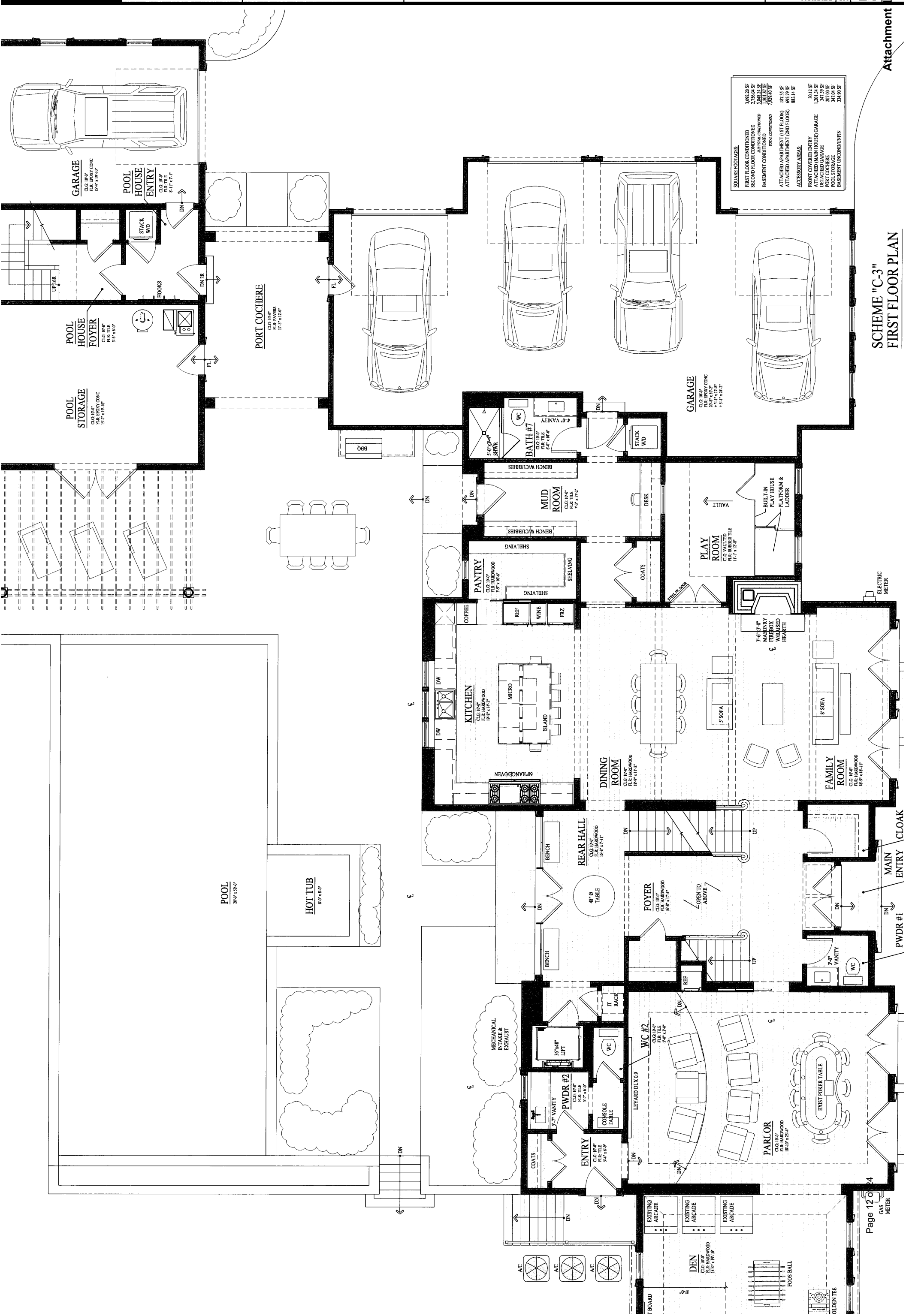
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ORREN PICKELL
DESIGN | BUILD | REMODEL





SCHEME "C-3"
FIRST FLOOR PLAN

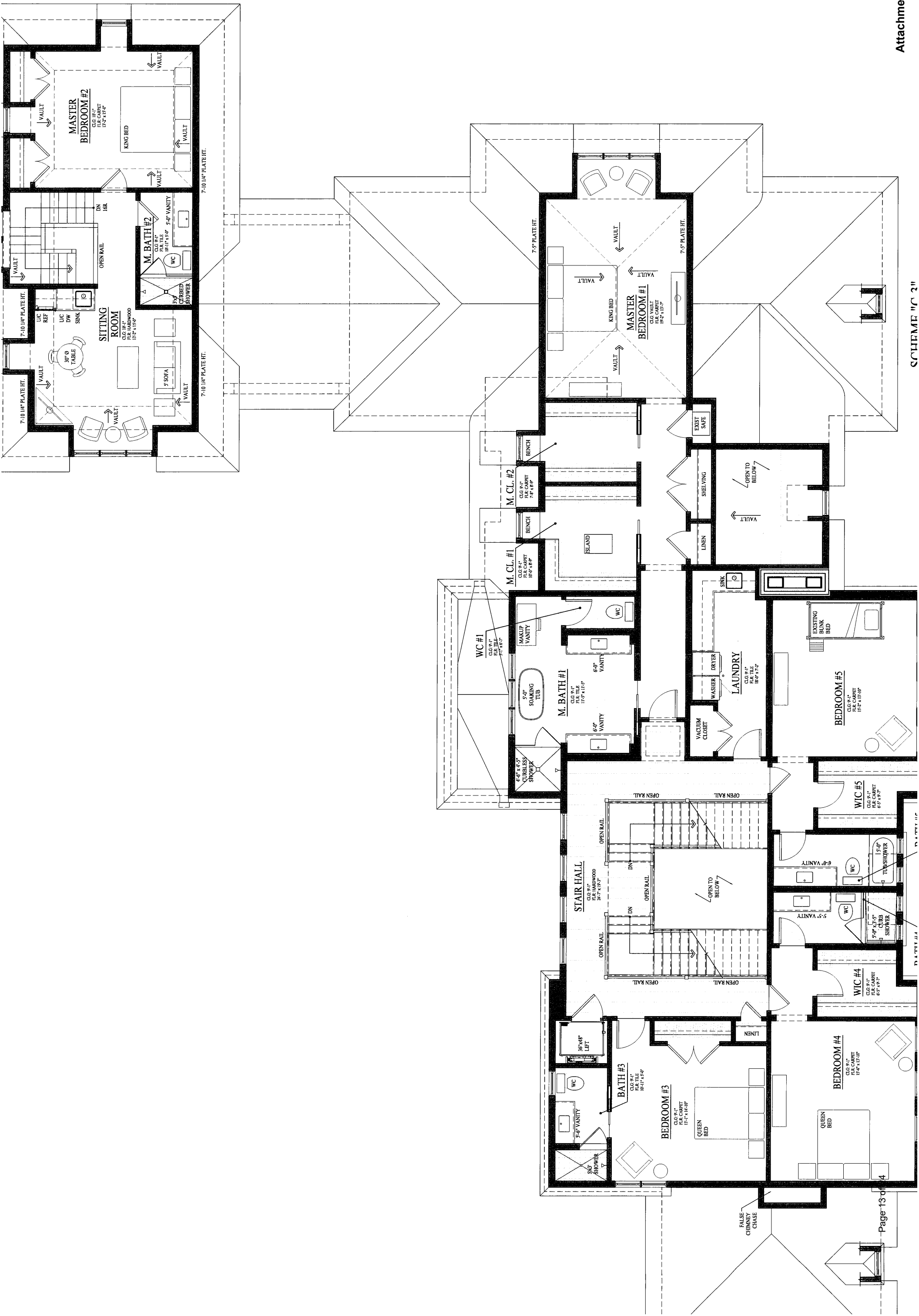
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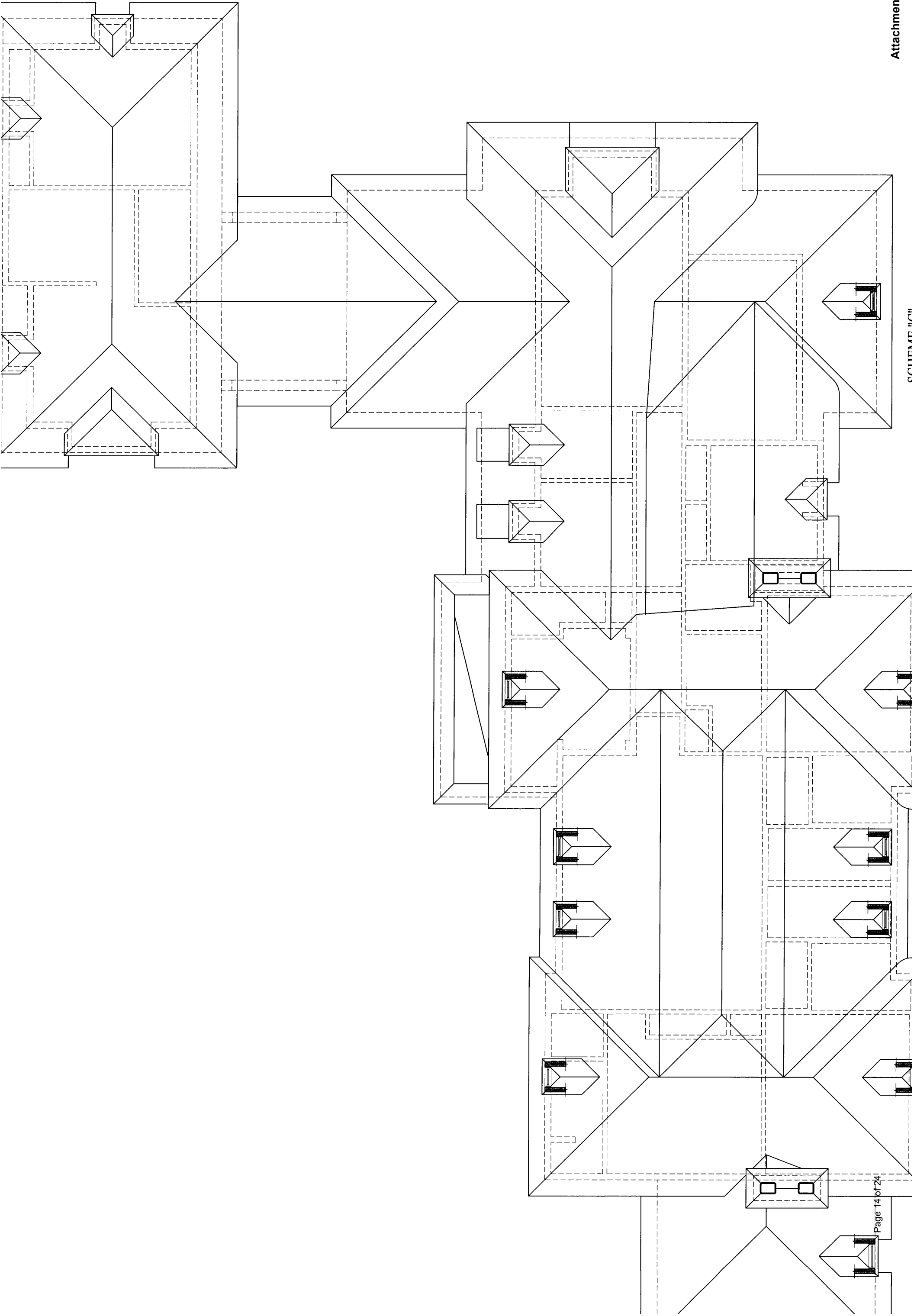


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| DATE | NO. | REVISION |
| 11/25/19 | 1 | Blocked Out Drawings |
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PIEMONTE RESIDENCE
419 South Oak Street, Hinsdale, IL 60521

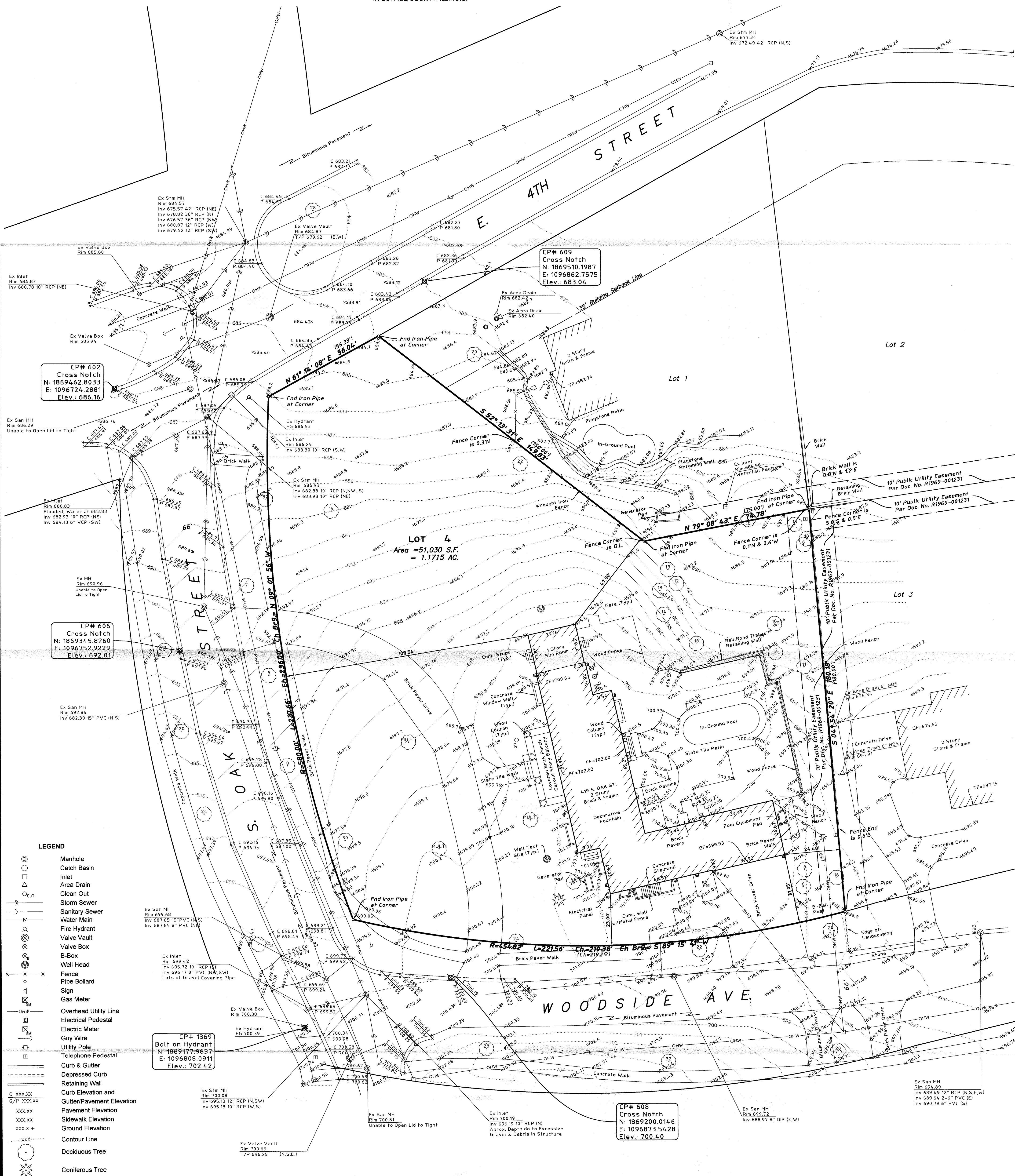
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LEGAL DESCRIPTION

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



LEGEND

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

Surveyor's Notes:

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

Benchmark

Site Benchmarks

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

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

State of Illinois)
County of Cook) SS:

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

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



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

EXPIRES 11-30-20

BOUNDARY & TOPOGRAPHIC SURVEY

419 S. OAK ST.
HINDSDALE, ILLINOIS

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision



Scale: 1" = 20'

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

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

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

I. GENERAL INFORMATION

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

II. SITE INFORMATION

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

TABLE OF COMPLIANCE

Address of subject property: 419 S Oak, Hinsdale

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

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements | Existing Development | Proposed Development |
|---|----------------------------|----------------------|------------------------------|
| Lot Area (SF) | 51,030 | 51,030 | 51,030 |
| Lot Depth | See Plan | See Plan | No Change |
| Lot Width | See Plan | See Plan | No Change |
| Building Height | 34' max. | | 31.48' |
| Number of Stories | 3 max. | 2 | 2 |
| Front Yard Setback/ through yard | 60.51' / 35' | 148.9' / 104.8' | 95.1' / 46.8' |
| Corner Side Yard Setback | 35' | 23.0' | 50.9' |
| Interior Side Yard Setback | 12.46' | 47.9' | 67.2' |
| Rear Yard Setback | DNA | DNA | DNA |
| Maximum Floor Area Ratio (F.A.R.)* | 12,206.0 s.f. (20% + 2000) | | 10,883.5 s.f. (17.4% + 2000) |
| Maximum Total Building Coverage* | 12,757.50 s.f. (25%) | 4,638.6' | 5,382.93 s.f. (10.5%) |
| Maximum Total Lot Coverage* | 25,515 s.f. (50%) | 12,686 s.f. (24.9%) | 15,161 s.f. (29.7%) |
| Parking Requirements | 3 | 3 | 5 |
| Parking front yard setback | | | |
| Parking corner side yard setback | | | |
| Parking interior side yard setback | | | |
| Parking rear yard setback | | | |
| Loading Requirements | DNA | | DNA |
| Accessory Structure Information | DNA | | DNA |

* Must provide actual square footage number and percentage.

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

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

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

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

☒ No ☐ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

Ally P

Signature of Applicant

Ally P

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 14th day of

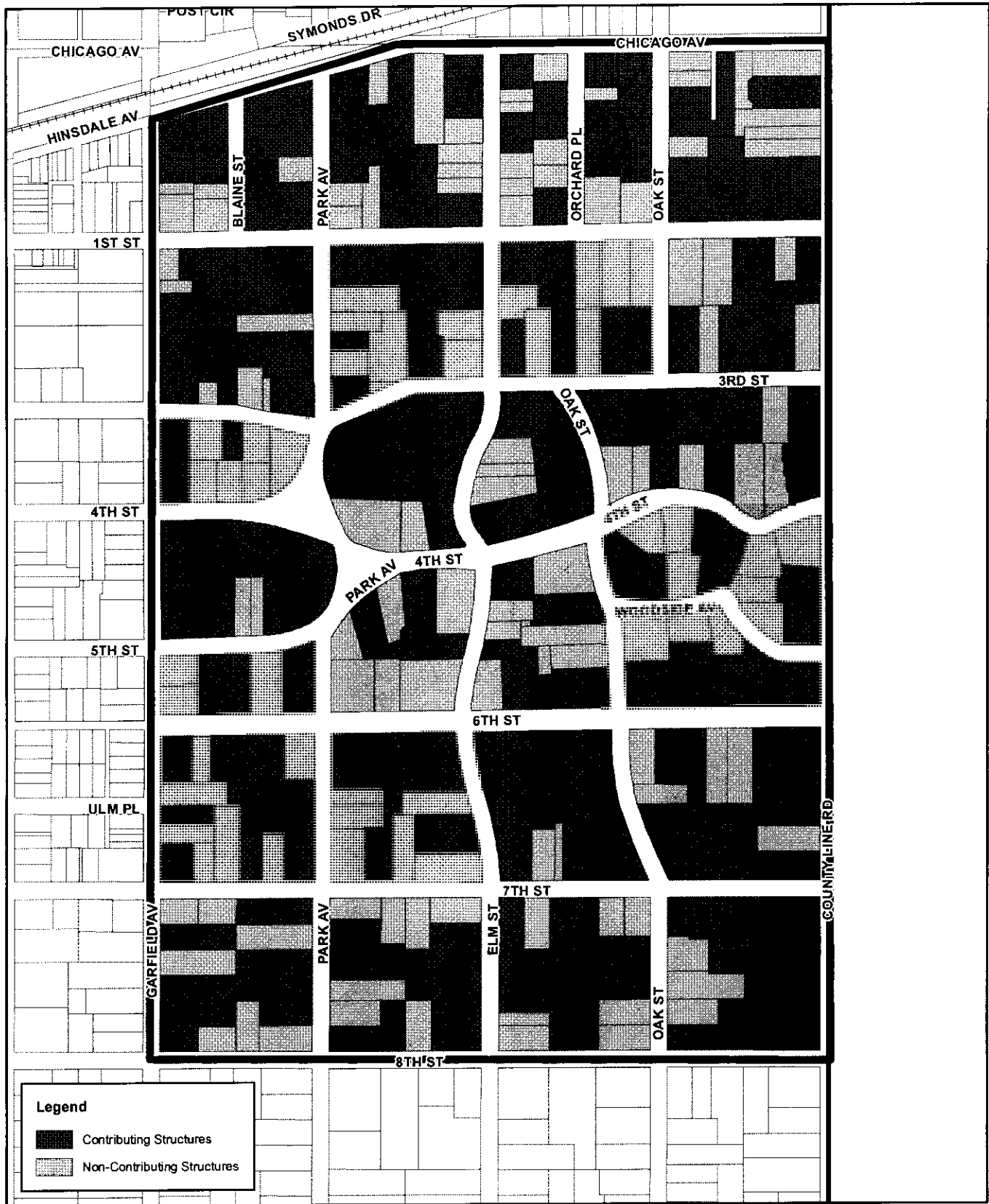
December, 2019.



[Signature]

Notary Public

ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

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

B. Design Standards:

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

United States Department of the Interior
National Park Service

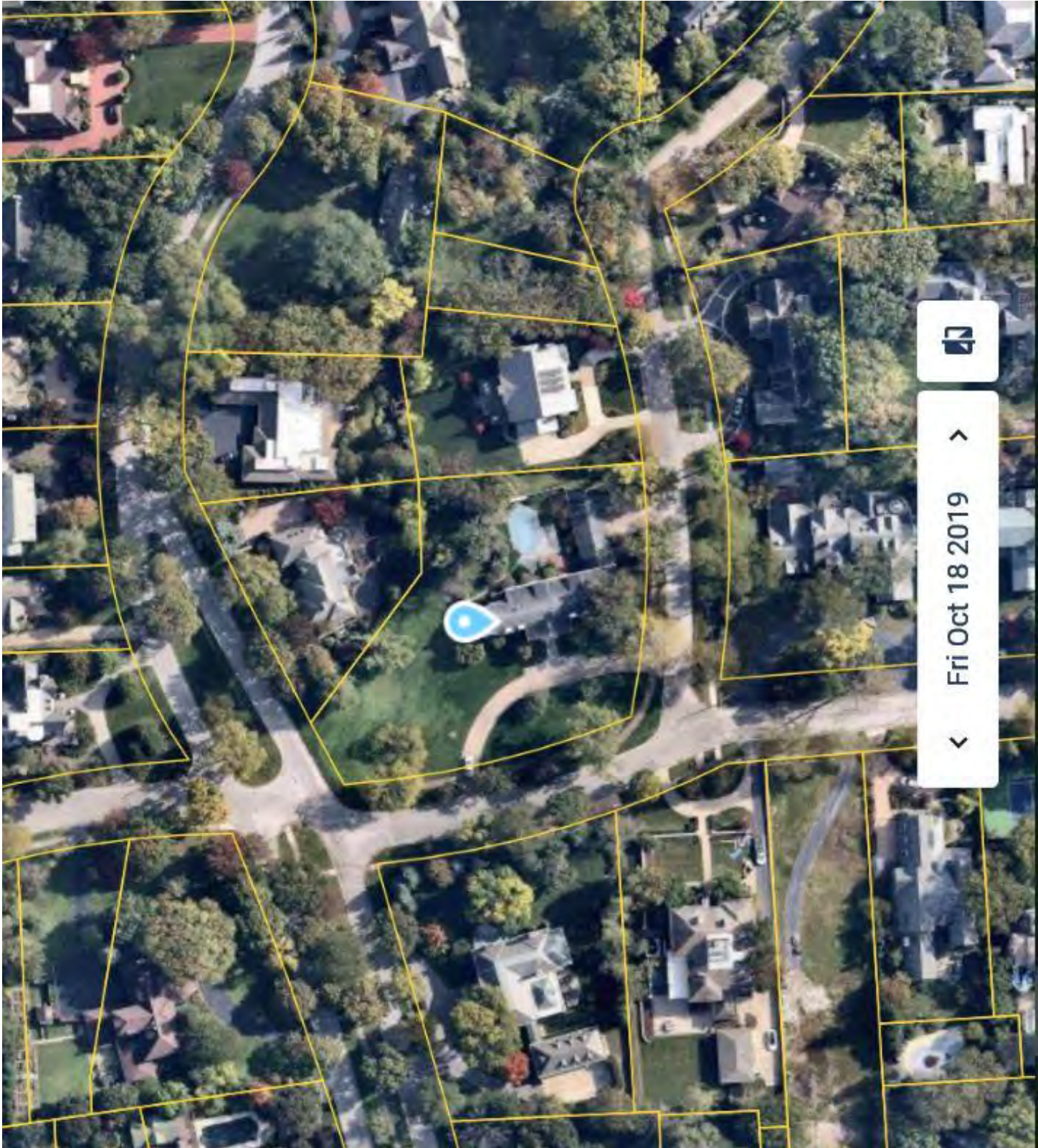
National Register of Historic Places
Continuation Sheet

Section number 7 Page 15

Robbins Park Historic District
Hinsdale, DuPage County, IL

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

Attachment 6: Aerial View 419 S. Oak Street



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

Page 2



Attachment 7




MEMORANDUM

DATE: July 1, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 641 S. Elm St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home – Case HPC-03-2020
Continued from 03.04.20 HPC Meeting

Summary

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

Request and Analysis

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

Process

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

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



MEMORANDUM

Attachments:

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 641 S. Elm Aerial View
- Attachment 7 - 641 S. Elm Street View
- Attachment 8 - March 4, 2020, HPC Public Hearing Transcript

June 25, 2020

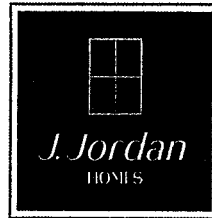
Mr. Chan Yu

Village Planner

Village of Hinsdale

19 E Chicago Avenue

Hinsdale, IL 60521



RE: 641 S Elm Street, Hinsdale, IL – Certificate of Appropriateness

Dear Mr. Yu,

Attached you will find the following items for 641 S Elm Street:

(20) sets consisting of:

~Plans

~Plat of Survey

~ Architectural Renderings (6 large sets only)

I can be reached at 312-320-9990 with any questions and am available to meet with anyone at the job site to discuss the project as well.

After your review, please let me know if you need anything else.

Sincerely,

J JORDAN HOMES LLC

A handwritten signature in black ink, appearing to read "Julie J. Laux", is written over the printed name.

Julie J Laux

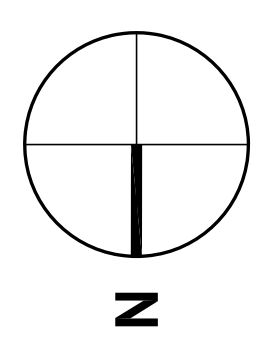
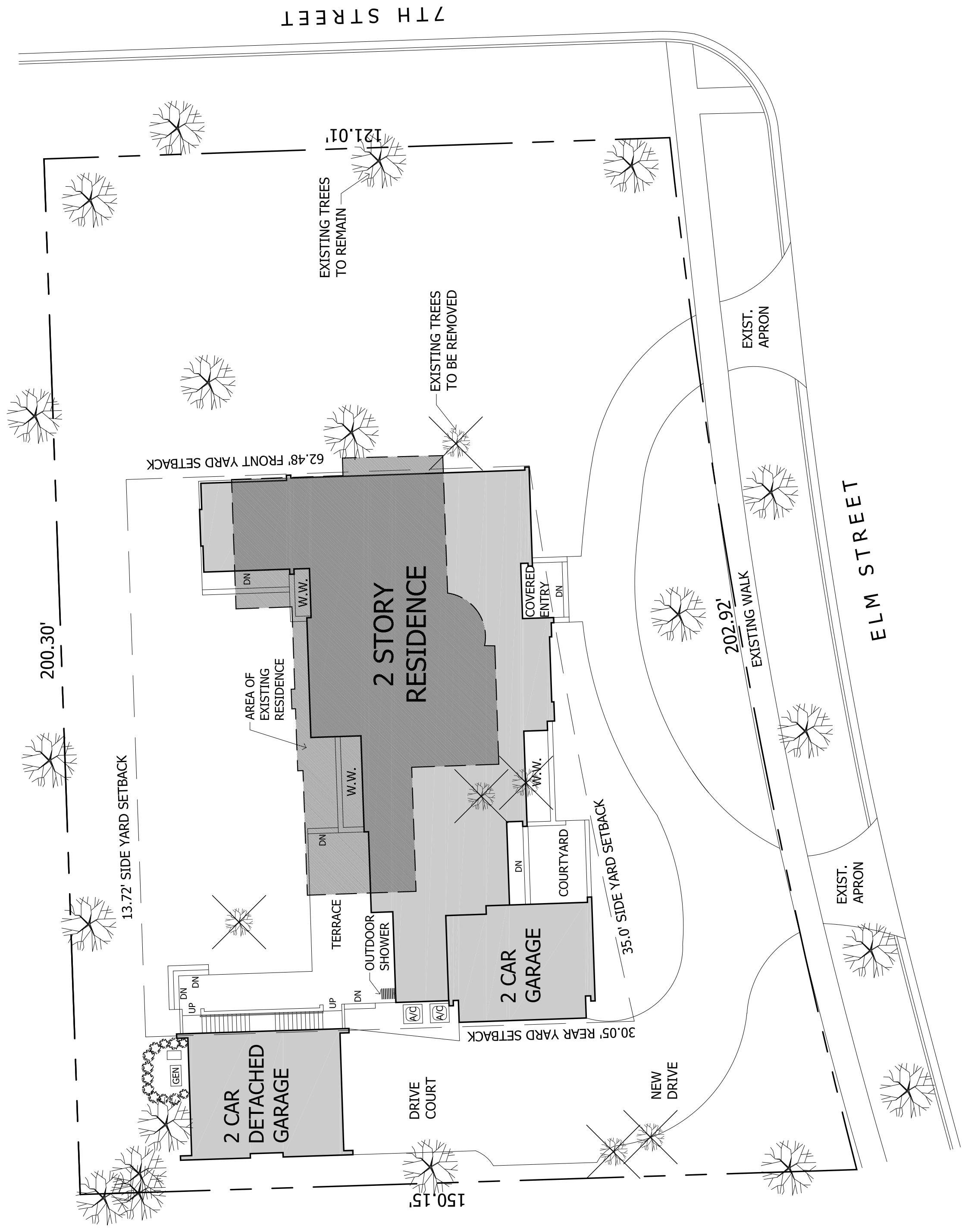
Managing Member



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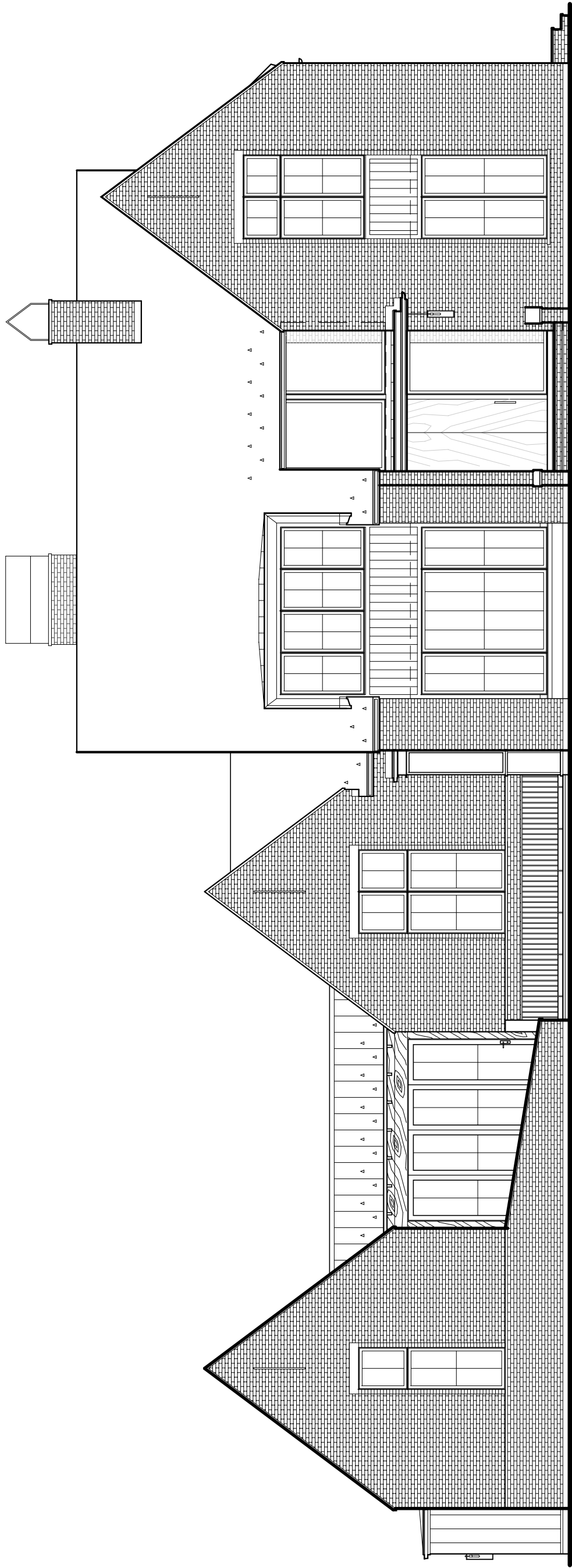


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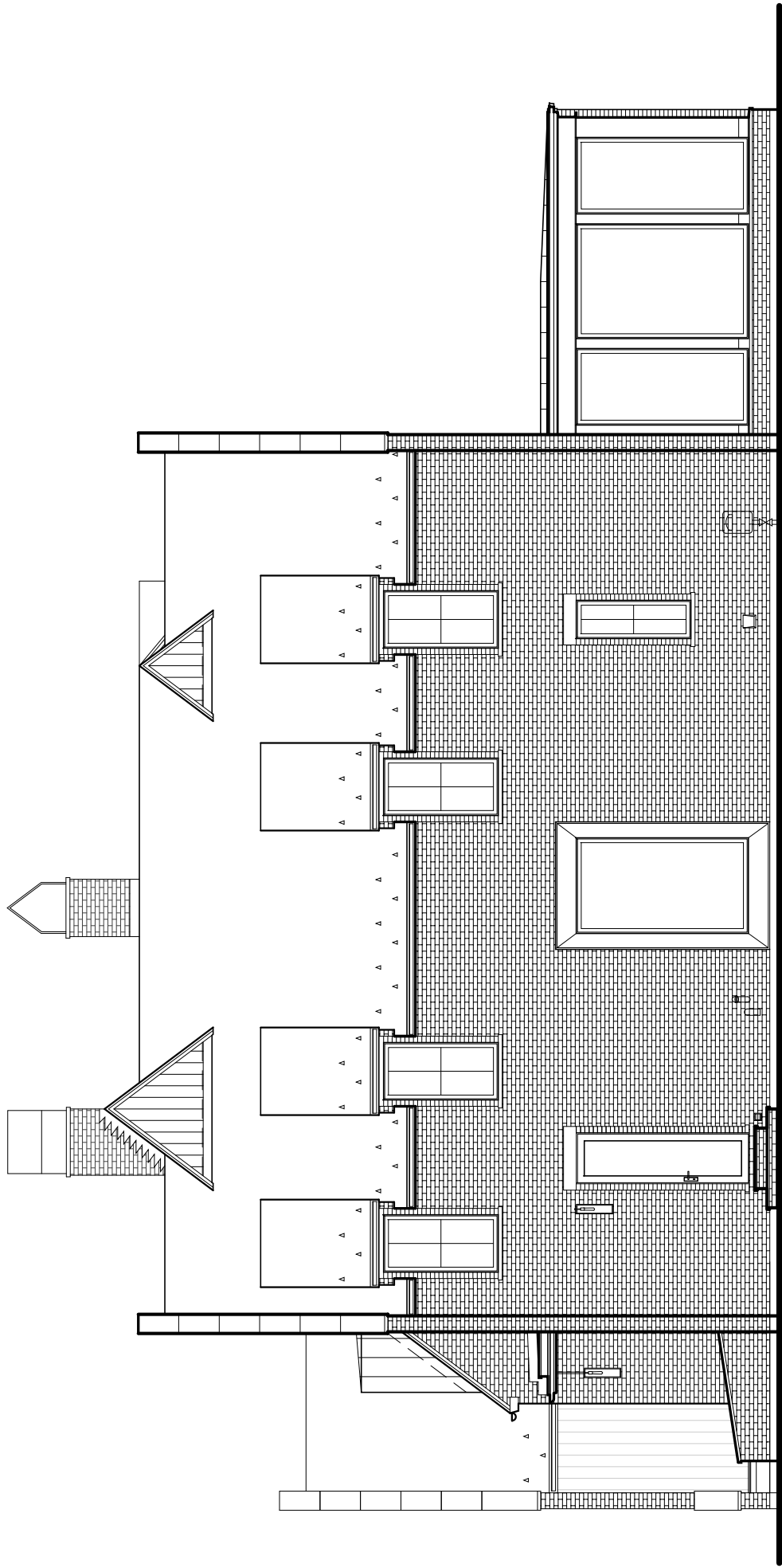
SITE PLAN

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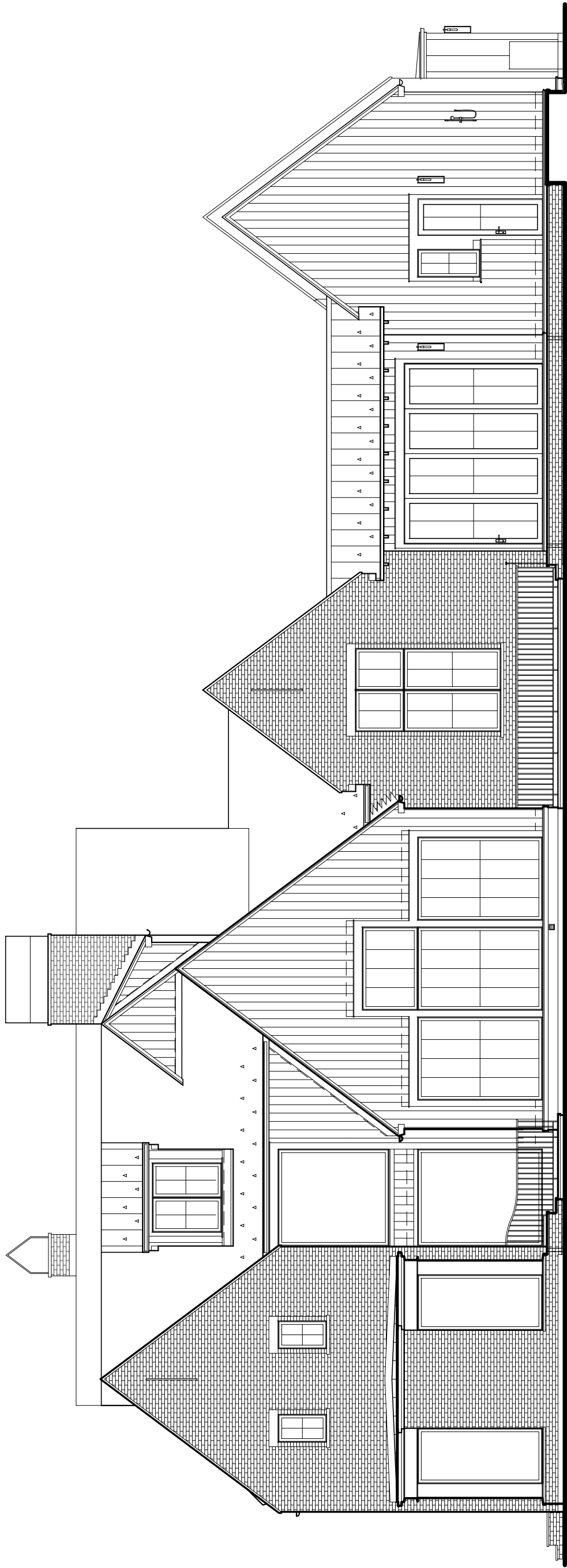
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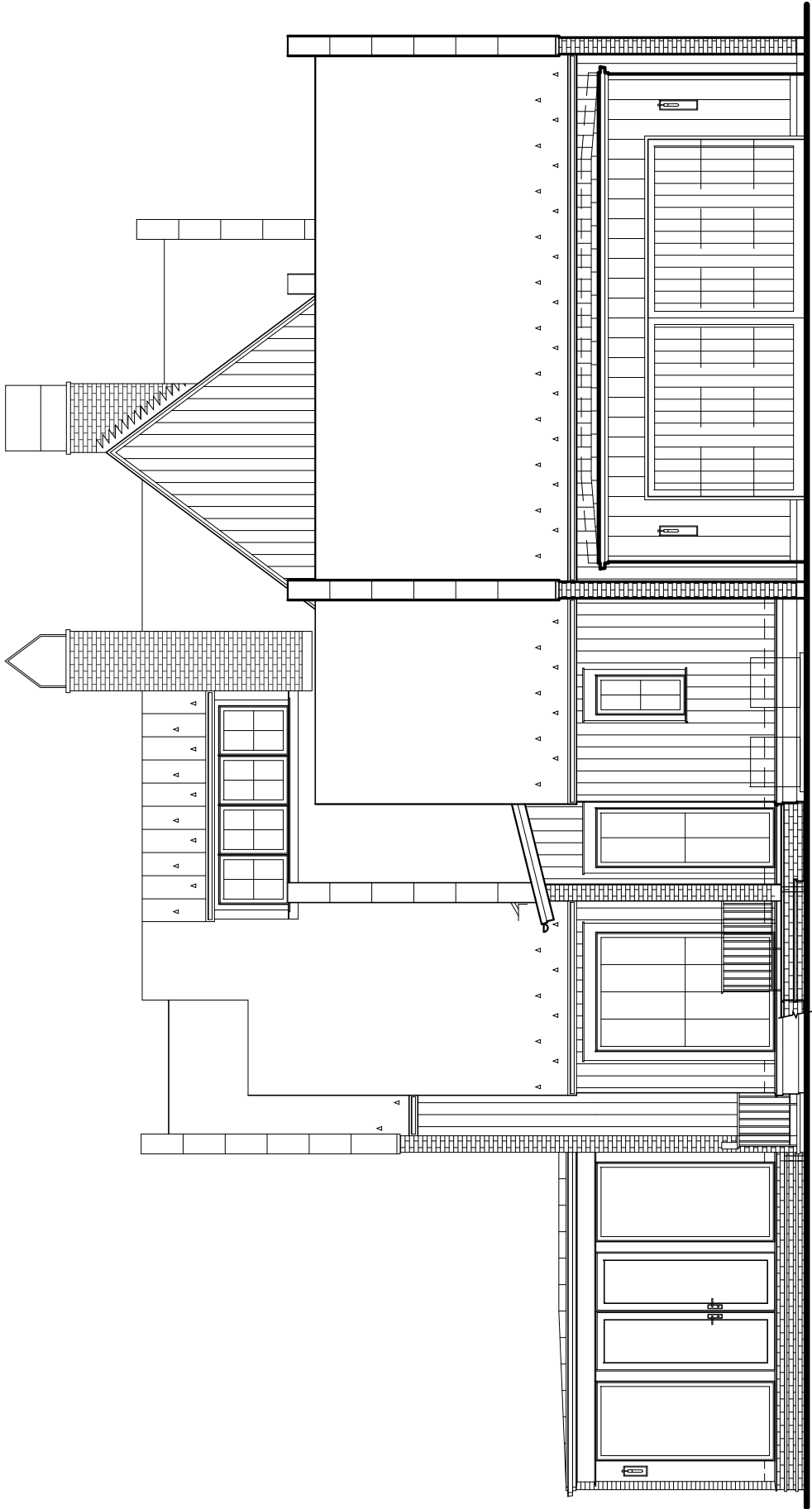
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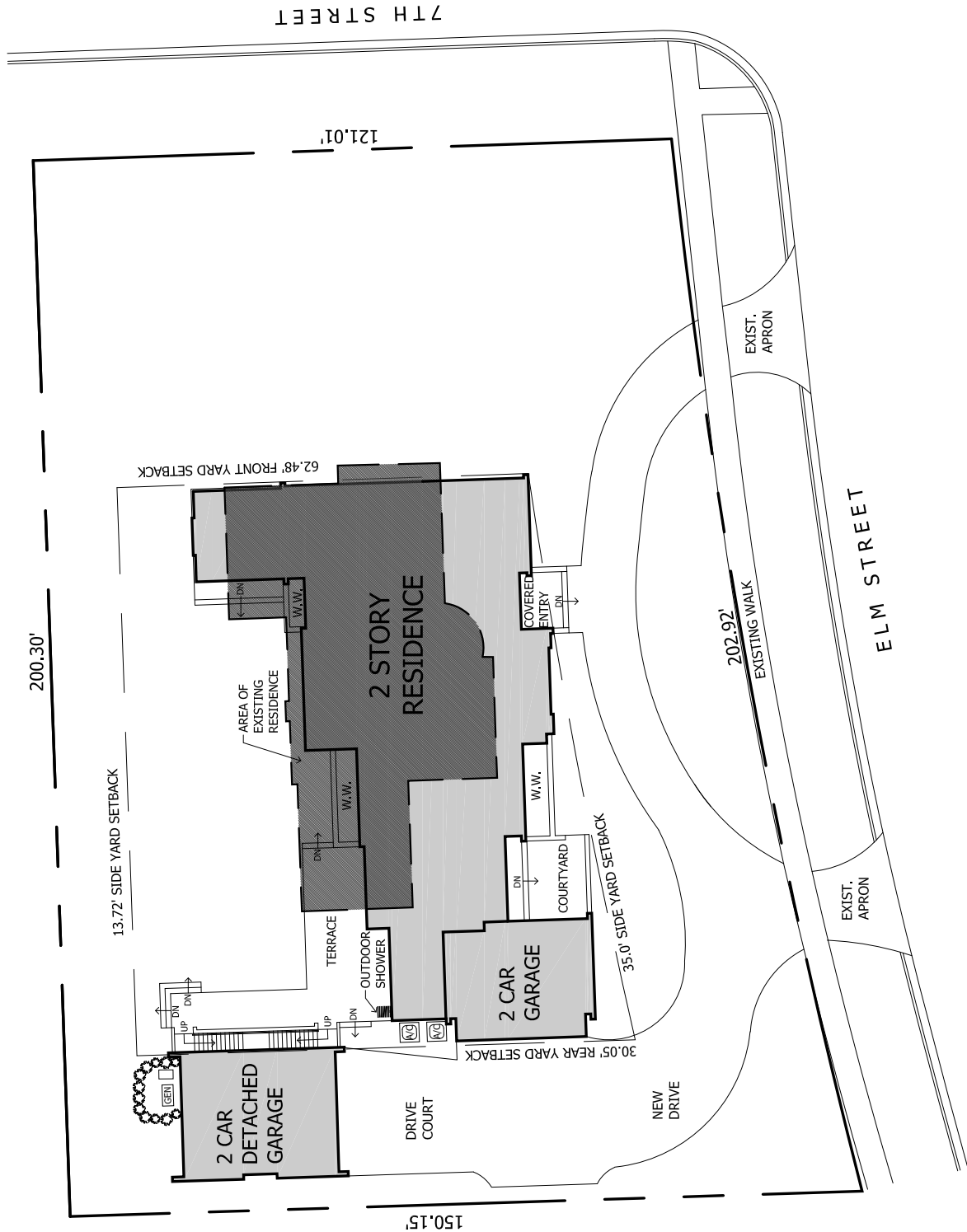
EAST ELEVATION

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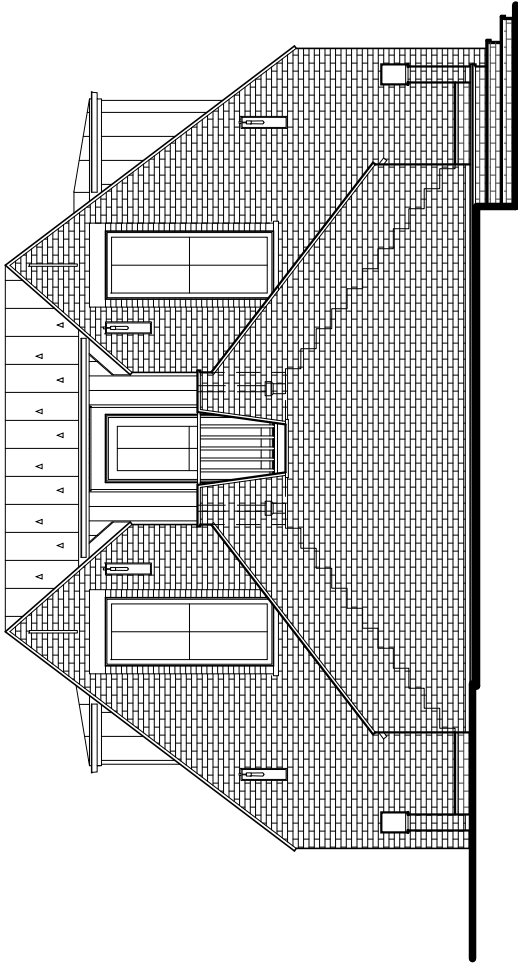
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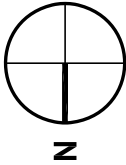
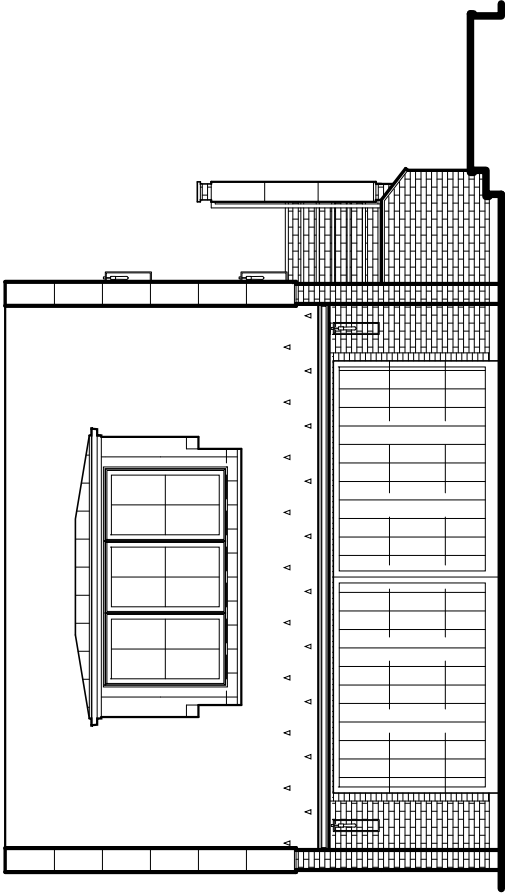
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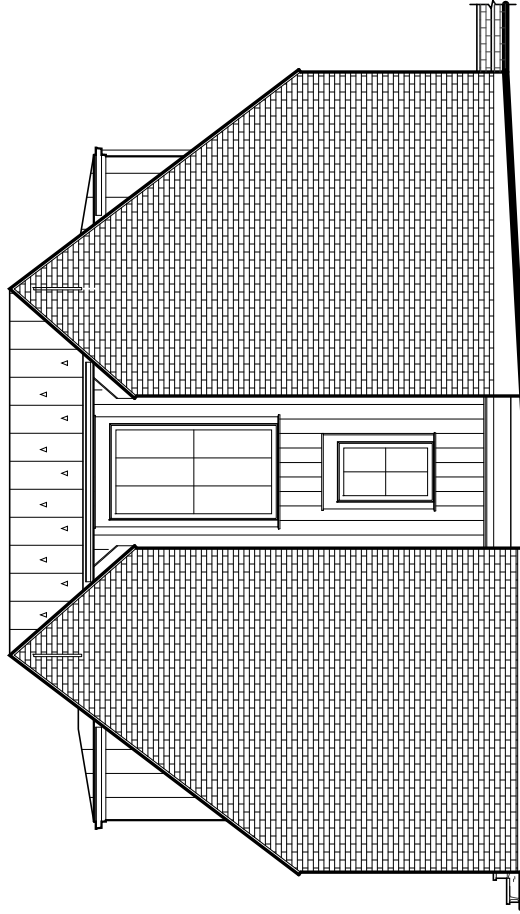
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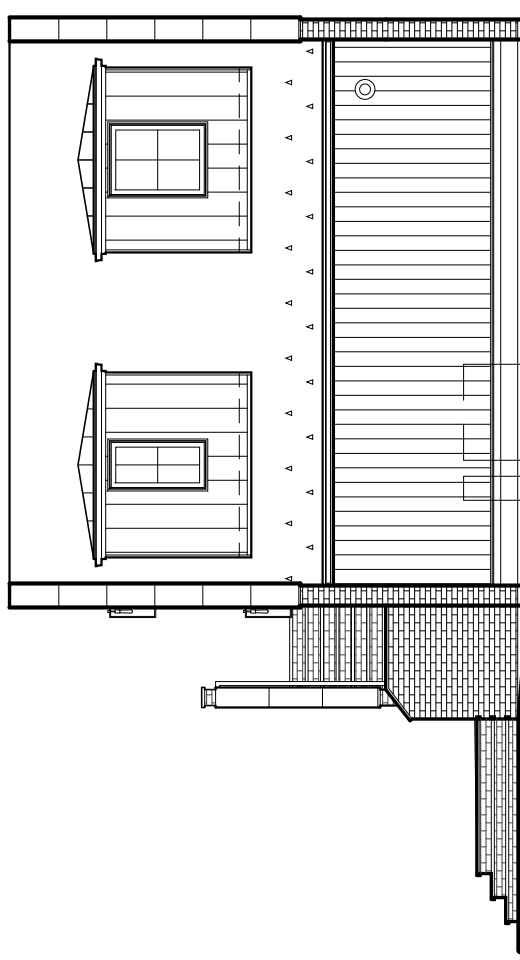
SITE PLAN

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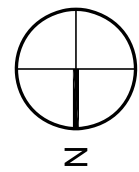
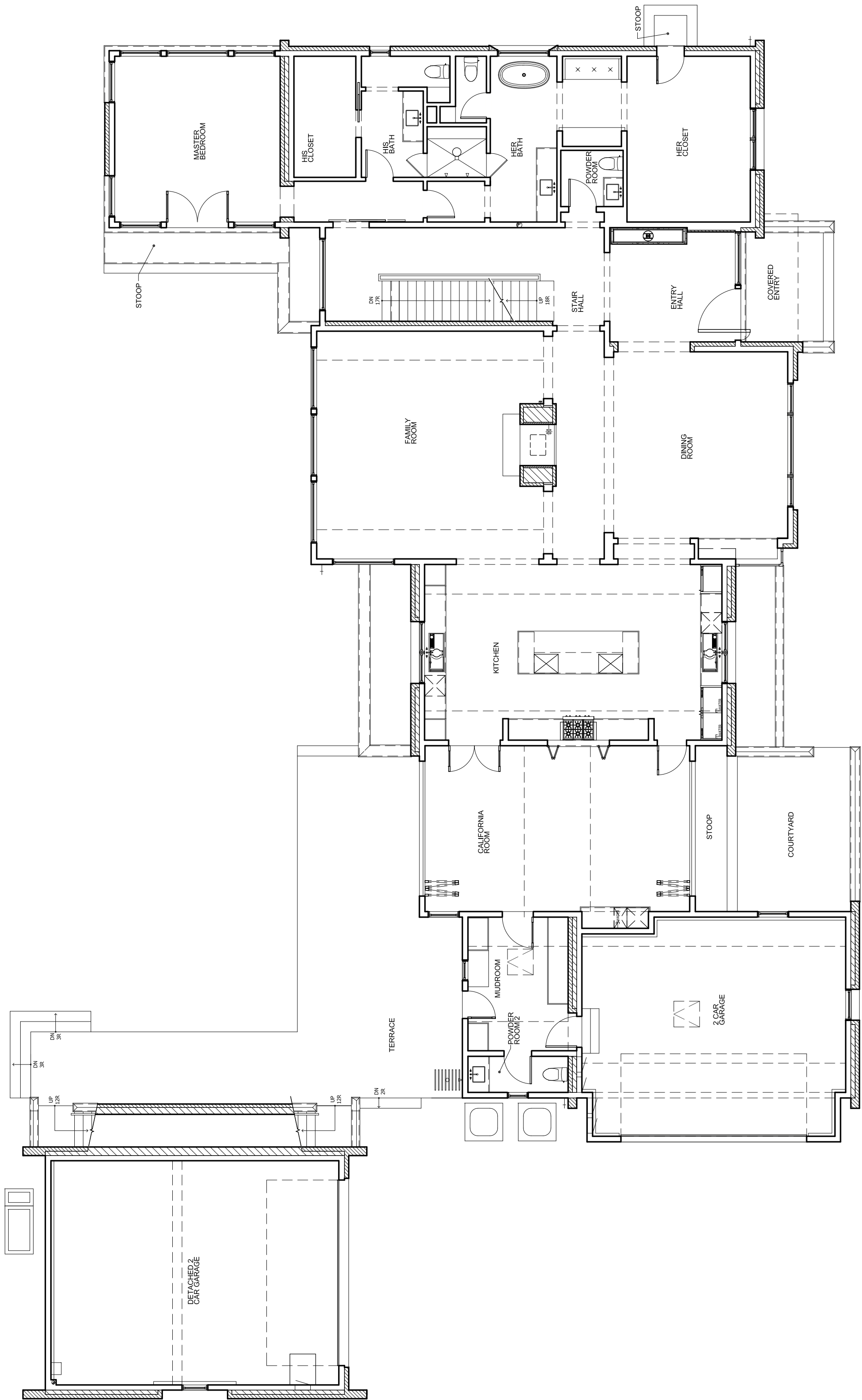
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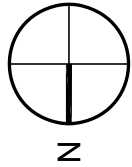
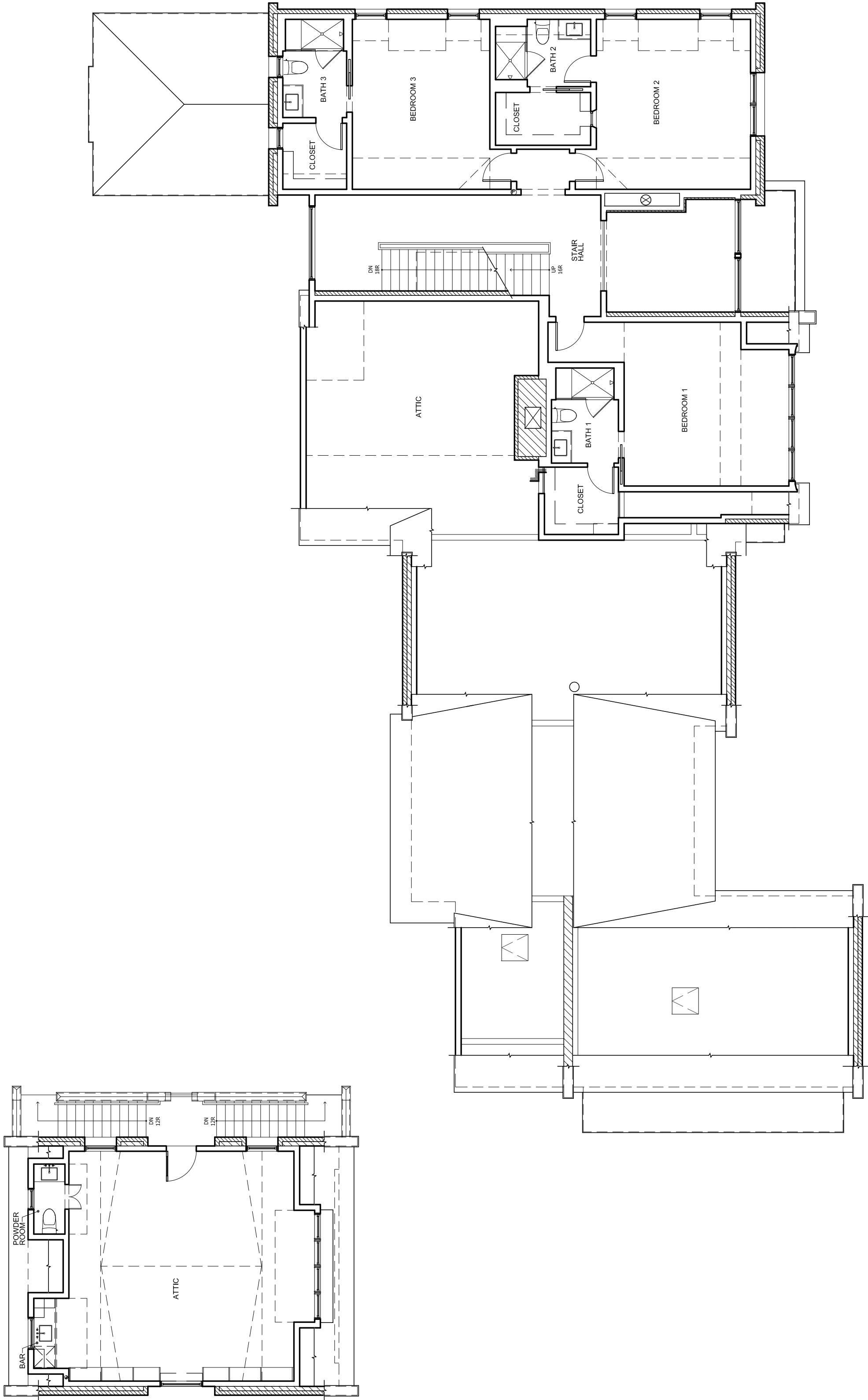
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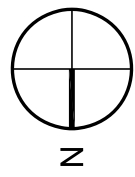
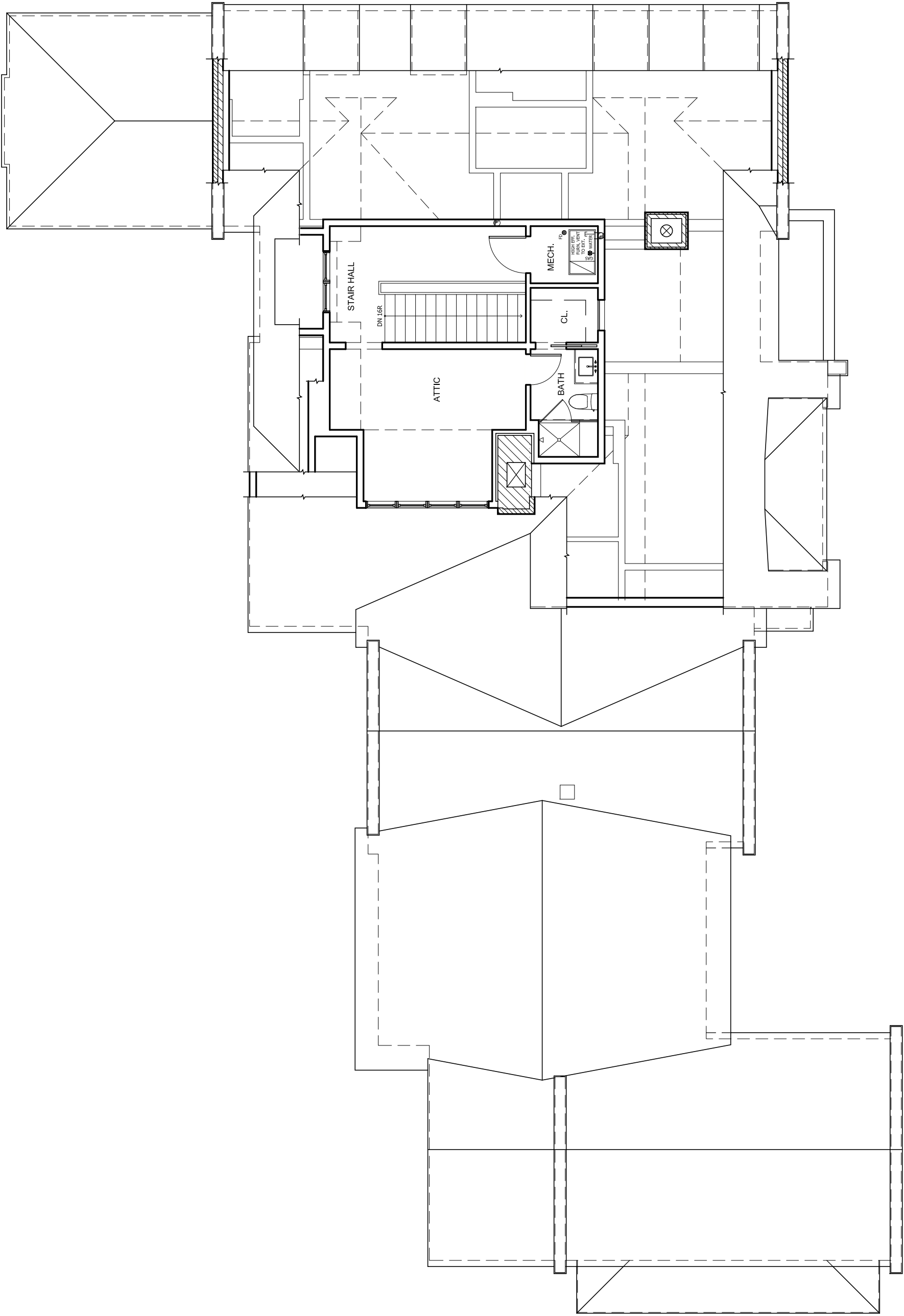


FIRST FLOOR PLAN

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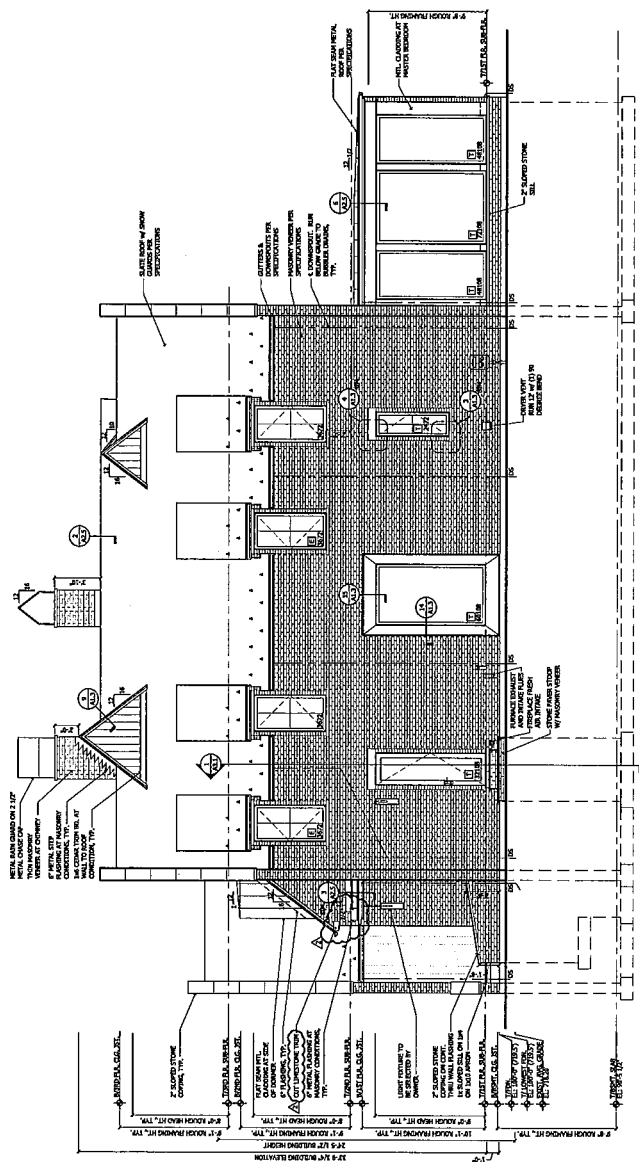


SECOND FLOOR PLAN
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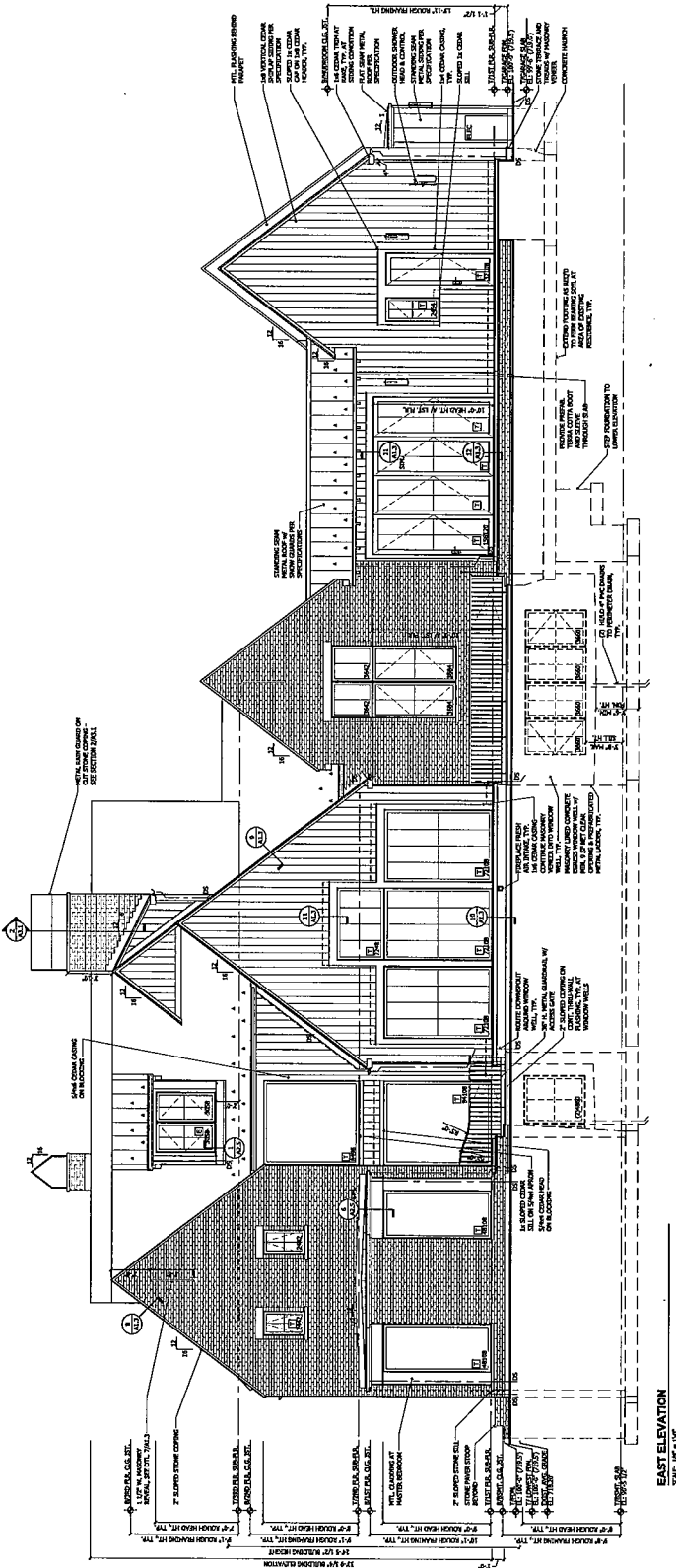


THIRD FLOOR PLAN

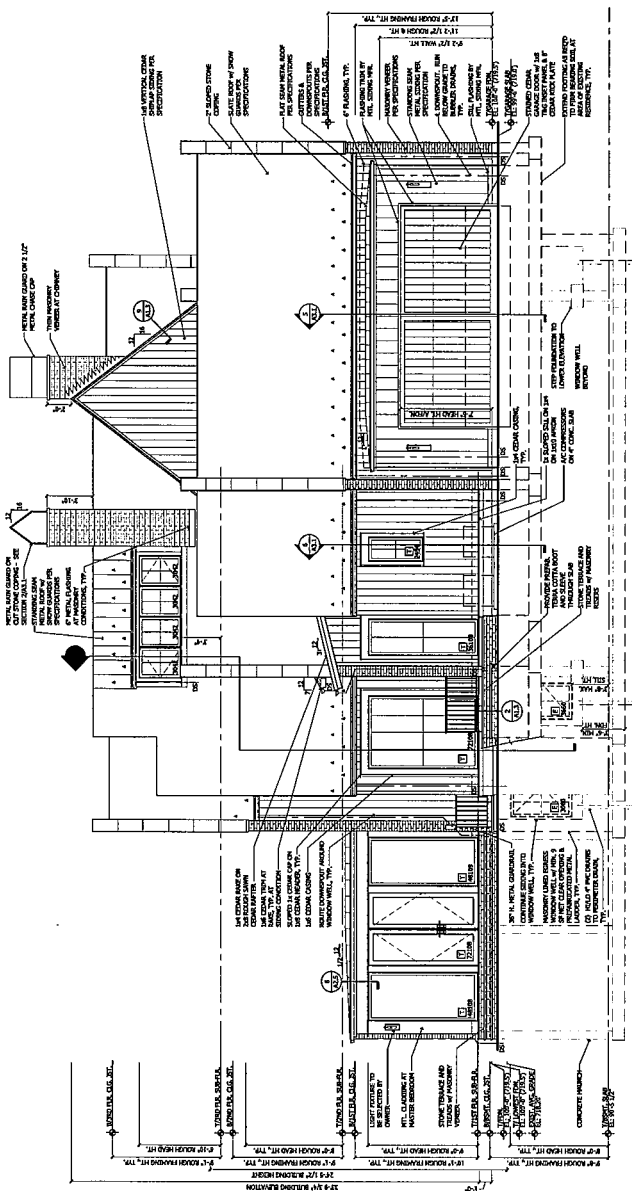
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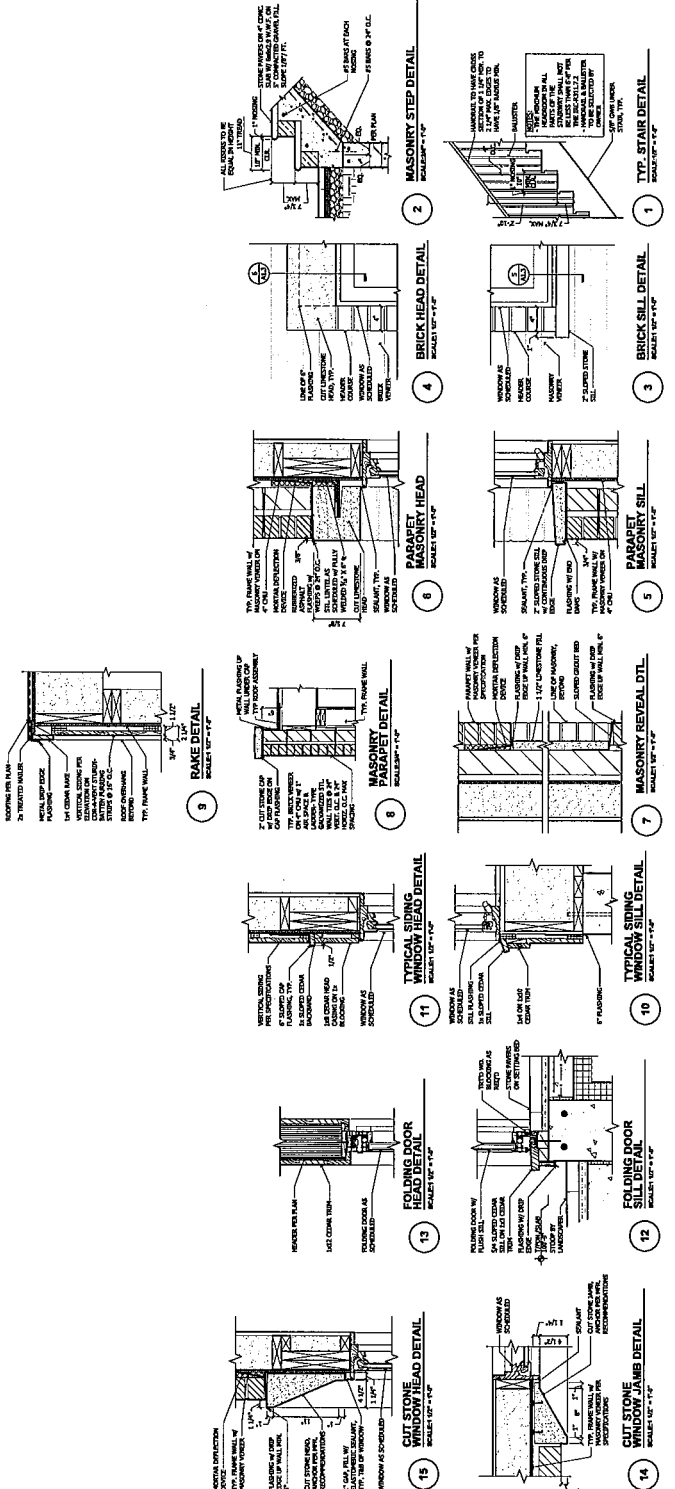
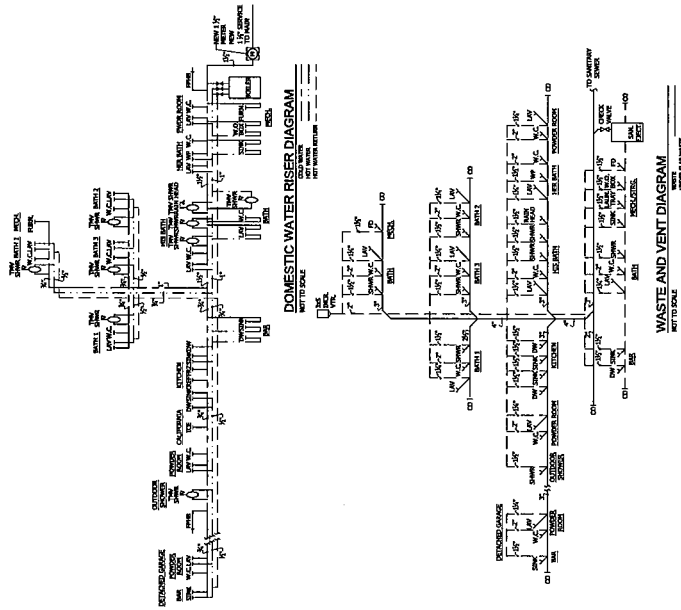
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NORTH ELEVATION



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| 201. | ALL RISERS TO BE 12" DIA. MINIMUM | | | | | | | | |

PLAT OF SURVEY

LOT 3 (EXCEPT THE NORTH 87 FEET THEREOF; THE SOUTH LINE OF SAID 87 FEET BEING PARALLEL WITH THE NORTH LINE OF SAID LOT AND EXCEPT THE EAST 90 FEET THEREOF) IN BLOCK 16 OF W. ROBBINS' PARK ADDITION TO HINSDALE, IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEY AREA: 26,877 SQUARE FEET (0.612 ACRES)

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

NORTH LINE OF LOT 3: 265.3' (265.3')

SOUTH LINE OF THE NORTH 87 FEET OF LOT 3: N 88°09'51" E 150.15'

EAST LINE OF LOT 3: S 02°00'10" E 200.30'

WEST LINE OF THE EAST 90 FEET OF LOT 3: 90.00'

ELM STREET (HINSDALE SIDEWALK)

ASPHALT DRIVEWAY

BRICK/CONC WALL

CONC PAVT

ONE STORY BRICK/STONE RESIDENCE

ONE STORY FRAME SHED

POWER POLE AT CORNER

W. ROBBINS' PARK ADDITION RECORDED JUNE 12, 1871 AS DOCUMENT NUMBER 14048

LOT 4 NOT INCLUDED

7TH AVENUE HERETOFORE DEDICATED

LEGEND:

- EX. PROPERTY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. OVERHEAD WIRE
- EX. WOOD FENCE
- EX. CONCRETE CURB & GUTTER
- FOUND HIGH PIPE OR ROD
- EX. ELECTRICAL METER
- EX. ELECTRIC POSTBOX
- EX. AIR CONDITIONING UNIT
- EX. MAILBOX
- EX. UTILITY POLE

ABBREVIATIONS:

| A | ARC LENGTH |
|--------|-----------------|
| CH | CORNER |
| CONC | CONCRETE |
| D.C. | DOCKHOLE |
| E | EAST |
| F.P. | FOUND HIGH PIPE |
| F.R. | FOUND HIGH ROAD |
| F.M. | FENCE |
| R | RIGHT OF WAY |
| R.O.W. | ROAD |
| S | SOUTH |
| SHED | SHED CORNER |
| SPRINK | SPRINKLER |
| SW | SW CORNER |
| DOCK | DOCK |
| DOCK | DOCK |

GENERAL NOTES:

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

STATE OF ILLINOIS
COUNTY OF DU PAGE

I, Timothy B. Maatank, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SUPERVISED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SUBJECT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASURING STANDARDS FOR A BENCHMARK SURVEY.

GIVEN UNDER MY HAND AND SEAL THE 18TH DAY OF OCTOBER, 2018

Timothy B. Maatank
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184 00186
LICENSE EXPIRES APRIL 30, 2019

FIELD WORK COMPLETED OCTOBER 10, 2018

KNUEPFER

ENGINEERING RESOURCE ASSOCIATES

38701 WEST AVENUE, SUITE 160
WARRENVILLE, ILLINOIS 60555
PHONE (830) 383-3000
FAX (830) 393-2152

30 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7848
FAX (312) 474-8099

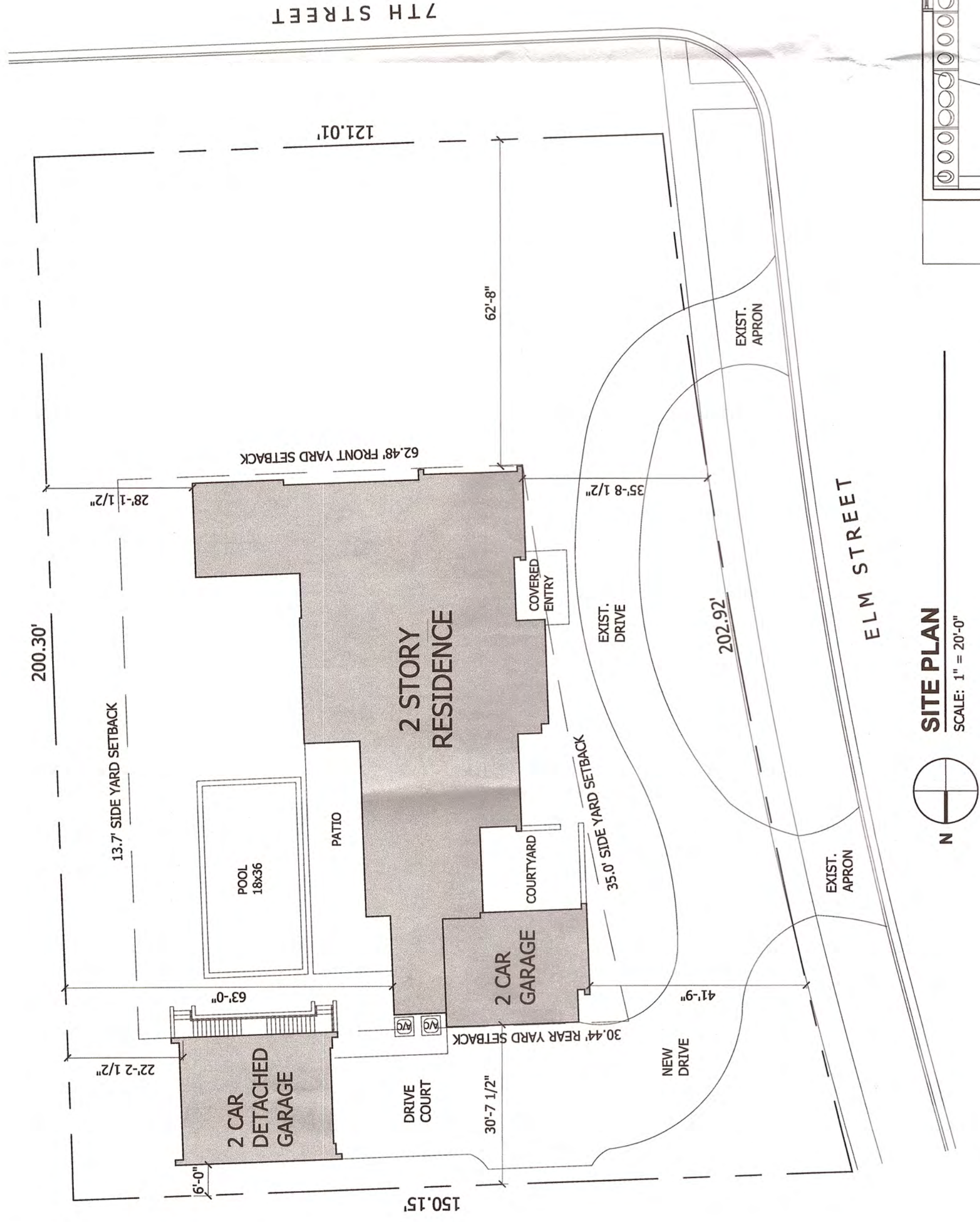
2416 GALLEN DRIVE
CHAMPAGNA, ILLINOIS 61821
PHONE (217) 353-6288
FAX (217) 355-1002

PLAT OF SURVEY
641 SOUTH ELM STREET
HINSDALE, ILLINOIS

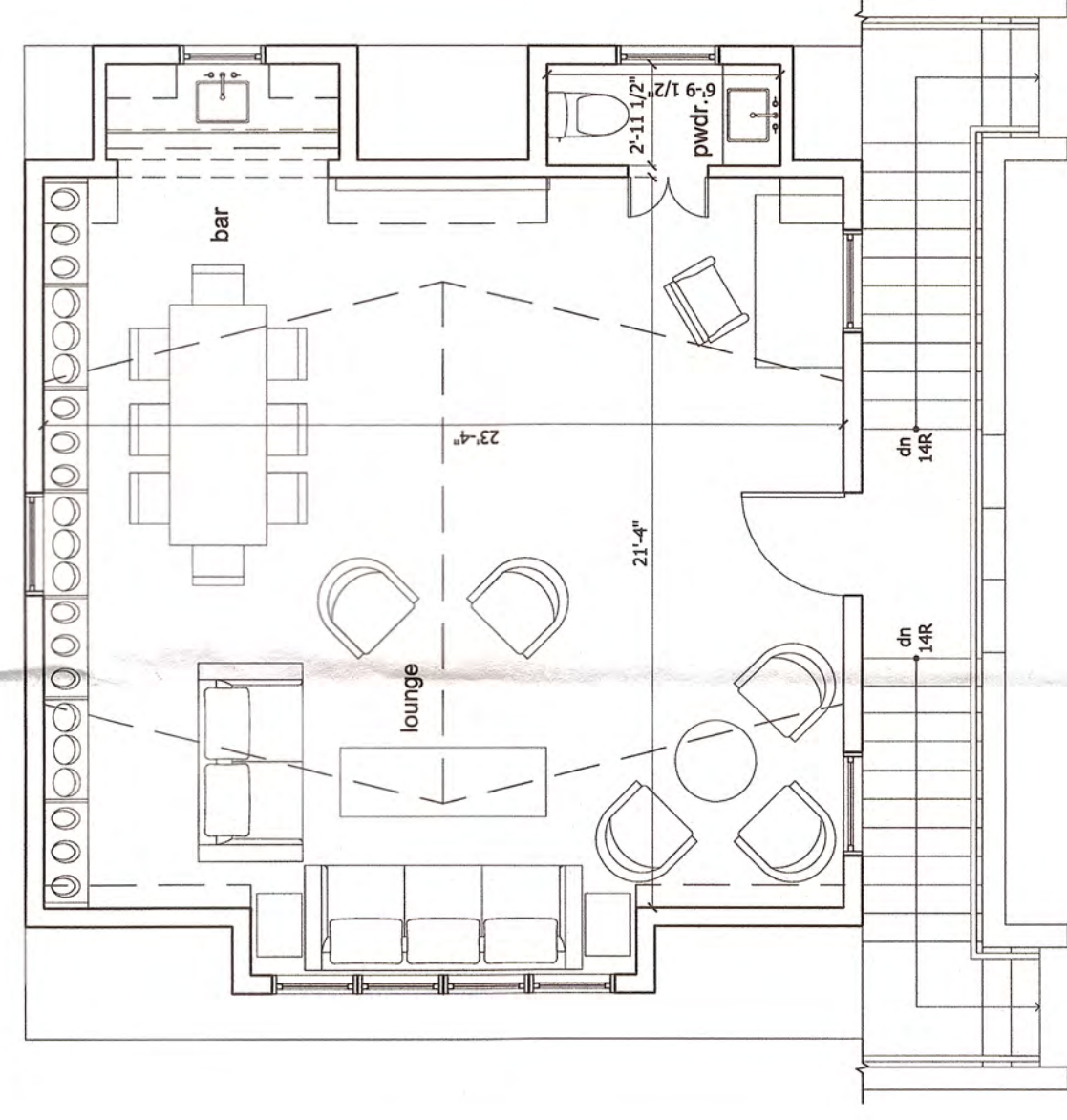
SCALE: 1"=10'
DATE: OCTOBER 18, 2018
JOB NO.: 181001



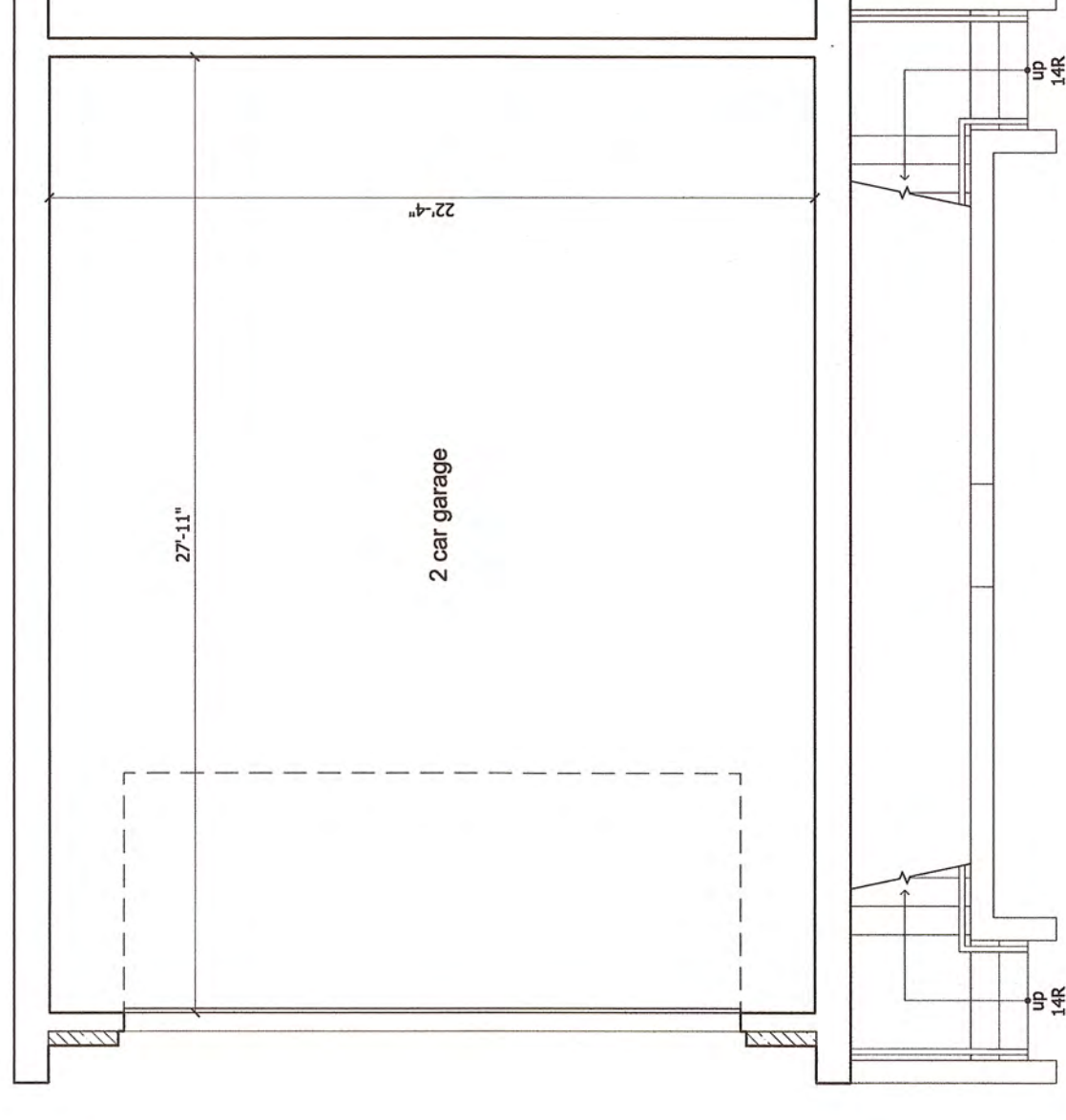
WEST ELEVATION
scale: 3/16"=1'-0"



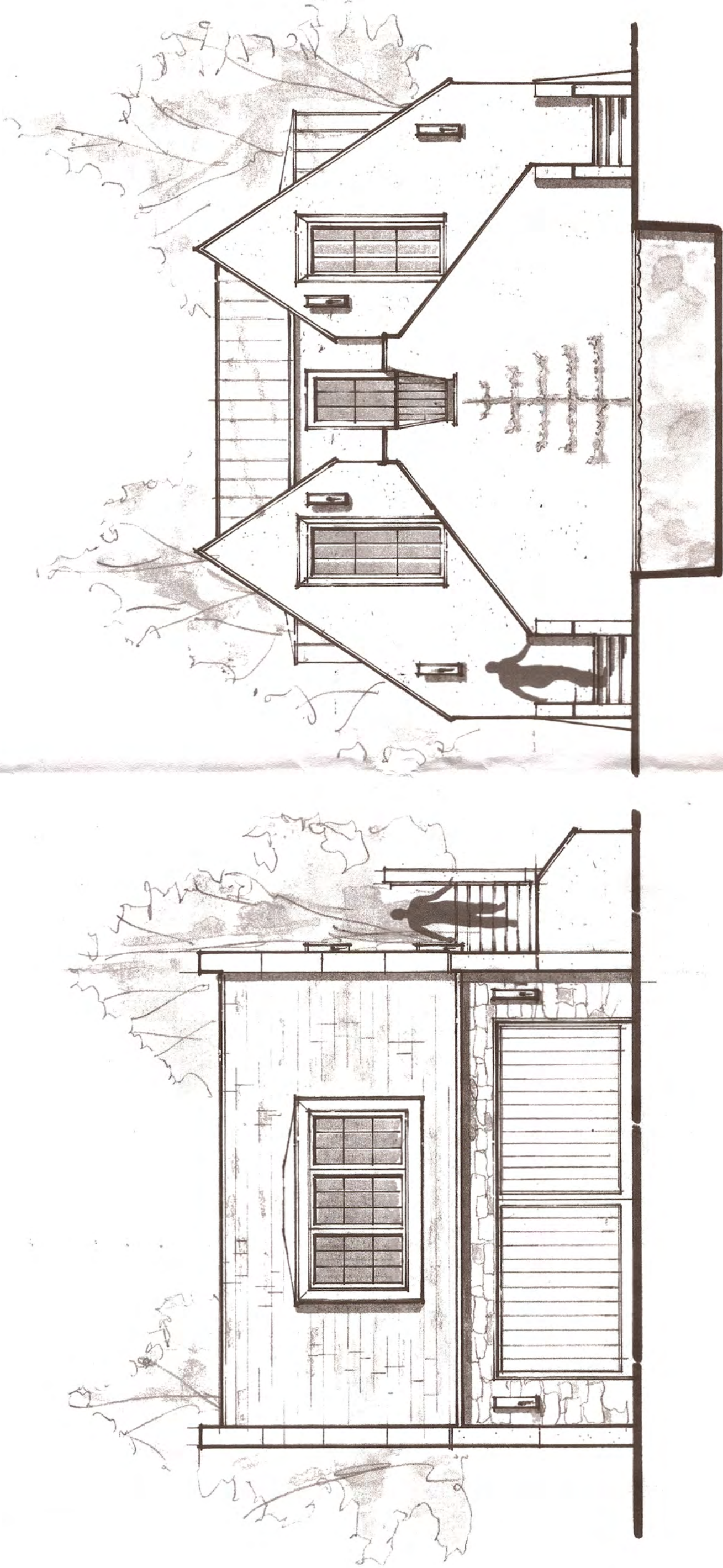
SITE PLAN
SCALE: 1" = 20'-0"



detached garage second floor plan
SCALE: 1/4" = 1'-0"

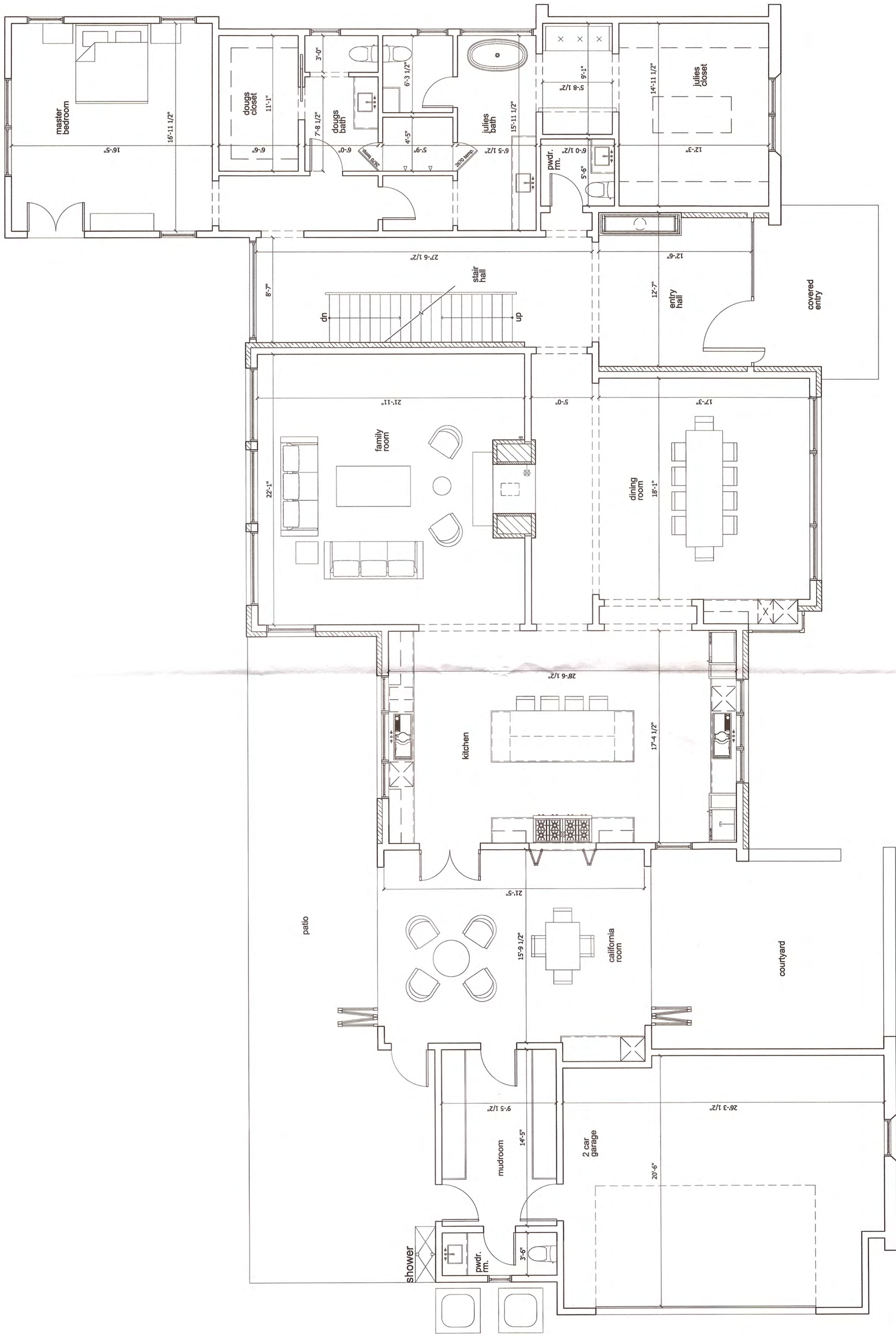


detached garage first floor plan
SCALE: 1/4" = 1'-0"



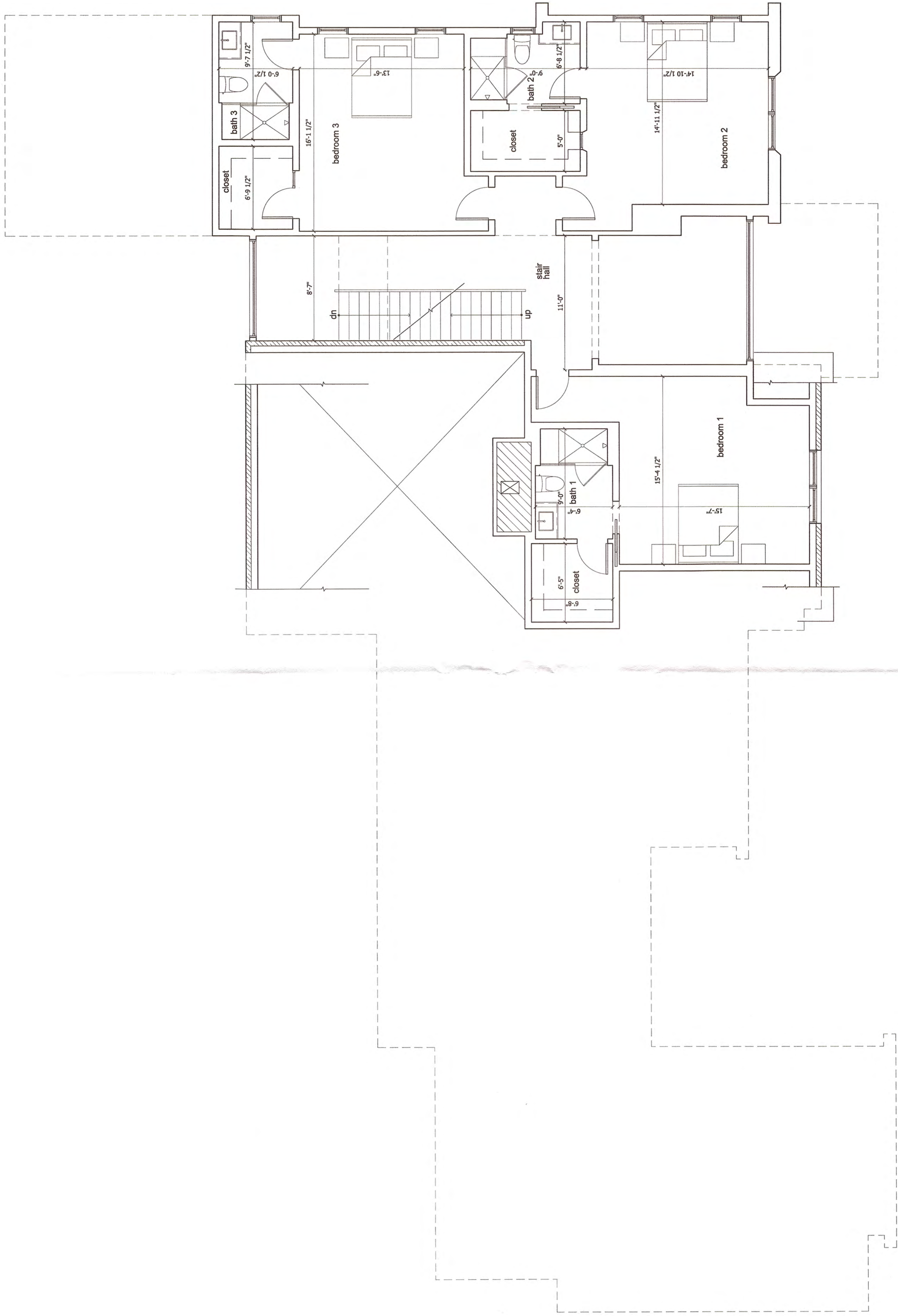
GARAGE ELEVATIONS

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



first floor plan
SCALE: 1/4" = 1'-0"

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



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

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

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

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

I. GENERAL INFORMATION

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

II. SITE INFORMATION

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

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

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

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

☒ No ☐ Yes

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

• 5. TABLE OF COMPLIANCE

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

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

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

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**


Signature of Applicant

Signature of Applicant

☐ **CORPORATION**


Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

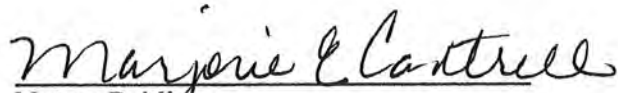
Signature

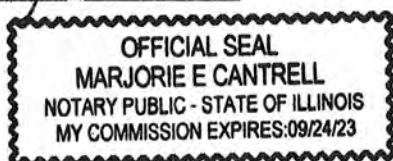
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 31st day of

January, 2020.


Notary Public





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

Overview

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

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

Facts and features

[Edit](#)

Utilities / Green Energy Details

Utility

- Internet and tv

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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: 641 S. ELM STREET, HINSDALE IL

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential

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

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

Lot dimensions: 126 x 202

Current use of property: Single Family Residential

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

SINGLE FAMILY RESIDENCE & DETACHED GARAGE

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

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

Required by Code:

| | | |
|-------------|--------|-------|
| corner side | 35.70 | 35.00 |
| rear | 30.625 | 30.44 |

Setbacks (businesses and offices):

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

Building heights:

| | | |
|------------------------|-----|-------|
| principal building(s): | TBD | 31.18 |
| accessory building(s): | TBD | 15.00 |

Maximum Elevations:

| | | |
|------------------------|------------|--------------|
| principal building(s): | <u>TBD</u> | <u>41.18</u> |
| accessory building(s): | <u>N/A</u> | <u>N/A</u> |

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

Total building coverage: 4,987.7 6,669.25

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

| | | |
|--------------------------|---------|----------|
| Floor area ratio: | 7,271.9 | 7,335.40 |
|--------------------------|---------|----------|

Accessory building(s): Detached Garage & Pool

Spacing between buildings:[depict on attached plans]

principal building(s): 10'-11" _____
accessory building(s): _____

Number of off-street parking spaces required: 0

Number of loading spaces required: 0

Statement of applicant:

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

By:

Applicant's signature

Julie J Law
Applicant's printed name

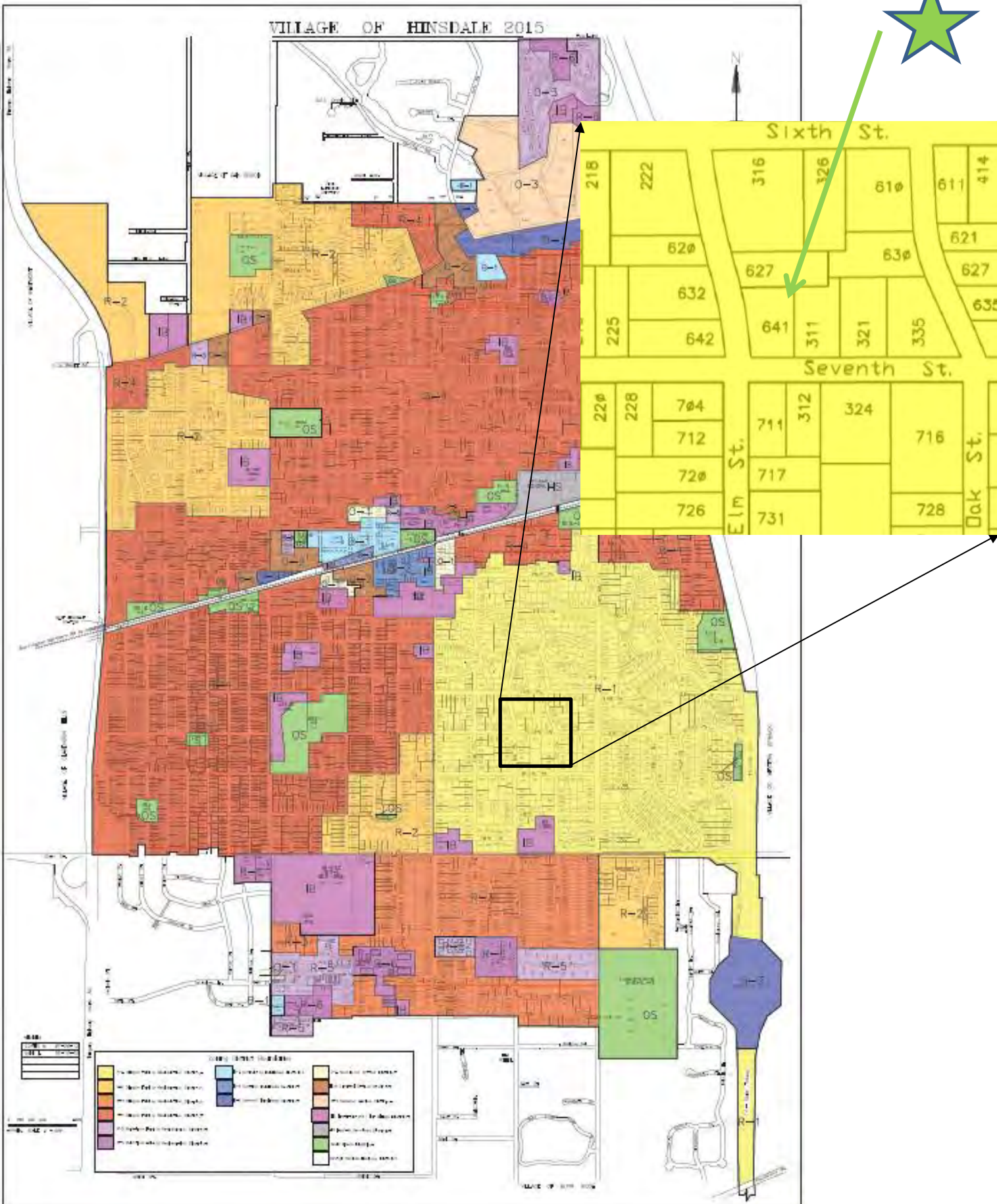
Dated: 1-31, 2020



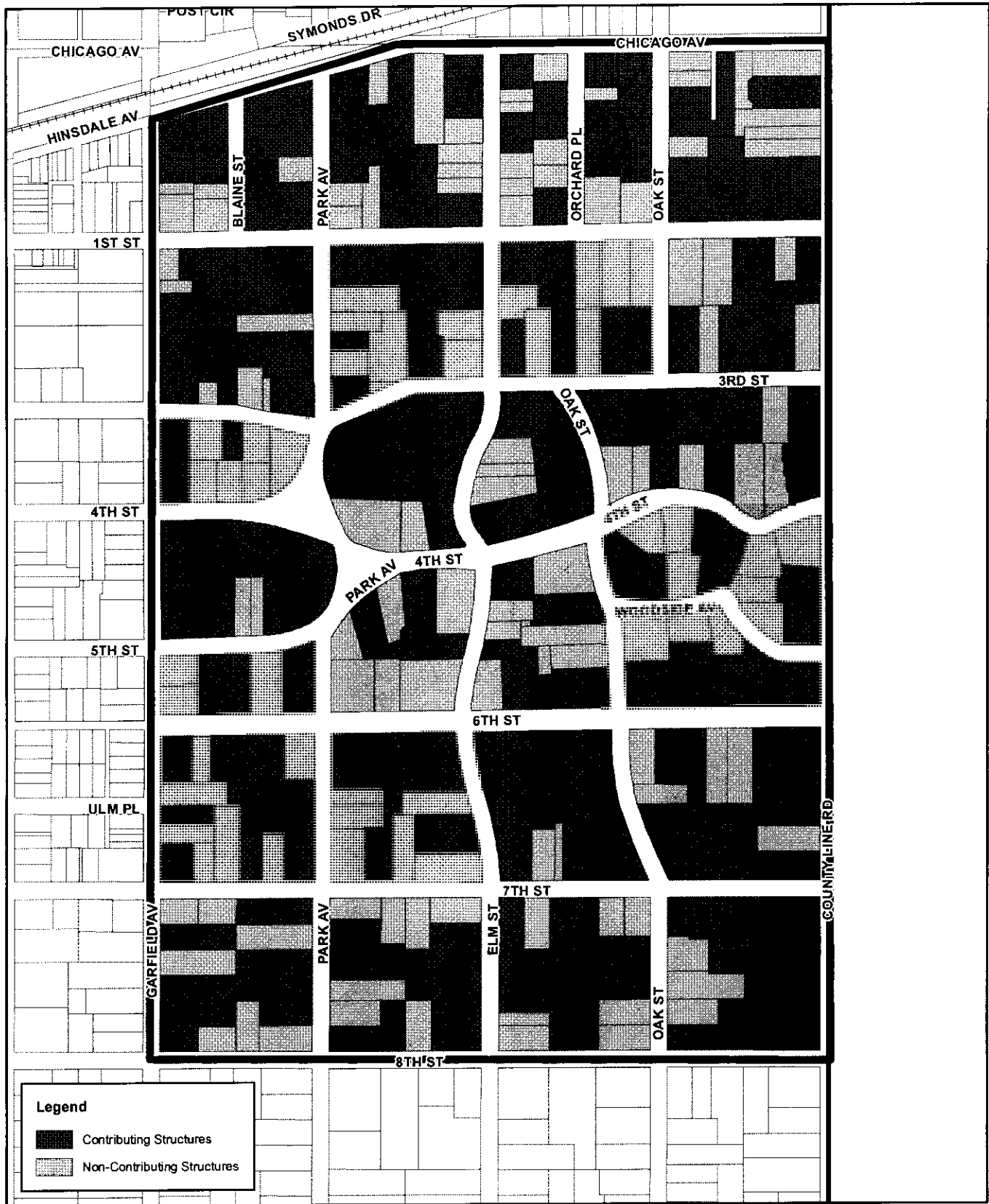




Attachment 2: Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

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

B. Design Standards:

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

United States Department of the Interior
National Park Service

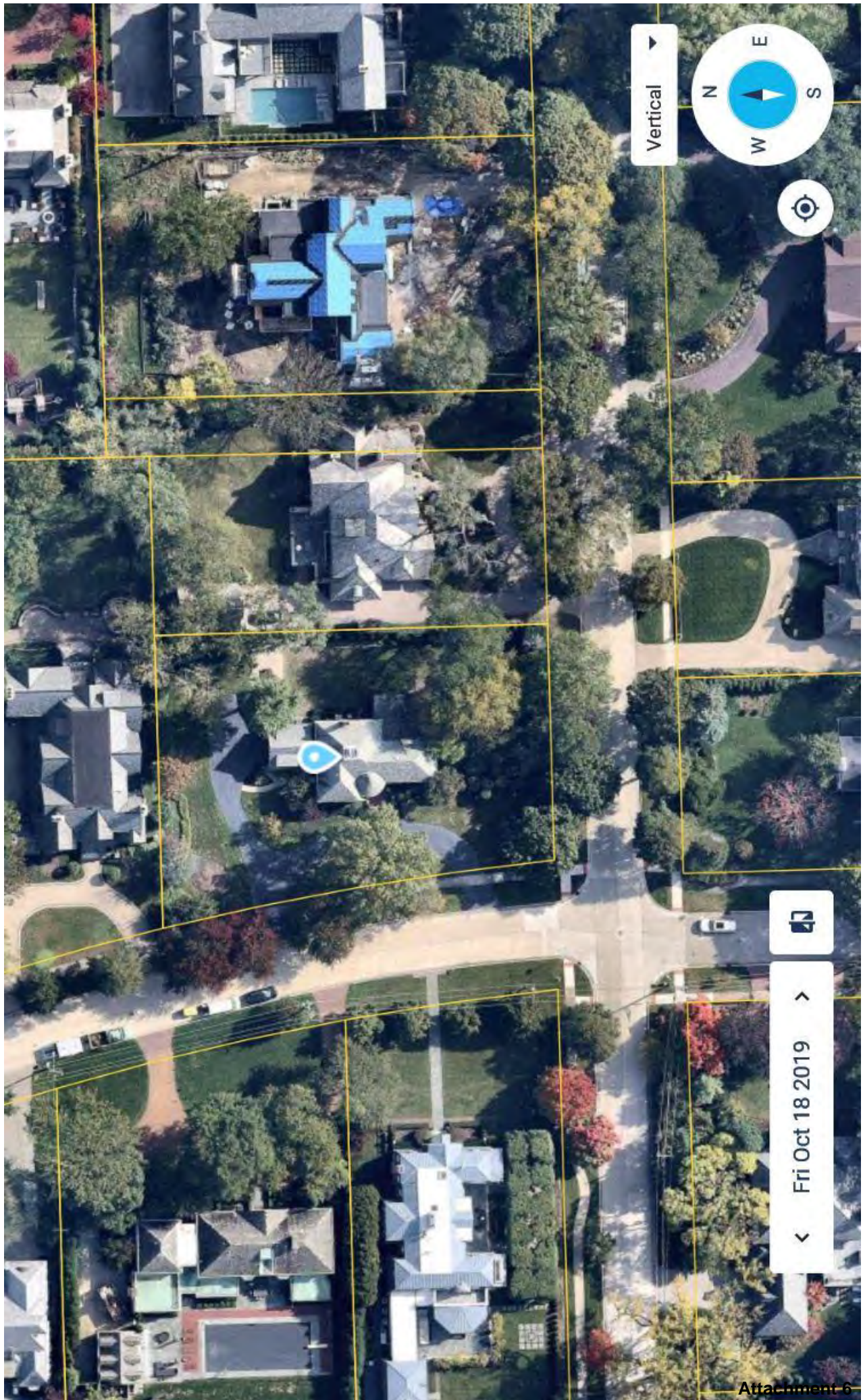
National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Robbins Park Historic District
Hinsdale, DuPage County, IL

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

Attachment 6: Aerial View 641 S. Elm Street



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



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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 Case HPC-03-2020 – 641 S. Elm Street)
 Request for Certificate of Appropriate-)
 ness to construct a new home)
 in the Robbins Park Historic District)

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter before the Hinsdale Historic Preservation
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 4th day of March, 2020, at
 7:45 p.m.

BOARD MEMBERS PRESENT:

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

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

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

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

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

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

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

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

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

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

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

08:20PM

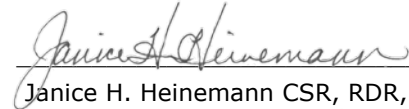
08:20PM

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

08:21PM

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

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



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




MEMORANDUM

DATE: July 1, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 444 E. 4th St. – Request for Waiver of Certificate of Appropriateness Application Requirement for plans and specifications for proposed replacement structure in the Robbins Park Historic District – Case HPC-08-2020

Process

Section 14-5-3 of the Hinsdale Village Code sets forth application requirements for obtaining a Certificate of Appropriateness. Where demolition of a structure is sought, one of the application requirements is to provide plans and specifications for the proposed replacement structure, including information pertaining to landscaping, massing, relationship to site and streetscape, scale, and signs. No application for demolition shall be deemed complete without inclusion of such information absent a waiver of this requirement by the Historic Preservation Commission. In the event that the Commission denies a requested waiver of the requirement to provide such information, the applicant may appeal the Commission's denial of the waiver to the Village Board by filing an appeal in writing to the Village Manager within fifteen (15) days after the Commission's denial. The Village Board may affirm the decision not to waive the application requirement, or may overturn the Commission's decision, with or without conditions. If the waiver is granted, an otherwise completed application for a certificate of appropriateness shall be considered by the Commission. See § 14-5-3(A)(10) of the Hinsdale Village Code.

Summary

The Village of Hinsdale has received a request for a waiver of the Certificate of Appropriateness (CoA) application requirement to provide plans and specifications for the proposed replacement structure from Mr. Matt Bousquette, requesting to demolish an existing home in the Robbins Park Historic District with no plans to construct a new house at 444 E. 4th Street. Per Section 14-5-3(A)(10), a waiver of a CoA may be requested in the case of a demolition request with no proposed replacement structure.

Request and Analysis

The subject property features a two-story residence constructed in 1929, in the Tutor Revival style. The home is also known as the Marshall Keig House, and was designed by R. Harold Zook. On February 8, 2017, the Historic Preservation Commission (HPC) held a public hearing for the applicant's initial request to demolish the house. On March 8, 2017, the HPC unanimously voted to deny the CoA to demolish the house (Attachment 5). That finding was advisory only, however, as no demolition permit was applied for within a year of the decision, the applicant is required to go through the process again for his current request.



MEMORANDUM

Attachments:

- Attachment 1 – Waiver of Application for Certificate of Appropriateness letter (email dated 4.15.20)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - National Register of Historic Places Sheet
- Attachment 5 - Initial CoA Application Public Hearing Transcripts (dated 02.08.17 and 03.08.17)

Chan Yu

From: Matt Bousquette <matt@bousquette.net>
Sent: Wednesday, April 15, 2020 10:25 AM
To: Chan Yu
Cc: Robert McGinnis; Matt Bousquette
Subject: RE: 444 E. 4th

Good Morning;

Because your email covers several items I intend to address them in separate emails. The isolation of the Village Government has made the communication process overly time consuming and hopefully you can resolve these issues this morning as it seems we have spent a month on what should be a simple issue:

Per the email to Rob on March 11, 2020 and you on April 9 2020:

THERE ARE NO PLANS TO BUILD ON THE LOT AT 444 FOURTH ST.

Please accept this third email in place of your requested "letter".

PLEASE ADVISE IMMEDIATELY IF THIS FULFILLS YOUR REQUIRMENT

Regards

Matt Bousquette

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

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

Address of Property under review: 444 E fourth ST
Property Identification Number: 09-12-221-008

I. GENERAL INFORMATION

1. Applicants Name: Matthew Bousquette
Address: 444 E fourth ST
Hinsdale IL 60521
Telephone Number: 630-468-2725
2. Owner of Record (if different from applicant): —
Address: _____
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: N/A
Attorney: N/A
Builder: Ken Ortiz Deconstruction Solutions - Reuse people
of America 312-607-1528
Engineer: N/A

II. SITE INFORMATION

1. Describe the existing conditions of the property: Deteriorated circa
1929 Stone House
2. Property Designation:
Listed on the National Register of Historic Places? — YES X NO
Listed as a Local Designated Landmark? — YES X NO
Located in a Designated Historic District? X YES — NO

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

The existing home will be deconstructed and all
reusable building materials will be donated.
The existing foundation will be removed
and back-filled per Village Specs.

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

☒ No ☐ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☒ **INDIVIDUAL OWNERS**

Matthew C. Berquist
Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

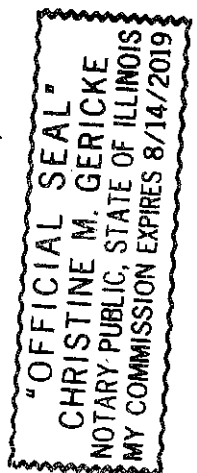
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 9 day of

Jan, 2017

Christine M. Gericke
Notary Public



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

Application for Certificate of Zoning Compliance

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

Applicant's name: MATTHEW BOUSQUETTE

Owner's name (if different): SAME

Property address: 444 E fourth ST Hinsdale IL

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ X _____

Current use of property: SINGLE family Home

Proposed use: ☐ Single-family detached dwelling
☒ Other: YARD

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

Brief description of request and proposal:

TEAR DOWN EXISTING Home & Restore site for use as YARD

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards: N/A AS NO NEW construction
front: 1 1
interior side(s) 1 1

-11-

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

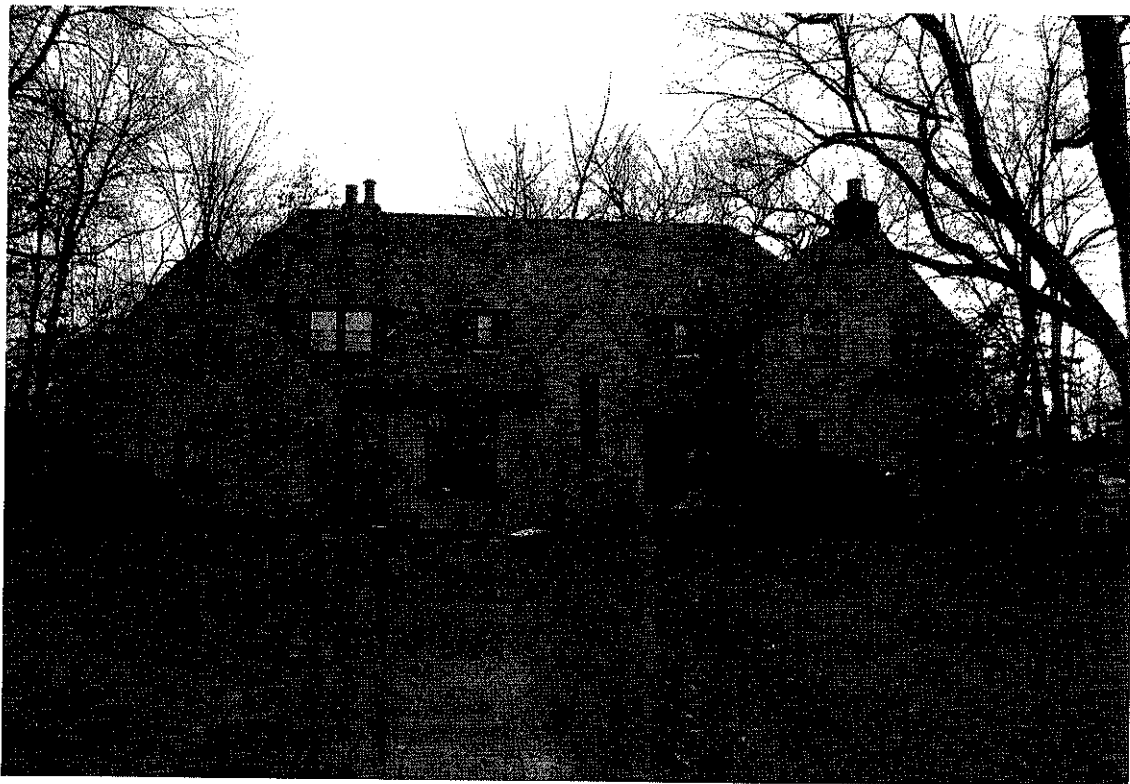
I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

Matthew Bousquet
Applicant's signature

Matthew Bousquet
Applicant's printed name

Dated: April 6, 2020.

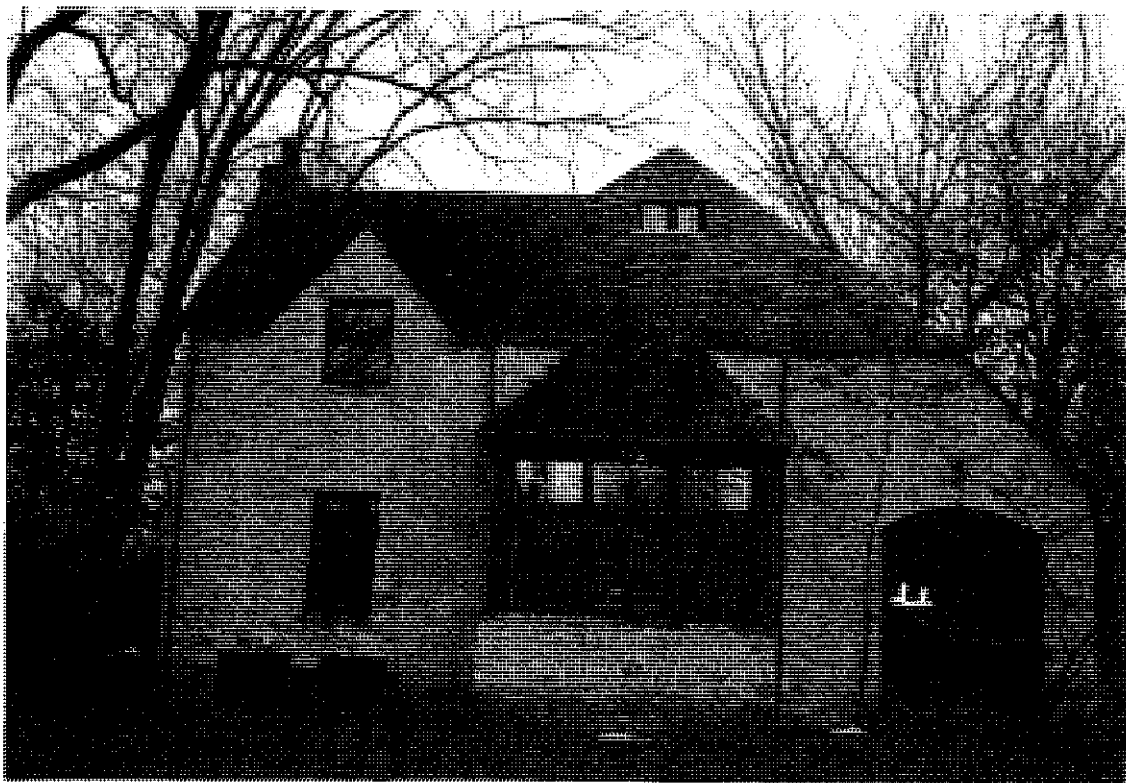


Front (above) / East Side (below)

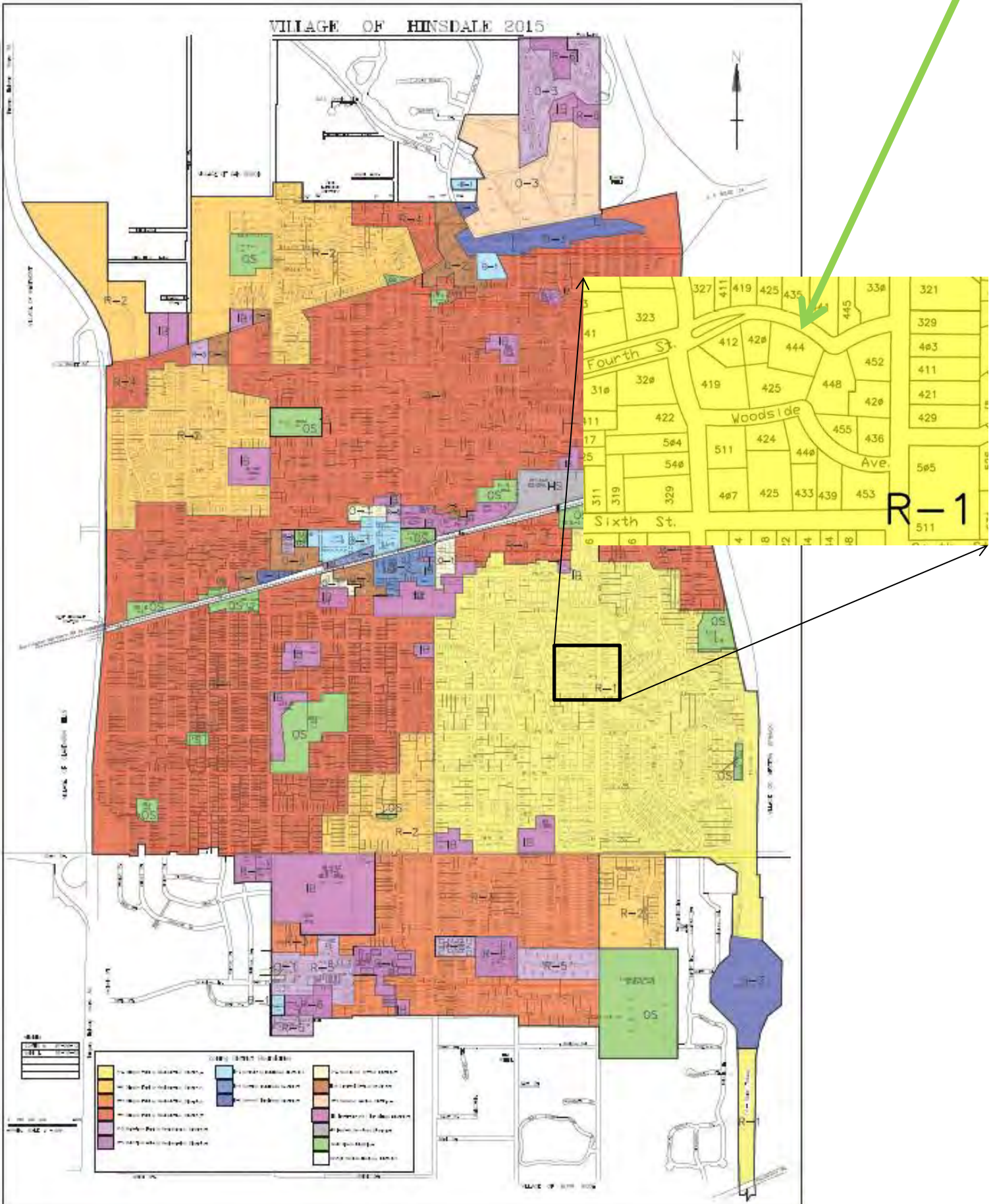




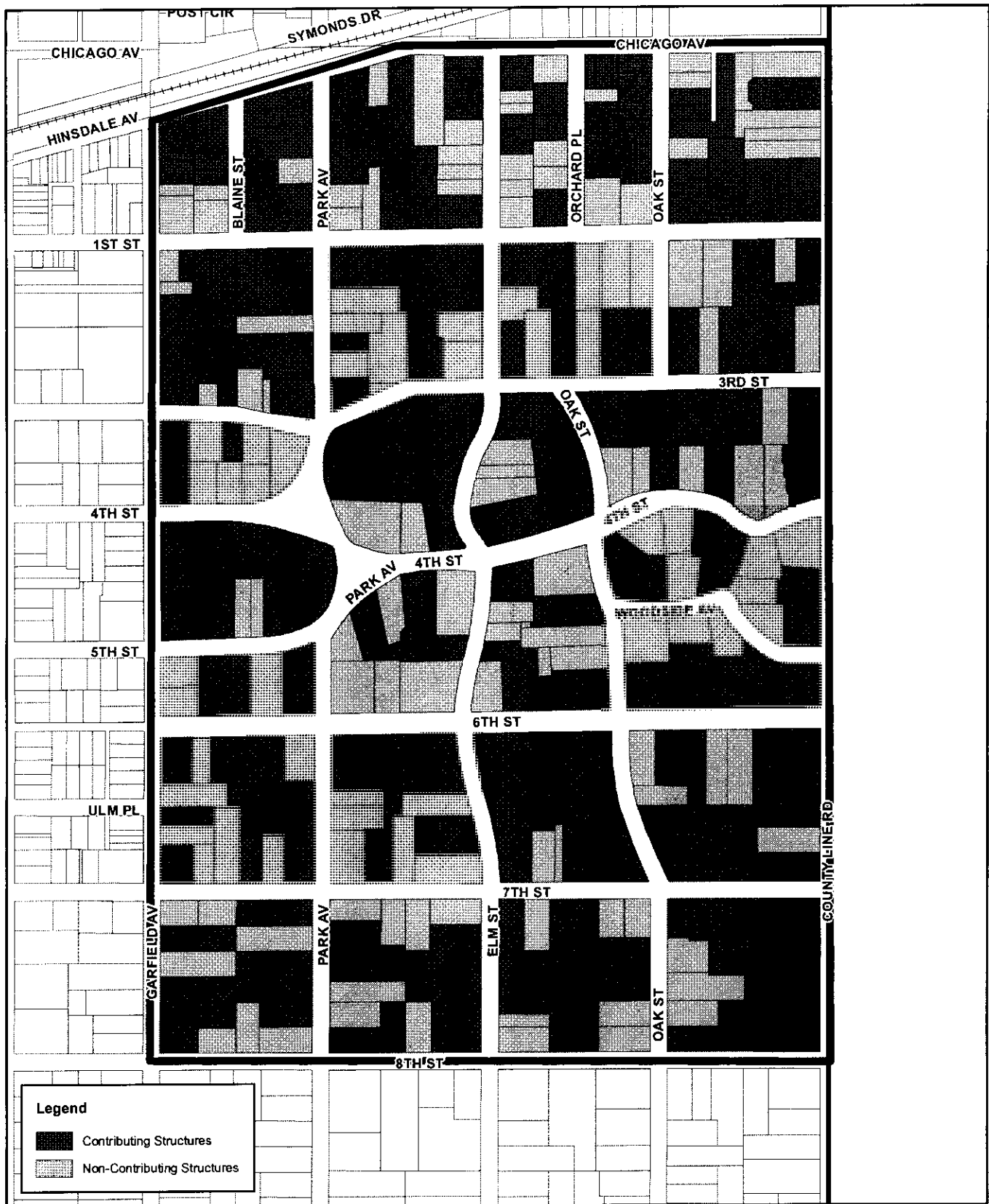
Rear (above) / West Side (below)



Attachment : Village of Hinsdale Zoning Map and Project Location



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Robbins Park Historic District
Hinsdale, DuPage County, IL

| NO. | STREET | ARCHCLASS | DATE | HISTORIC NAME | C OR NC | SECONDARY STRUCTURES CDR NC | ARCHITECT | BUILDER | SECONDARY STRUCTURE |
|-----|------------|---------------------------|---------|--------------------------|---------|-----------------------------|-------------------------|--------------------------|---------------------|
| 200 | E FOURTH | Neo-Colonial | c. 1960 | | NC | | | | |
| 202 | E FOURTH | Queen Anne - Free Classic | 1886 | Hinkley House | C | NC | | | detached garage |
| 205 | E FOURTH | Neo-Prairie School | 1992 | Niem, Bob & Dana House | NC | - | Mizani & Associates | Steben Bldrs., Inc. | |
| 211 | E FOURTH | Craftsman | 1914 | | C | C | | | detached garage |
| 222 | E FOURTH | Under construction | 2007-08 | | NC | | | | |
| 310 | E FOURTH | Colonial Revival | c. 1935 | | C | | | | |
| 320 | E FOURTH | Neo-Traditional | 1999 | | NC | - | Johnson, Erick | North Ridge builders | |
| 323 | E FOURTH | Prairie | 1905 | Welles, Edward P. House | C | C | Spencer & Powers | | detached garage |
| 411 | E FOURTH | Neo-Traditional | 2005-06 | | NC | - | | | |
| 412 | E FOURTH | Ranch | 1972 | | NC | - | Nemoede, Albert H. | | |
| 419 | E FOURTH | Dutch Colonial Revival | c. 1925 | | C | - | | | |
| 420 | E FOURTH | Mansard | 1969 | Hilton, John House | NC | NC | Smithson, A. T. | Sather, John & Son | shed |
| 425 | E FOURTH | Neo-Traditional | 1995 | | NC | - | Olson, Steven C., LTD. | | |
| 435 | E FOURTH | Colonial Revival | 1931 | Wheeler, Gordon B. House | C | - | Marx, Elmer W. | Nelson, N. J. | |
| 441 | E FOURTH | Under construction | 2007-08 | | NC | - | | | |
| 444 | E FOURTH | Tudor Revival | 1929 | Keig, Marshall House | C | - | Zook, R. Harold | | |
| 445 | E FOURTH | Neo-Traditional | 1989 | | NC | - | Lisec & Biederman, Ltd. | Neighborhood Homes, Inc. | |
| 448 | E FOURTH | Neo-Traditional | 1987 | | NC | - | George, Charles Vincent | Dressler, Phil | |
| 452 | E FOURTH | Neo-Traditional | 2004 | | NC | - | Estenssoro, Sergio G. | | |
| 23 | S GARFIELD | Queen Anne | c. 1890 | | C | - | | | |
| 27 | S GARFIELD | Queen Anne | c. 1890 | | C | NC | | | detached garage |
| 33 | S GARFIELD | Bungalow | 1903 | | C | C | | | coach house |

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC 08-2016)
444 East 4th Street.)

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the Certificate of
Appropriateness Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on the 8th day of
February 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member;

MR. TOM WILLETT, Member;

MS. SHANNON WEINBERGER, Member;

MR. FRANK GONZALEZ, Member.

| | |
|--|--|
| <p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MATTHEW BOUSQUETTE, Applicant.</p> <hr/> <p>4</p> <p>5 CHAIRMAN BOHNEN: We want to begin the</p> <p>6 discussion on 444 East 4th Street. Who is</p> <p>7 representing that?</p> <p>8 MR. BOUSQUETTE: Me. Matthew</p> <p>9 Bousquette</p> <p>07:04:02PM 10 (WHEREUPON, Mr. Bousquette</p> <p>11 was administered the oath.)</p> <p>12 MR. BOUSQUETTE: So good evening. My</p> <p>13 name is Matthew Bousquette. I'm a resident of</p> <p>14 Hinsdale and I own 444 East 4th Street, 448 East</p> <p>15 4th Street, 445 Woodside, 443 Woodside. It</p> <p>16 represents 9 lots, a pile of pins, over</p> <p>17 94,000 square feet, approximately two and a</p> <p>18 quarter acres and it brings me a monthly tax</p> <p>19 bill of approximately \$8,000 per month.</p> <p>07:04:44PM 20 I'm in the process of preparing to</p> <p>21 remove an existing house which sits on lots 1</p> <p>22 through 3 with the address 444 East 4th Street.</p> | <p style="text-align: right;">4</p> <p>1 viable in its current location. I have no</p> <p>2 intent of having it remain in that location.</p> <p>3 The house in its size, foundation and other</p> <p>4 issues, in addition to the size of the lot, the</p> <p>5 cost of the taxes, don't support its existence.</p> <p>6 However, I do appreciate the</p> <p>7 history of the home itself. That is why I</p> <p>8 sought to donate the house in either parts or</p> <p>9 whole in an attempt to preserve it. Either</p> <p>07:06:26PM 10 route comes at significant personal expense to</p> <p>11 me. The monthly caring cost for that house at</p> <p>12 this time are \$10,000. I apologize in advance</p> <p>13 if any of my frustration comes through today as</p> <p>14 I am in month seven of the process.</p> <p>15 After this body rules, I am</p> <p>16 required to go to at least seven more village</p> <p>17 committees and board meetings over five months</p> <p>18 to allow the house to be repositioned.</p> <p>19 Unfortunately, on the surface it appears that</p> <p>07:07:00PM 20 deconstruction of the house is by far faster and</p> <p>21 cheaper and thus, that is the case HPC-09-2016</p> <p>22 which is before you tonight.</p> |
| <p style="text-align: right;">3</p> <p>1 My current plan is to donate the</p> <p>2 house either one, in parts to a reuse company so</p> <p>3 various parts of the existing home can be reused</p> <p>4 throughout the Chicagoland; or two, donate the</p> <p>5 home in its entirety to Mr. and Mrs. Parker,</p> <p>6 residents of Hinsdale who are here tonight, so</p> <p>7 that they can reposition the house on lots 18</p> <p>8 and 19 facing Woodside so that the existing home</p> <p>9 could be enjoyed in the same neighborhood for</p> <p>07:05:28PM 10 many more generations to come.</p> <p>11 I do appreciate that a number of</p> <p>12 you have taken the time to tour the house and</p> <p>13 others I know have come by the site so I</p> <p>14 appreciate time.</p> <p>15 Being a 10-year homeowner on 4th</p> <p>16 Street and, hopefully, for many more years to</p> <p>17 come, the development of our little sub</p> <p>18 neighborhood is of extreme importance to me.</p> <p>19 The quality of life, the aesthetic appeal and</p> <p>07:05:50PM 20 from a financial standpoint, I have a very, very</p> <p>21 significant investment next door.</p> <p>22 The existing home at 444 is not</p> | <p style="text-align: right;">5</p> <p>1 Separately, there is a case</p> <p>2 HPC-08-2016 which is also on the agenda. This</p> <p>3 is a request to move and reposition the home on</p> <p>4 Woodside.</p> <p>5 In reviewing Title 14, the historic</p> <p>6 preservation document Chapter 5, Section 14-51</p> <p>7 and 2, it appeared that every building in the</p> <p>8 Robbins Historic District which seeks to make</p> <p>9 any alteration to the exterior must come before</p> <p>07:07:42PM 10 this committee for a ruling. Unfortunately, as</p> <p>11 all of you are aware, this process has not been</p> <p>12 followed for a number of years.</p> <p>13 Further, it's my understanding, per</p> <p>14 the staff memo to the board, it was informally</p> <p>15 decided that only demolitions, new constructions</p> <p>16 and downtown signs were going to be brought</p> <p>17 before this committee.</p> <p>18 The effort to move and reposition</p> <p>19 this house does not fall in any one of those</p> <p>07:08:06PM 20 three categories and as such, I want the record</p> <p>21 to reflect, my objection to what I believe is an</p> <p>22 arbitrary and capricious application of Title 14</p> |

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| <p style="text-align: center;">6</p> <p>1 in this case. There are a large number of homes 2 that are undergoing other alterations in this 3 neighborhood which have not been brought before 4 this board which fall outside of one of those 5 three.</p> <p>6 A need for me to appear here has 7 extended our already six month and our next five 8 months by an additional two months and delay the 9 process and cost an additional \$20,000. With 10 that stated, in terms of HPC-08-2016 11 repositioning the house on Woodside, these are 12 the facts.</p> <p>13 No. 1. There is a contract between 14 myself and Mr. and Mrs. Parker, residents of 15 Woodside, who are here tonight to answer 16 questions, to remove the existing house and 17 reposition it on Woodside.</p> <p>18 2. The movement would include a 19 brand new foundation poured in the new location.</p> <p>20 3. The house would be rotated 180 21 degrees from its current position.</p> <p>22 4. Several professional moving</p> | <p style="text-align: center;">8</p> <p>1 village attractiveness to perspective home 2 buyers.</p> <p>3 3. To maintain and improve 4 property values.</p> <p>5 4. To protect, preserve and 6 enhance the village's aesthetic appearance and 7 character.</p> <p>8 It would seem to me allowing the 9 Zook house to be saved in its entirety and 10 repositioned on the lot, which would meet all of 11 the objectives, versus having the house 12 dismantled and used in part somewhere else.</p> <p>13 Should the demolition approach be 14 taken and the movement in the lots not be 15 permitted, the sale of all six lots will occur 16 and it would be one of the largest under and 17 undeveloped lots in the village of Hinsdale. As 18 such, it would allow a home construction 19 significantly out of scale to our sub 20 neighborhood.</p> <p>21 I would cite for you to draw your 22 attention to the construction currently going on</p> |
| <p style="text-align: center;">7</p> <p>1 companies have been bidding on the project and 2 all indicate it's very doable, albeit expensive.</p> <p>3 5. The house would be located on 4 lots 18 and 19 facing Woodside comprising 20,000 5 square feet. That would make it the second 6 largest lot on the entire street. There's only 7 one lot larger, which is approximately 1,000 8 square feet more. In most cases, there's 2 to 9 3,000 square feet larger than any other lot on 10 the street.</p> <p>11 6. The movement would include 12 maintaining the existing footprint and the 13 exterior of the house in its new location.</p> <p>14 7. With the exception of allowing 15 for a 20,000 square foot lot, the repositioned 16 home would require no other variances from the 17 village for front yard, side yards or back 18 yards.</p> <p>19 Recognizing that the goal of this 20 body is to 1. Preserve, promote and maintain 21 the village historic resources and character. 22 2. To protect and enhance the</p> | <p style="text-align: center;">9</p> <p>1 on 8th Street between Park and Elm, 2 affectionately called the east coast girls' 3 school or the home on Taft basically called 4 Buckingham Palace.</p> <p>5 Both of those houses are on lots of 6 similar size and two different architects have 7 come to us and said with all of the FAR 8 requirements and all of the setback 9 requirements, either one of those houses could 10 be constructed on this lot should it be sold in 11 its entirety and the Zook house removed.</p> <p>12 I fail to understand how that 13 endgame would be the right solution for our sub 14 neighborhood or would fulfill your charter. As 15 such, I urge you to vote to affirm our petitions 16 tonight.</p> <p>17 I'd like to see the house preserved 18 and moved, however as I stated, in this process 19 I started in June of 2016 and at a cost of 20 \$10,000 a month, \$10,000 a month, my emotional 21 desire to preserve the house meets a pocketbook 22 which is quickly drained.</p> |

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| <p style="text-align: center;">10</p> <p>1 So I would urge you to make a</p> <p>2 decision tonight and I know that I have already</p> <p>3 spent \$90,000 in my attempt to save this house</p> <p>4 and if this process continues to drag out, I</p> <p>5 will note I will be able to sleep soundly</p> <p>6 knowing that if I knocked it down, I went over</p> <p>7 and above making an attempt to save it. I would</p> <p>8 be happy to answer any questions. The Parkers</p> <p>9 are here to answer any questions. Thank you.</p> <p>07:12:30PM 10 CHAIRMAN BOHNEN: Okay. So you come</p> <p>11 before us with two proposals?</p> <p>12 MR. BOUSQUETTE: Yes, sir.</p> <p>13 CHAIRMAN BOHNEN: Am I to understand</p> <p>14 this is an either or situation?</p> <p>15 MR. BOUSQUETTE: Yes. It's a binary</p> <p>16 choice.</p> <p>17 CHAIRMAN BOHNEN: Either or. You are</p> <p>18 telling us we can pick one or pick the other,</p> <p>19 one of two?</p> <p>07:12:54PM 20 MR. BOUSQUETTE: Yes, sir.</p> <p>21 CHAIRMAN BOHNEN: Kind of a veiled</p> <p>22 threat frankly.</p> | <p style="text-align: center;">12</p> <p>1 MS. D'ARCO: Is it 10,000 square feet?</p> <p>2 MR. BOUSQUETTE: I don't know.</p> <p>3 MS. D'ARCO: I'm curious because I</p> <p>4 think that the argument of having a large home</p> <p>5 next to your home is not a legitimate one.</p> <p>6 MR. BOUSQUETTE: I know there's a lot</p> <p>7 of neighbors here and I would ask each one of</p> <p>8 them if they want the east coast girls' school</p> <p>9 built in that --</p> <p>07:13:56PM 10 MS. D'ARCO: We are not talking about</p> <p>11 other homes. We are talking about your lot and</p> <p>12 your rationale for wanting --</p> <p>13 MR. BOUSQUETTE: My house was built in</p> <p>14 1987. The facade of my house is still the same</p> <p>15 it was in 1987 and it fits in the neighborhood</p> <p>16 quite nicely.</p> <p>17 MS. D'ARCO: It does. I love your</p> <p>18 house. Beautiful.</p> <p>19 MR. BOUSQUETTE: Okay. So it's not</p> <p>07:14:12PM 20 overbuilt. My house is on a 40,000 square foot</p> <p>21 lot. I do believe it's one of the larger house</p> <p>22 in the neighborhood. So I think my house is</p> |
| <p style="text-align: center;">11</p> <p>1 MR. BOUSQUETTE: No. I'm spending</p> <p>2 \$10,000 a month.</p> <p>3 CHAIRMAN BOHNEN: I believe I sold you</p> <p>4 that house as a realtor.</p> <p>5 MR. BOUSQUETTE: Yes.</p> <p>6 CHAIRMAN BOHNEN: Have you ever thought</p> <p>7 about just putting it back on the market?</p> <p>8 MR. BOUSQUETTE: Yes, I have. And I</p> <p>9 have been approached by several people, who are</p> <p>07:13:12PM 10 currently in construction, all of which wanted</p> <p>11 to knock the house down. All of which had plans</p> <p>12 to build enormous houses.</p> <p>13 And today, if I don't split the</p> <p>14 lot, I have two people who would like to buy it</p> <p>15 today and knock the house down and build</p> <p>16 enormous houses. I live next door. I don't</p> <p>17 want to live next to a hotel.</p> <p>18 MS. D'ARCO: Mr. Bousquette, how big is</p> <p>19 your house?</p> <p>07:13:32PM 20 MR. BOUSQUETTE: How big is my house?</p> <p>21 MS. D'ARCO: Yes. Square footage wise.</p> <p>22 MR. BOUSQUETTE: I don't know.</p> | <p style="text-align: center;">13</p> <p>1 appropriate relative to the lot size so I'm not</p> <p>2 quite sure where you are going with the</p> <p>3 question.</p> <p>4 MS. D'ARCO: I'm just trying to</p> <p>5 understand the rationale for wanting to</p> <p>6 subdivide a lot and increase density in a</p> <p>7 historic district in a town that is known for</p> <p>8 larger land lots and not squeezing homes onto</p> <p>9 smaller lots. That's what I'm trying to</p> <p>07:14:36PM 10 understand.</p> <p>11 MR. BOUSQUETTE: I'll explain again.</p> <p>12 Maybe I'm not clear.</p> <p>13 If you go to 8th Street, are you</p> <p>14 familiar with the large house currently being</p> <p>15 built over the last two years?</p> <p>16 MS. D'ARCO: Yes.</p> <p>17 MR. BOUSQUETTE: That stone house could</p> <p>18 be placed on 444 East 4th Street. Are you</p> <p>19 familiar with the large house on Taft. Okay.</p> <p>07:14:48PM 20 That house could be placed on 444 East 4th</p> <p>21 Street. I would say that none of my neighbors</p> <p>22 would call either one of those houses in scale</p> |

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| <p style="text-align: center;">14</p> <p>1 with our street and our neighborhood.</p> <p>2 MS. D'ARCO: I agree with that but you</p> <p>3 don't know what people are going to build there</p> <p>4 until it's sold.</p> <p>5 MR. BOUSQUETTE: I do. I don't want to</p> <p>6 sell it to them when I know what they are going</p> <p>7 to build there. I, as the seller, I can ask</p> <p>8 them what they are trying to build. I do know.</p> <p>9 MS. D'ARCO: Because just for the</p> <p>07:15:18PM 10 record, I am not -- I do not support the</p> <p>11 demolition of a Zook home in Hinsdale period.</p> <p>12 Because that home is in wonderful condition. I</p> <p>13 walked through it the other day.</p> <p>14 The Parkers are willing to buy it</p> <p>15 as is and reposition it and it's not an option</p> <p>16 to demolish that. I just in my heart don't</p> <p>17 believe that. I feel that there are supporters.</p> <p>18 We have gotten various letters in</p> <p>19 support of the Parkers to please not demo the</p> <p>07:15:48PM 20 home but we are given one alternative. And the</p> <p>21 only alternative here is to reposition it and</p> <p>22 there's got to be other alternatives. I just</p> | <p style="text-align: center;">16</p> <p>1 MS. D'ARCO: They may not knock it</p> <p>2 down.</p> <p>3 CHAIRMAN BOHNEN: Why would you say</p> <p>4 that, Mr. Bousquette, when we pride ourselves on</p> <p>5 being able to find buyers for older homes who</p> <p>6 would take that house -- I'm very familiar with</p> <p>7 that house -- would take that house and would</p> <p>8 add a kitchen and a family room off the back and</p> <p>9 put a master suite above it and have it as a</p> <p>07:17:04PM 10 lovely Zook home brought to today's standards.</p> <p>11 MR. BOUSQUETTE: Isn't that fabulous.</p> <p>12 That's great. But I have three contractors, all</p> <p>13 want to buy it, all want to knock it down.</p> <p>14 CHAIRMAN BOHNEN: So find another</p> <p>15 buyer, Mr. Bousquette.</p> <p>16 MR. BOUSQUETTE: No, I'll sell it.</p> <p>17 I'll sell it to them and let them knock it down</p> <p>18 then.</p> <p>19 CHAIRMAN BOHNEN: Are you going to</p> <p>07:17:18PM 20 continue to try and live in Hinsdale? You</p> <p>21 sought out Hinsdale, we didn't seek out you. It</p> <p>22 just doesn't -- you are not acting like a good</p> |
| <p style="text-align: center;">15</p> <p>1 have to believe that.</p> <p>2 MR. BOUSQUETTE: At \$10,000 a month if</p> <p>3 you would like to make a payment.</p> <p>4 MS. D'ARCO: We have seen various</p> <p>5 houses being redone, Zoberis' on 3rd Street,</p> <p>6 beautiful home. I don't know if you have seen</p> <p>7 it.</p> <p>8 MR. BOUSQUETTE: I have no</p> <p>9 understanding what anybody else's financial</p> <p>07:16:12PM 10 condition is or what the terms were or what</p> <p>11 anything else is, but I have my situation, my</p> <p>12 financial situation, and my ownership and that's</p> <p>13 what I'm presenting you tonight.</p> <p>14 I'd like to save the house as well.</p> <p>15 I think it's a fantasy to believe that somebody</p> <p>16 is going to go buy the house in its existing</p> <p>17 location on the full lot and just renovate it a</p> <p>18 little bit. I guarantee you if I put that house</p> <p>19 on the market for the full lot, I guarantee you</p> <p>07:16:38PM 20 it will be short in a short period of time and</p> <p>21 they will be knocking the house down and it's</p> <p>22 advisory only.</p> | <p style="text-align: center;">17</p> <p>1 neighbor and it's a veiled threat, and I'm</p> <p>2 really not pleased with it. And had I known you</p> <p>3 were going to take this approach, I never would</p> <p>4 have sold it to you.</p> <p>5 MR. BOUSQUETTE: John, I'm going to ask</p> <p>6 you you recuse yourself from this hearing</p> <p>7 because you are the gentleman who sold me the</p> <p>8 house and you told me it will probably have to</p> <p>9 be torn down.</p> <p>07:17:42PM 10 CHAIRMAN BOHNEN: That's not true.</p> <p>11 MR. BOUSQUETTE: It is true, John. So</p> <p>12 you had a financial interest in it. And the</p> <p>13 fact that you just brought that up and the fact</p> <p>14 that you made that accusation to me, I ask you</p> <p>15 to recuse yourself from this hearing because you</p> <p>16 are bias and you sold me the house and you had a</p> <p>17 financial interest in it and you are not telling</p> <p>18 the truth, I'm sorry.</p> <p>19 CHAIRMAN BOHNEN: I represented the</p> <p>07:18:00PM 20 estate in good faith. You wanted to buy it</p> <p>21 because of all the lawsuits that were going from</p> <p>22 4th Street to Woodside. This was a solution</p> |

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| <p style="text-align: center;">18</p> <p>1 where you could eliminate all that problem and 2 then you were going to live in the house while 3 you finished your -- 4 MR. BOUSQUETTE: John, I'm not going to 5 argue with you about it. I'm asking -- 6 CHAIRMAN BOHNEN: I'm not recusing 7 myself, Mr. Bousquette, just for the record. 8 MR. BOUSQUETTE: Okay. Fine. 9 CHAIRMAN BOHNEN: Thank you. 07:18:22PM 10 Ma'am, would you come to the 11 podium, be sworn in, please. 12 (WHEREUPON, Ms. Brickman was 13 administered the oath.) 14 MS. BRICKMAN: My name is Donna 15 Brickman. I live at 439 6th Street. I feel 16 I've come late to this party. This has gone a 17 little further than I realized. 18 We live on 6th Street and we didn't 19 get the notice about this hearing, nor did we 07:18:52PM 20 see it in The Hinsdalean. I wanted to hear from 21 Mr. Bousquette how did we get this far? I feel 22 like if I'm going back with a conversation that</p> | <p style="text-align: center;">20</p> <p>1 MS. BRICKMAN: Is that something that 2 Matt has already considered? 3 CHAIRMAN BOHNEN: If you are going to 4 speak, please come up and be sworn in, introduce 5 yourselves. 6 (WHEREUPON, Mr. & Mrs. Parker 7 were administered the oath.) 8 MR. PARKER: Kris Parker. 9 MS. PARKER: Tracy Parker. 07:20:36PM 10 MR. PARKER: The solution that you were 11 speaking to is the other proposal that's before 12 you tonight. And that is a proposal we like a 13 lot and we are the family that's intending to 14 buy the house and do exactly that. We want to 15 see the house saved. 16 We love Hinsdale. We moved here 17 from the city six years ago for a reason. This 18 town has a ton of character and a large part of 19 that character stems from its heritage with Zook 07:21:06PM 20 and there's not that many of these homes left in 21 the city and we want to see it saved and so 22 taking on this project, it's led a lot of our</p> |
| <p style="text-align: center;">19</p> <p>1 we had before, I feel like a lot of this is over 2 that driveway that goes from Woodside to 4th or 3 is it just you don't want that lot? I'm just 4 trying to understand. 5 I feel like we should be able to 6 come up with a solution and make everybody 7 happy. I don't know what's transpired. Are we 8 not able to move the lot line and make it bigger 9 for what you need and maybe sell the Zook house 07:19:32PM 10 on a smaller parcel and then that way -- I 11 actually today talked to somebody who renovates 12 homes and he's looked at the home. He loves the 13 home but it comes down to money. He can't -- I 14 know an architect that will work with him to try 15 to work with the home but unless the lot is a 16 little bit smaller, they can't make the numbers 17 work. Even if he took a reduced profit. I just 18 had an idea. This is because I'm trying to save 19 it and I won't waste your time if I'm too late. 07:20:04PM 20 CHAIRMAN BOHNEN: No. You are in 21 plenty of time. There's nothing that's going to 22 be decided until all of this gets discussed out.</p> | <p style="text-align: center;">21</p> <p>1 friends to question our sanity. There's a lot 2 involved in the cost and a lot of risk but we 3 think it's worth it for us and we think that the 4 neighborhood and the city have more gain than we 5 do. A lot more. Especially the people on 6 Woodside. 7 If you go down that street right 8 now, you see stone house, gnarly woods, stone 9 house. And when I say gnarly, I love trees, I 07:21:42PM 10 love woods, but the particular group of trees 11 that are there right now, it's not becoming. It 12 doesn't fit with the rest of city. It doesn't 13 fit with the rest of the block. 14 Imagine putting a beautiful Zook 15 stone house in the middle of those two other 16 stone homes with a very well-manicured yard. 17 That would improve the neighborhood. That would 18 improve that street. That would be of value to 19 the whole city not just to us. 07:22:08PM 20 So we think there's definitely a 21 good solution. I think we are very in line with 22 the one you proposed. It seems like the one</p> |

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| <p style="text-align: center;">22</p> <p>1 that we are hoping is achieved here tonight.</p> <p>2 MS. BRICKMAN: I feel sort of like we</p> <p>3 are misunderstanding each other. Maybe I'm</p> <p>4 misunderstanding you. So you want to -- you are</p> <p>5 in favor or picking up the house and moving it</p> <p>6 close to Woodside. My proposal is cutting the</p> <p>7 lot on north/south because there's that one</p> <p>8 public drive -- you know, his driveway and it's</p> <p>9 a problem because it's a public piece of -- I</p> <p>07:22:44PM 10 think, I believe, isn't it a public --</p> <p>11 MR. BOUSQUETTE: That is my personal</p> <p>12 driveway. It's not a public driveway. It</p> <p>13 belonged to 448 East 4th Street, the house</p> <p>14 immediately to the --</p> <p>15 CHAIRMAN BOHNEN: That's why</p> <p>16 Mr. Bousquette wanted to buy the Zook house so</p> <p>17 he could settle out the problems that have gone</p> <p>18 on for many years about that little road going</p> <p>19 from 4th Street to Woodside. It was the subject</p> <p>07:23:08PM 20 of a number of lawsuits that went on and on and</p> <p>21 on with Mr. Buntrock and Mr. Buxbaum and then</p> <p>22 with Mr. Bousquette.</p> | <p style="text-align: center;">24</p> <p>1 feet, which would be one of the largest lots on</p> <p>2 4th Street, code compliant and one which would</p> <p>3 be on Woodside, which would be slightly under</p> <p>4 20,500, the second largest lot on the street.</p> <p>5 CHAIRMAN BOHNEN: Not code compliant.</p> <p>6 MR. BOUSQUETTE: Not code compliant.</p> <p>7 However, I would also like to make a note that</p> <p>8 the city's own study showed that over 92 percent</p> <p>9 of the homes in the village of Hinsdale are</p> <p>07:24:38PM 10 noncode compliant. So the suggestion that we</p> <p>11 have thousands of 30,000 square foot lots all</p> <p>12 over the city, we don't.</p> <p>13 CHAIRMAN BOHNEN: So who would you go</p> <p>14 to -- I'm curious, Mr. Bousquette. So you have</p> <p>15 a zoning code that says 30,000 square feet, 125</p> <p>16 feet of frontage, and you are saying that 90</p> <p>17 something percent of the lots are noncode</p> <p>18 compliant but you are asking to subdivide into a</p> <p>19 noncompliant lot.</p> <p>07:25:06PM 20 MR. BOUSQUETTE: Yes.</p> <p>21 CHAIRMAN BOHNEN: So who would you go</p> <p>22 to to get the authority to subdivide?</p> |
| <p style="text-align: center;">23</p> <p>1 MR. PARKER: Another problem is the</p> <p>2 house is right in the middle. So if you divided</p> <p>3 it the way you propose, the house would still</p> <p>4 need to get moved.</p> <p>5 MR. GONZALEZ: What do you mean in the</p> <p>6 middle? Middle of what, a property line?</p> <p>7 MR. PARKER: Well, she's talking about</p> <p>8 making a new property line from the north.</p> <p>9 CHAIRMAN BOHNEN: If I may, while you</p> <p>07:23:38PM 10 are all conjecturing about this, I have a little</p> <p>11 background in zoning.</p> <p>12 In the R-1 district where this</p> <p>13 house is, our minimum lot is 30,000 square feet</p> <p>14 and 125 feet of frontage, okay? How would you</p> <p>15 propose to subdivide that lot? Where would you</p> <p>16 go for relief to subdivide that lot?</p> <p>17 MS. PARKER: Are you talking to us?</p> <p>18 CHAIRMAN BOHNEN: Anybody that has the</p> <p>19 answer.</p> <p>07:24:02PM 20 MR. BOUSQUETTE: Right now there's a</p> <p>21 proposal to subdivide the lot into two lots, one</p> <p>22 facing 4th Street, which would be 30,000 square</p> | <p style="text-align: center;">25</p> <p>1 MR. BOUSQUETTE: Well, John, you are</p> <p>2 familiar with that.</p> <p>3 CHAIRMAN BOHNEN: I'm very familiar</p> <p>4 with that. I want to see if you are.</p> <p>5 MR. BOUSQUETTE: That's slightly</p> <p>6 insulting. But all of you have in front of you</p> <p>7 the list of meetings that I have to go to and</p> <p>8 the order I have to go to and you should know</p> <p>9 that I have been to several of them already to</p> <p>07:25:22PM 10 ask them conceptually if they are interested in</p> <p>11 doing this, including the board of trustees in</p> <p>12 June of 2016, which is when this process</p> <p>13 started.</p> <p>14 So for clarity, the boogeyman here</p> <p>15 me has spent from June of 2016 to November of</p> <p>16 2016 seeking a buyer for the Zook house to move</p> <p>17 it and preserve it. So at a meter running at</p> <p>18 \$10,000 a month, I went to the board of trustees</p> <p>19 meeting in June of 2016 and said hey, I have</p> <p>07:25:48PM 20 this idea. I'd like to save the house. I don't</p> <p>21 want to see it knocked down. Would you be okay</p> <p>22 if I split the lot if I could find somebody who</p> |

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| <p style="text-align: center;">26</p> <p>1 would move it, maintain it, reposition it and</p> <p>2 keep it in its architecturally significant</p> <p>3 fashion. They said, yes. And unfortunately,</p> <p>4 between then and now you guys have fired up your</p> <p>5 committee and that's why I'm here versus going</p> <p>6 back through the other process which I'm very</p> <p>7 familiar with.</p> <p>8 CHAIRMAN BOHNEN: But you would</p> <p>9 concede, Mr. Bousquette, that no way possible</p> <p>07:26:18PM 10 could we even talk about moving the Zook house</p> <p>11 until it was determined whether or not a lot</p> <p>12 could be created to move it.</p> <p>13 MR. BOUSQUETTE: No, John. Actually, I</p> <p>14 was told by the head of the community -- the</p> <p>15 head of your department that they had gotten</p> <p>16 direction from the board of trustees that I</p> <p>17 should come here first.</p> <p>18 CHAIRMAN BOHNEN: I don't disagree with</p> <p>19 you.</p> <p>07:26:38PM 20 MR. BOUSQUETTE: So here I am. And so</p> <p>21 we have the chicken and the egg. So we are here</p> <p>22 seeking you guys to say one or the other, either</p> | <p style="text-align: center;">28</p> <p>1 for rent sign in it?</p> <p>2 MR. BOUSQUETTE: It had a for sale and</p> <p>3 a for rent and now we have a renter.</p> <p>4 CHAIRMAN BOHNEN: I think it's</p> <p>5 disingenuous of you to suggest that you have</p> <p>6 been trying to sell it as a property. I just</p> <p>7 want that on the record.</p> <p>8 MR. BOUSQUETTE: Okay. Then I find</p> <p>9 that insulting again. Thank you, very much. So</p> <p>07:27:36PM 10 I'll advise the realtor who, John, you wrote to,</p> <p>11 and so you are very familiar who the listing</p> <p>12 agent is, and you wrote to her and told her that</p> <p>13 we had --</p> <p>14 CHAIRMAN BOHNEN: She should be aware</p> <p>15 that it was in a historic district, which she</p> <p>16 was not, and she was advertising a lot for sale</p> <p>17 that was not subdivided which is against the law</p> <p>18 of the MLS.</p> <p>19 MR. BOUSQUETTE: I guess that as the</p> <p>07:27:54PM 20 selling realtor, I would have expected you to</p> <p>21 disclose that we would have to show up in front</p> <p>22 of this committee and as all the realtors --</p> |
| <p style="text-align: center;">27</p> <p>1 vote for it or against it and then we are going</p> <p>2 to proceed to the next step and talk with those</p> <p>3 people.</p> <p>4 CHAIRMAN BOHNEN: Again, just for the</p> <p>5 record, I want to ask you. There is a third</p> <p>6 alternative and that's to place the property as</p> <p>7 it exists for sale.</p> <p>8 MR. BOUSQUETTE: It is and has been for</p> <p>9 sale since June of last year.</p> <p>07:27:04PM 10 CHAIRMAN BOHNEN: Not to my knowledge</p> <p>11 and I'm a realtor.</p> <p>12 MR. BOUSQUETTE: That's great. If you</p> <p>13 go by, there's a sign there and it has been for</p> <p>14 some time.</p> <p>15 CHAIRMAN BOHNEN: In the MLS?</p> <p>16 MR. BOUSQUETTE: Yes, it's in the MLS.</p> <p>17 CHAIRMAN BOHNEN: Was it in the MLS?</p> <p>18 MR. BOUSQUETTE: Yes.</p> <p>19 CHAIRMAN BOHNEN: Was it in the MLS</p> <p>07:27:16PM 20 since last summer?</p> <p>21 MR. BOUSQUETTE: No.</p> <p>22 CHAIRMAN BOHNEN: Okay. Did it have a</p> | <p style="text-align: center;">29</p> <p>1 CHAIRMAN BOHNEN: You were going to</p> <p>2 sell it as a property when you got done</p> <p>3 remodeling your house. You never suggested any</p> <p>4 of this to me.</p> <p>5 MR. BOUSQUETTE: You knew I was going</p> <p>6 to sell it as a property.</p> <p>7 CHAIRMAN BOHNEN: How could I look into</p> <p>8 a crystal ball to see what you had up your</p> <p>9 sleeve?</p> <p>07:28:14PM 10 MR. BOUSQUETTE: As an owner of a</p> <p>11 brokerage and a member of this committee and to</p> <p>12 the other brokerage on this committee, I would</p> <p>13 suggest that in the future in your listings that</p> <p>14 you disclose that if somebody is making any</p> <p>15 alteration, not a demolition, any alteration to</p> <p>16 the exterior of the house, that they are going</p> <p>17 to have to come in front of this committee,</p> <p>18 which you did not disclose, and you don't</p> <p>19 disclose in your listings either, okay? So I</p> <p>07:28:40PM 20 would suggest if we are going to do that, you</p> <p>21 guys make sure you disclose --</p> <p>22 CHAIRMAN BOHNEN: Part of the mission</p> |

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| <p style="text-align: center;">30</p> <p>1 that we have assumed when we reactivated this</p> <p>2 commission to full strength was to educate the</p> <p>3 public and the real estate community.</p> <p>4 We are in the process of doing that</p> <p>5 and we are going to do it during the month of</p> <p>6 May, preservation month. We are going to</p> <p>7 designate it Harold Zook month, and we are going</p> <p>8 to have it dedicated to Mr. Zook and we are</p> <p>9 going to have seminars throughout the month</p> <p>07:29:06PM 10 educating the community and the real estate</p> <p>11 community about historic districts and historic</p> <p>12 downtown and how they can access tax freezes and</p> <p>13 things of that nature. So thank you for being</p> <p>14 concerned about that. We have taken your</p> <p>15 suggestion.</p> <p>16 Ma'am? You have to get sworn in</p> <p>17 please and speak in the microphone.</p> <p>18 (WHEREUPON, Ms. Braden was</p> <p>19 administered the oath.)</p> <p>07:29:32PM 20 MS. BRADEN: Alexa Braden, 436 East 1st</p> <p>21 Street in Hinsdale. I have been following this</p> <p>22 very closely. I have been very active in</p> | <p style="text-align: center;">32</p> <p>1 committee now.</p> <p>2 MS. BRADEN: That makes me very happy</p> <p>3 because we are still heartbroken over it.</p> <p>4 CHAIRMAN BOHNEN: I am too.</p> <p>5 MS. BRADEN: And to see a cookie-cutter</p> <p>6 home placed there and to I think</p> <p>7 Mr. Bousquette's point, I do agree that someone</p> <p>8 who buys that home, they are going to tear that</p> <p>9 Zook down and they are going to build either a</p> <p>07:31:18PM 10 giant mansion or a white farmhouse with black</p> <p>11 windows that we see on every other street. It's</p> <p>12 lovely, it's lovely, but we need to appreciate</p> <p>13 Harold Zook.</p> <p>14 CHAIRMAN BOHNEN: Couldn't agree more.</p> <p>15 And that's why a lot of us here are in the real</p> <p>16 estate business, work very hard to find buyers</p> <p>17 for our historic homes.</p> <p>18 MS. BRADEN: I know. And I know you</p> <p>19 and Penny are lovely people.</p> <p>07:31:44PM 20 I just don't understand, though, if</p> <p>21 if we have good people who are willing to rehab</p> <p>22 this home and have it facing on Woodside, I</p> |
| <p style="text-align: center;">31</p> <p>1 historical society the past few years and I know</p> <p>2 this home very well and obviously as neighbors,</p> <p>3 I'm on 1st Street, I'm on 4th Street every day</p> <p>4 picking up kids and carpool.</p> <p>5 I am confused as to why this is a</p> <p>6 debate amongst your board regarding moving the</p> <p>7 home to face Woodside. I think that we have all</p> <p>8 seen too many teardowns in southeast Hinsdale</p> <p>9 and I'm going to evidence that by the home</p> <p>07:30:22PM 10 directly behind me on East 3rd that was pink; we</p> <p>11 loved it. And I know that was your listing and</p> <p>12 we could see it from my third floor. My husband</p> <p>13 wanted to buy it, my contractor went through it</p> <p>14 numerous times and it could be salvaged.</p> <p>15 CHAIRMAN BOHNEN: We were told by the</p> <p>16 people that were buying that house, their</p> <p>17 builder, that they were going to add on to the</p> <p>18 back of that and before we knew it, they got a</p> <p>19 demolition permit and that was one of the</p> <p>07:30:50PM 20 reasons why we are sitting here tonight because</p> <p>21 no demolitions will be done in the historic</p> <p>22 neighborhood without coming before this</p> | <p style="text-align: center;">33</p> <p>1 don't understand why this is so highly</p> <p>2 contested.</p> <p>3 CHAIRMAN BOHNEN: Because we probably</p> <p>4 need to look for people that would buy the home</p> <p>5 as it is and rehab it before we go to other</p> <p>6 steps.</p> <p>7 MS. BRADEN: But what worries me of</p> <p>8 what you just said is you were under the</p> <p>9 impression on the home on 3rd Street that they</p> <p>07:32:08PM 10 were just going to add to the back of it which</p> <p>11 they didn't. So then how can we learn from that</p> <p>12 demolition and apply it to this?</p> <p>13 CHAIRMAN BOHNEN: By having a full</p> <p>14 commission and being more vigilant and having</p> <p>15 our village being more vigilant. That's what we</p> <p>16 are attempting to do.</p> <p>17 MS. BRADEN: So you are an advisory</p> <p>18 board.</p> <p>19 CHAIRMAN BOHNEN: Except on landmarked</p> <p>07:32:28PM 20 homes where we are final.</p> <p>21 MS. BRADEN: Correct. But there's only</p> <p>22 a few landmark homes in town.</p> |

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| <p style="text-align: center;">34</p> <p>1 CHAIRMAN BOHNEN: That's not so. There</p> <p>2 are quite a few of them.</p> <p>3 MS. BRADEN: Okay. I was under the</p> <p>4 impression there were three or four of them in</p> <p>5 the village.</p> <p>6 MS. WEINBERGER: That's national</p> <p>7 register.</p> <p>8 MS. BRADEN: National register, sorry,</p> <p>9 Shannon. So as a neighbor, I would really --</p> <p>07:32:46PM 10 CHAIRMAN BOHNEN: We want to save the</p> <p>11 Zook home too. We really want to save the Zook</p> <p>12 home.</p> <p>13 MS. BRADEN: It just doesn't give me</p> <p>14 much confidence with the pink home being torn</p> <p>15 down.</p> <p>16 MS. D'ARCO: This commission was not</p> <p>17 fully seated and actually, I don't think any of</p> <p>18 us were on the board when that house -- it never</p> <p>19 came forth. We never had a purview or any say</p> <p>07:33:08PM 20 in that. We never saw that. And that's part of</p> <p>21 the reason why you see the seats being filled</p> <p>22 because it is happening very quickly in town.</p> | <p style="text-align: center;">36</p> <p>1 to teardown and it's not an automatic that that</p> <p>2 would happen.</p> <p>3 So my concern is more of a</p> <p>4 subdividing, increasing density, and placing</p> <p>5 another home in between two homes on a street</p> <p>6 that is known to have a little more space.</p> <p>7 MS. BRADEN: It's an awesome lot</p> <p>8 though.</p> <p>9 MS. D'ARCO: You are not on that</p> <p>07:34:36PM 10 street. You are on a different street.</p> <p>11 MS. BRADEN: I'm on 1st.</p> <p>12 CHAIRMAN BOHNEN: We have a zoning code</p> <p>13 that dictates what is a legal lot. The</p> <p>14 subdivision of that lot would not be legal and</p> <p>15 whether there would be relief sought and</p> <p>16 granted, I don't know.</p> <p>17 MS. BRADEN: Once again, I respect you</p> <p>18 immensely, but if you look at the space between</p> <p>19 the Peterson's home and the Chilos' home, look</p> <p>07:34:58PM 20 between the space between the Chilos' home and</p> <p>21 the Geramis' home. This lot is huge so it could</p> <p>22 definitely a lot for another home.</p> |
| <p style="text-align: center;">35</p> <p>1 You are seeing -- my concern is</p> <p>2 subdivision of lots. This particular -- because</p> <p>3 this particular section of Hinsdale southeast is</p> <p>4 known not only for its lovely vintage historical</p> <p>5 homes but it's lot sizes.</p> <p>6 MS. BRADEN: Well, then subdivision of</p> <p>7 lot, so really in a grand scheme of things make</p> <p>8 these lots.</p> <p>9 MS. D'ARCO: Yes. You are creating two</p> <p>07:33:42PM 10 lots. You are creating two more families. You</p> <p>11 are increasing density.</p> <p>12 So there are other areas in town</p> <p>13 where we see houses right next to each other and</p> <p>14 that's the beauty of those parts of town. The</p> <p>15 beauty of this part of town is that there is</p> <p>16 space and there is room to have large stately</p> <p>17 homes.</p> <p>18 So while I don't want -- I will not</p> <p>19 ever vote for this home to be knocked down.</p> <p>07:34:08PM 20 Ever. Even if it's a new buyer that comes in,</p> <p>21 Mr. Bousquette is able to find another buyer and</p> <p>22 they still have to come before this commission</p> | <p style="text-align: center;">37</p> <p>1 MS. PARKER: So sorry to interrupt.</p> <p>2 CHAIRMAN BOHNEN: We are backing up</p> <p>3 against the Plan Commission here at 7:30 so I'm</p> <p>4 going to have to bring this discussion to a</p> <p>5 close. I'd like a motion --</p> <p>6 MR. BOUSQUETTE: Can I make one closing</p> <p>7 comment because I think people have been left</p> <p>8 with the wrong impression.</p> <p>9 Unfortunately for the Zook home,</p> <p>07:35:26PM 10 there is nothing the city can do to stop the</p> <p>11 future purchaser from knocking it down. And so</p> <p>12 for clarity for all of my neighbors, me</p> <p>13 included, my goal is to not let the house be</p> <p>14 knocked down.</p> <p>15 CHAIRMAN BOHNEN: Good.</p> <p>16 MR. BOUSQUETTE: I know as a fact that</p> <p>17 most, if not all, of the people that have</p> <p>18 approached me to buy the house want to knock it</p> <p>19 down. If we can't move it, I can't keep paying</p> <p>07:35:48PM 20 \$10,000 a month for some fantasy person that</p> <p>21 some day maybe come along and want to pay the</p> <p>22 taxes on an acre and a half to expand a 5,000</p> |

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| <p style="text-align: center;">38</p> <p>1 square foot house.</p> <p>2 CHAIRMAN BOHNEN: Mr. Bousquette, your</p> <p>3 realtor is from Barrington area or somewhere,</p> <p>4 she works for Baird and Warner. There has never</p> <p>5 been a sign in front of your house for sale.</p> <p>6 MR. BOUSQUETTE: John, that's not true.</p> <p>7 CHAIRMAN BOHNEN: You have an out of</p> <p>8 area realtor. If you had any real interest in</p> <p>9 getting the house sold as it exists today, you</p> <p>10 would take a different approach.</p> <p>11 MR. BOUSQUETTE: Thank you, very much,</p> <p>12 for your professional opinion.</p> <p>13 CHAIRMAN BOHNEN: I'll close in saying,</p> <p>14 I'm not going to close this hearing. Hinsdale</p> <p>15 is on the endangered species with the state of</p> <p>16 Illinois. You should know that. You also -- if</p> <p>17 you have never looked at this book here, Shannon</p> <p>18 can get you copies at the historical society.</p> <p>19 This book will give you an idea of how many</p> <p>20 beautiful homes we have lost in Hinsdale over</p> <p>21 the last 30, 40 years.</p> <p>22 Now, if you people want to preserve</p> | <p style="text-align: center;">40</p> <p>1 MR. PARKER: Well, there's additional</p> <p>2 money involved in that that we just don't have.</p> <p>3 I wish we did. If you want to lend it to us or</p> <p>4 you want to give it to us, we would be happy to</p> <p>5 have it.</p> <p>6 But I am a little concerned about</p> <p>7 the just offhand remark that he should wait and</p> <p>8 try longer to sell it while he's burning through</p> <p>9 cash and so are we. We made a significant</p> <p>10 investment in just getting the house up and</p> <p>11 running already.</p> <p>12 So I think what I was hoping we</p> <p>13 were going to achieve tonight is that somebody</p> <p>14 was going to say hey, why don't we put a motion</p> <p>15 before you that if the commission is willing to</p> <p>16 give us the zoning variance, that you guys are</p> <p>17 on board with the house being moved.</p> <p>18 CHAIRMAN BOHNEN: I don't think we are</p> <p>19 anywhere near coming to that conclusion tonight</p> <p>20 and we are going to have to adjourn because the</p> <p>21 Plan Commission is already three minutes late</p> <p>22 trying to get in the door.</p> |
| <p style="text-align: center;">39</p> <p>1 Hinsdale, I suggest you work proactively and</p> <p>2 help us do it. I think it's very important.</p> <p>3 And that's all I really have to say tonight</p> <p>4 about that and I'm going to close --</p> <p>5 MR. PARKER: Before you close the</p> <p>6 meeting can I ask one question?</p> <p>7 CHAIRMAN BOHNEN: Yes.</p> <p>8 MR. PARKER: It seems to pertain to a</p> <p>9 couple of the cases that have come before you</p> <p>10 guys tonight. You asked a previous case to give</p> <p>11 it more of a college effort to try to sell the</p> <p>12 home and it sounds like you are asking</p> <p>13 Mr. Bousquette to do the same thing.</p> <p>14 That concerns me because I don't</p> <p>15 know that there's necessarily a concrete</p> <p>16 nonsubjective standard for what constitutes a</p> <p>17 college effort or a legitimate effort to sell a</p> <p>18 home and even if there were one, that would pose</p> <p>19 some serious consequences for the owner. It</p> <p>20 also poses consequences for our family.</p> <p>21 CHAIRMAN BOHNEN: Why don't you buy it</p> <p>22 the way it is now?</p> | <p style="text-align: center;">41</p> <p>1 I'm going to make a motion that we</p> <p>2 roll this hearing over to the next meeting and</p> <p>3 we will have to suspend the rest of our agenda</p> <p>4 because we didn't have an opportunity to get</p> <p>5 through that.</p> <p>6 MR. GONZALEZ: I make a motion.</p> <p>7 CHAIRMAN BOHNEN: Second?</p> <p>8 MS. WEINBERGER: Second.</p> <p>9 CHAIRMAN BOHNEN: All in favor?</p> <p>10 (All aye.)</p> <p>11 Motion carries.</p> <p>12 Motion for adjournment, please?</p> <p>13 MS. WEINBERGER: So moved.</p> <p>14 CHAIRMAN BOHNEN: Second, please?</p> <p>15 MR. GONZALEZ: Second.</p> <p>16 CHAIRMAN BOHNEN: Voice vote, please?</p> <p>17 (All aye.)</p> <p>18 Meeting is adjourned. Thank you.</p> <p>19 (WHICH, were all of the</p> <p>20 proceedings had, evidence</p> <p>21 offered or received in the</p> <p>22 above entitled cause.)</p> |

1 STATE OF ILLINOIS)
2) ss:
3 COUNTY OF DU PAGE)

3 I, KATHLEEN W. BONO, Certified
4 Shorthand Reporter, Notary Public in and for the
5 County DuPage, State of Illinois, do hereby
6 certify that previous to the commencement of the
7 examination and testimony of the various
8 witnesses herein, they were duly sworn by me to
9 testify the truth in relation to the matters
10 pertaining hereto; that the testimony given by
11 said witnesses was reduced to writing by means
12 of shorthand and thereafter transcribed into
13 typewritten form; and that the foregoing is a
14 true, correct and complete transcript of my
15 shorthand notes so taken aforesaid.

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 15th day of February, A.D. 2017.

19

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KATHLEEN W. BONO,
C.S.R. No. 84-1423,
Notary Public, DuPage County

21

22

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC-08-2016)
444 East 4th Street.)

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the Certificate of
Appropriateness Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on the 8th day of
March 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member;

MS. SHANNON WEINBERGER, Member.

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| <p style="text-align: right;">51</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBB MCGINNIS, Director of</p> <p>3 Community Development;</p> <p>4 MR. CHAN YU, Village Planner;</p> <p>5 MR. MATTHEW BOUSQUETTE, Applicant.</p> <hr/> <p>6</p> <p>7 CHAIRMAN BOHNEN: Motion to formally</p> <p>8 open the hearing?</p> <p>9 MS. D'ARCO: I motion to formally open</p> <p>10 the hearing.</p> <p>11 CHAIRMAN BOHNEN: Second?</p> <p>12 MR. PRISBY: I'll second.</p> <p>13 CHAIRMAN BOHNEN: Aye vote.</p> <p>14 (All aye.)</p> <p>15 (WHEREUPON, Mr. Bousquette</p> <p>16 was administered the</p> <p>17 oath.)</p> <p>18 MR. BOUSQUETTE: Good evening. My name</p> <p>19 is Matthew Bousquette. I'm a resident of</p> <p>20 Hinsdale. I own 444 East 4th Street, which is</p> <p>21 the square here. I own 448 East 4th Street,</p> <p>22 which is the square here. I own 445 Woodside,</p> | <p style="text-align: right;">53</p> <p>1 timeline so you can understand my efforts to</p> <p>2 date. I purchased 448 East 4th Street, here, in</p> <p>3 July of 2008. At the same time I purchased the</p> <p>4 lot at 445 Woodside behind it right here which</p> <p>5 was available at the same time as a vacant lot</p> <p>6 because the seller had knocked the house down</p> <p>7 that was on that lot facing Woodside. I</p> <p>8 currently use that house since purchasing it as</p> <p>9 the backyard for our house on 4th Street.</p> <p>10 Unlike many homes in town at that</p> <p>11 time what I sought to do was renovate the house</p> <p>12 on 4th Street rather than knock it down. And</p> <p>13 the truth is, it would have gone quicker and</p> <p>14 been much cheaper if I had knocked it down but I</p> <p>15 liked the way it looked in our neighborhood and</p> <p>16 in our immediate area so we went to work on</p> <p>17 renovation.</p> <p>18 The renovation took much longer</p> <p>19 than expected due to several unforeseen</p> <p>20 circumstances, including a contractor that</p> <p>21 bankrupt himself in the middle of the project.</p> <p>22 And you could imagine all of the subcontractors</p> |
| <p style="text-align: right;">52</p> <p>1 which is the square here and I own 443 East</p> <p>2 Woodside, which are the two squares here. They</p> <p>3 comprise 9 lots and they are about 94,000 square</p> <p>4 feet and represents about two and a quarter</p> <p>5 acres.</p> <p>6 The reason I'm here tonight is to</p> <p>7 add additional context to the case that was</p> <p>8 continued from the February meeting and is</p> <p>9 before you for a vote tonight.</p> <p>10 I intend to just do a couple of</p> <p>11 things. One is to provide a timeline and</p> <p>12 explanation of my efforts. Two, a review of my</p> <p>13 immediate neighborhood and three, a response to</p> <p>14 some comments and questions raised last time and</p> <p>15 then I'm going to respectfully request a vote.</p> <p>16 I apologize in advance to the</p> <p>17 people in the audience because I only have one</p> <p>18 set of boards for the visuals. They cost me</p> <p>19 almost \$500 and I didn't want to make two sets</p> <p>20 so I'll hold them and move them around as</p> <p>21 anybody would desire as we go along.</p> <p>22 First, I'd like to take you to a</p> | <p style="text-align: right;">54</p> <p>1 and payments that went along with it.</p> <p>2 While the house was under</p> <p>3 construction, we rented a local Hinsdale house</p> <p>4 which was for sale. Unfortunately for us, and</p> <p>5 fortunately for the owner, the house sold and</p> <p>6 then it happened again. In fact, in six years</p> <p>7 we had to move five times with kids that were</p> <p>8 five years old at the time. And it was a</p> <p>9 nightmare which further slowed the progress on</p> <p>10 the renovation of our house.</p> <p>11 So in an effort to stop the madness</p> <p>12 and find a permanent place to live, when 444</p> <p>13 came up for sale, which was next door to our</p> <p>14 house, we bought it because it was a house that</p> <p>15 we knew we could live in and not have to move</p> <p>16 again and it was next door to where we were</p> <p>17 working so hopefully would help us get it</p> <p>18 complete. In November of 2015, we completed our</p> <p>19 renovation, moved into our new house and put 444</p> <p>20 East 4th Street up for rent.</p> <p>21 In May of 2016, we went to a great</p> <p>22 seminar that your group puts on. It was the</p> |

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| <div>55</div> <div>1 historic tax preservation freeze workshop. So I</div> <div>2 went last year and the public part of the</div> <div>3 meeting I brought up the idea of repositioning</div> <div>4 the Zook house and was introduced to Susan</div> <div>5 Benjamin and at the time they gave us some</div> <div>6 positive feedback and gave us some house movers</div> <div>7 that we could use and they were sort of good</div> <div>8 contacts and that's where we sort of went. So</div> <div>9 that was May 2016. I think that was about</div> <div>06:14:24PM 10 eight, nine months ago.</div> <div>11 June of 2016, we went to the board</div> <div>12 of trustees and asked them about splitting the</div> <div>13 lot and repositioning the house and got</div> <div>14 generally good feedback and so I went out and</div> <div>15 tried to market the house and find somebody to</div> <div>16 buy it. Found somebody, got a contract to</div> <div>17 purchase the Zook house and move it to the</div> <div>18 Woodside location. I was very excited to go</div> <div>06:14:50PM 19 back in December when we could go back to the</div> <div>20 board of trustees meeting the first week of</div> <div>21 January and give them the good news and ask them</div> <div>22 if they were still on board.</div> | <div>57</div> <div>1 to go to.</div> <div>2 So now I'm here in March saying I</div> <div>3 have been through all of these meetings over 9</div> <div>4 or 10 months already and I'm here saying I spent</div> <div>5 \$30,000 being bounced between meetings in the</div> <div>6 village of Hinsdale over the last 90 days and</div> <div>7 I'm here to ask to tear the house down.</div> <div>8 Because there was some confusion</div> <div>9 last meeting about the neighborhoods that the</div> <div>06:16:08PM 10 house existed in and where we are at, I got</div> <div>11 information from the tax assessor, hired a</div> <div>12 surveyor and got information from the city to</div> <div>13 give a layout exactly what the neighborhood</div> <div>14 looks like in this particular location.</div> <div>15 The 400 block of Woodside, this is</div> <div>16 the block that runs from Oak Street to County</div> <div>17 Line Road. It's essentially 5th street because</div> <div>18 between 4th and 6th it's Woodside, so it's</div> <div>06:16:38PM 19 called Woodside, but if you could think of it as</div> <div>20 5th. There are six lots on the block, two</div> <div>21 addresses on the south side, 424 Woodside,</div> <div>22 here's a picture of the house. It's</div> |
| <div>56</div> <div>1 At that point in time,</div> <div>2 unfortunately I was planning on vacation with my</div> <div>3 family over the Christmas break. And as you</div> <div>4 know, the Hinsdale schools went a little later</div> <div>5 so we went through the 9th. And so being told</div> <div>6 we had to be here the first week of January,</div> <div>7 cancelled the vacation, paid all the penalties</div> <div>8 for all the airlines so I could be here the</div> <div>9 first week of January.</div> <div>06:15:16PM 10 Right around the first week of</div> <div>11 January, I was told no, no, no, don't go to the</div> <div>12 board of trustees, come to this meeting in</div> <div>13 February. So I was redirected to the Historic</div> <div>14 Preservation Committee in February and came</div> <div>15 here. Came here and then between this month and</div> <div>16 last month I was told on the repositioning of</div> <div>17 the house no, no, no, don't come here, go to the</div> <div>18 ZBA.</div> <div>19 So now if I'm going to reposition</div> <div>06:15:38PM 20 the house, in February I was told I need to go</div> <div>21 to the ZBA instead of here and not the board of</div> <div>22 trustees which I was sent in January I was going</div> | <div>58</div> <div>1 4,223 square feet on 18,385 square foot lot.</div> <div>2 Next door to it is 440 Woodside, it's 4,380</div> <div>3 square feet on a 17,152 square foot lot.</div> <div>4 On the north side of the street</div> <div>5 there are four addresses, 445 Woodside, it's</div> <div>6 5,000 square foot house on a 17,000 square foot</div> <div>7 lot. There's 445 Woodside, which is currently</div> <div>8 my backyard, it's 17,100 square feet. Here's a</div> <div>9 picture of the house that was torn down that</div> <div>06:17:28PM 10 used to be in that backyard.</div> <div>11 So right now if anybody is new to</div> <div>12 Woodside, they may not remember that my backyard</div> <div>13 essentially was a house facing Woodside which</div> <div>14 has now been torn down, that's 445. Next door</div> <div>15 to that is 435 Woodside, which essentially is</div> <div>16 these two lots that you can see on the zoning</div> <div>17 map right now. And then finally at the end is</div> <div>18 425 Woodside. And 425 Woodside is a brand new</div> <div>19 spec house, it's 8,370 square feet. They tore</div> <div>06:18:02PM 20 down a Larry Booth design, 3,441 square foot</div> <div>21 home on a 21,000 square foot lot. So that's</div> <div>22 pretty much Woodside.</div> |

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| <p style="text-align: center;">59</p> <p>1 If you want to say what does all 2 that mean, essentially what it says is the 3 average lot size on Woodside excluding 435 is 4 18,369 square feet. The average home on 5 Woodside excluding the new spec house is 6 4,538 square feet. The spec house at 8,370 is 7 84 percent larger than the average on the 8 street, so the overall street average goes up to 9 5,500 square feet.</p> <p>06:18:42PM 10 The alley between 445 Woodside and 11 435 Woodside belong to 440 East 4th Street is a 12 private driveway. 435 Woodside is the 13 combination of the underlying lots of record 18 14 and 19, each has a separate pin and each has a 15 separate tax bill. And on one of them for sure 16 and maybe both, there has never been a 17 structure.</p> <p>06:19:10PM 18 The address, this address 435 19 Woodside, would have been 9 percent larger than 20 the block average and the Zook house that was at 21 one point in time proposed to go on that lot 22 would be 30 percent smaller than the average</p> | <p style="text-align: center;">61</p> <p>1 the information and make sure that people were 2 clear on how the code reads.</p> <p>3 What can be built at 435 Woodside/ 4 448 East 4th Street. There's nothing in the 5 village code that prevents the dismantling of 6 the existing structure of 444 East 4th Street. 7 The Historic Preservation Code Section 14-5-1 8 says, the final decision of the commission shall 9 be advisory only. 14-5-5 says that if the 06:20:54PM 10 commission issues a denial of a certificate of 11 appropriateness for a structure, building, site 12 or area within the designated historic district, 13 such a denial is merely advisory and shall not 14 prohibit an application from proceeding and 15 proceed with the proposed alteration, demolition 16 or signs for physical modification of the 17 structure.</p> <p>06:21:22PM 18 So at the end of the day, just for 19 clarity, if someone buys that lot and the 20 commission votes no, they can go to the village 21 and get a demolition permit and tear the house 22 down.</p> |
| <p style="text-align: center;">60</p> <p>1 house on the street. 2 4th Street. This block runs from 3 Oak to County Line. There are 11 houses on this 4 block, 6 on the north, 5 on the south. You can 5 see I can read you each address, which I'll 6 spare you, or I could read you the square 7 footage.</p> <p>06:19:44PM 8 But the bottom line is the average 9 home size on 4th Street is 5,765 square feet. 10 The average lot size is 23,488. The proposed 11 lot size last time on 4th Street would have been 12 28 percent larger than the average lot on the 13 street.</p> <p>14 Now, if we put the two houses 15 together, you can put it all together, the 16 potential to build a house would be 2.25 times 17 the average house on the street.</p> <p>06:20:12PM 18 There was some question and 19 confusion last time, at least among some folks, 20 either before, during and after the meeting as 21 to what you could or couldn't do on this 22 particular lot. So what I wanted to do is get</p> | <p style="text-align: center;">62</p> <p>1 So the question is what could be 2 built in that location? The combined lots of 3 435 Woodside and 448 East 4th Street are 53,000 4 square feet. Working with the city and various 5 other architects and professionals, you can 6 build approximately, don't hold me to the exact 7 square footage, approximately a 15,000 square 8 foot house in that location on Woodside. It 9 would be larger than all of the houses on 06:22:06PM 10 Woodside combined. All of the houses on 11 Woodside combined and three times larger than 12 the average house on 4th Street. Or, for some 13 people just so they can understand the visual, 14 this is a picture of 328 8th Street and here's 15 the permit, the square footage and all the 16 setbacks and all that. This house could be 17 built on Woodside if we sold all the lots 18 together.</p> <p>06:22:30PM 19 In general, I think there's 20 something going on in the R-1 district that 21 people don't talk about much, which is density 22 versus bulk, right? And so one of the issues in</p> |

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| <p style="text-align: center;">63</p> <p>1 the R-1 district is more and more houses are 2 being torn down, particularly the older ones, 3 and going up in their place are enormous houses 4 that max the size of the lot.</p> <p>5 So if you want a perfect example of 6 that, I submit the house next door. The house 7 next door was 3,441 square feet on Woodside 8 equal to about the average on the street. It 9 was knocked down and in its place sits an 8,370 10 square foot house on a 20,000 square foot lot.</p> <p>11 So if we think about the size of 12 this house and we say it's a 20,000 square foot 13 lot and you go over here and we have a 53,000 14 square foot lot next door, what can be built 15 there. This can be built there. So just as we 16 are clear on that, I just wanted to make sure 17 everybody understood what could be built on that 18 location when the lot becomes vacant.</p> <p>19 The other issue that came up was 20 there was some question and directive to the 21 petitioner before me as well as to me that we 22 weren't trying hard enough to sell the house in</p> | <p style="text-align: center;">65</p> <p>1 offering, situated on a drop dead 100 by 338 2 foot lot. Whether you choose to update or start 3 anew, you won't find a more desirable lot with 4 walkout potential. And what happened to that 5 house? It was demolished.</p> <p>6 So then we said, well, let me keep 7 looking. Perhaps we didn't find the right ones 8 or whatever and I think the next one it was 9 brought up last week was 3rd Street. So 3rd 10 Street, the pink house on 3rd Street where it 11 read, timeless historical beauty, restored and 12 decorated to perfection. What happened to it? 13 It was demolished.</p> <p>14 So then I said, well, maybe the 15 houses that were demolished were houses that 16 people really didn't care about and they weren't 17 really historic.</p> <p>18 So I looked around to try and find 19 a historic house on a large lot within three 20 blocks of my house and I said, what can I find 21 to look at? Do you know what I found? I found 22 425 East 6th Street. For anybody who doesn't</p> |
| <p style="text-align: center;">64</p> <p>1 its current location, that we didn't make enough 2 of an effort. And I think the exact quote was 3 that I was disingenuous in my attempts to sell 4 the house.</p> <p>5 So to better understand what we 6 were missing, we studied the older homes on the 7 larger lots in the immediate sub neighborhood to 8 find out what was I missing? What was I doing 9 wrong? How could I have missed it?</p> <p>10 So what we did was we started with 11 425 Woodside and here it says -- this is the 12 exact verbiage off of the multi-list. It says, 13 420 Woodside featuring an open floor plan, blah, 14 blah, blah. Come and experience this one-of-a- 15 kind architectural achievement. Well, the 16 one-of-a-kind architectural achievement was 17 demolished and in its place sits this big house 18 over here.</p> <p>19 So then I said, well, let's find 20 another one. So we went to 219 1st Street. If 21 you are familiar with 219 1st Street, it says, 22 come experience this prime southeast Hinsdale</p> | <p style="text-align: center;">66</p> <p>1 know, 425 East 6th Street is the founder of 2 Hinsdale's house, the former Biggert house.</p> <p>3 And so what I did is I went and I 4 got the listing for that one and I couldn't 5 believe what that one said. It said, a one-of- 6 a-kind setting to build your dream home. Prime 7 one plus acre with professional landscaping. So 8 I was surprised that we were advertising the 9 founder of Hinsdale's house as lame. So maybe 10 that's what I missed. Now that house hasn't 11 been demolished. The facade is still there, I 12 guess the first two rooms, and then the big 13 large house is being built behind it. I call it 14 the Disneyesque version of the original house.</p> <p>15 So then when I sort of stepped back 16 from it all -- and by the way, to the best of my 17 knowledge, all of these were County Line 18 Property listings, which belongs to the chairman 19 of the commission.</p> <p>20 So when I step back and say, I 21 found somebody to buy the house, to save the 22 house in its entirety, not the facade, not</p> |

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| <p style="text-align: center;">67</p> <p>1 little pieces or parts, and to put it on 2 Woodside on a lot that's larger than the 3 neighbors on a house that's 25 percent smaller 4 than everything else, on a house that's 5 50 percent smaller than the spec house that was 6 just built on the same lot, I'm thinking I did 7 pretty good in my marketing, but I don't know. 8 So those are the facts on the homes 9 in the neighborhood. These are all, by the way, 10 within four blocks of my house. So I said, you 11 know, just to be somewhat positive, look, I feel 12 like what can the industry do to save houses. 13 And my pitch to you guys is adopt a strategy 14 beyond just say no. 15 And if I was sitting on the 16 committee, what I would be doing is advocating 17 for the homeowner with the village. Because at 18 the end of the day, besides the heartstrings of 19 isn't it beautiful, I want to save it, which 20 everybody does, there's the pocketbook issues. 21 So, for instance, expedited permits and 22 processes.</p> | <p style="text-align: center;">69</p> <p>1 And I sit before you tonight being 2 told -- now remember, every meeting that I was 3 directed to this year and last year I was 4 redirected to a different meeting. So now 5 here's a list of another seven meetings: ZBA 6 prehearing, ZBA public hearing, subdivision and 7 site plan, ZBA recommendation, board of 8 trustees, commission finding, board of trustees. 9 Maybe, maybe, if I'm not redirected 10 again, and if all of this really happens, that 11 would be the series of meetings that I would 12 have to go to to try to save a Zook house that 13 somebody already wants to buy and move. That 14 would be at \$10,000 a month, \$40,000 more. That 15 would be \$150,000 out of my pocket to walk 16 through a very, very cumbersome city process 17 that should be unnecessary for people trying to 18 save Zook houses. So for me, to be honest, I 19 don't have that money anymore. I'm done. I 20 invested a hundred thousand dollars already. I 21 can't do this. Because I also know that the 22 likelihood of this happening like this is very</p> |
| <p style="text-align: center;">68</p> <p>1 I just showed you I started this 2 thing in May of 2016 and we are nowhere. And 3 I'll show you how much longer to go. How about 4 waiving permit fees and other village charges 5 for historic houses we want to keep. Or, work 6 with the Downers Grove assessor's office to 7 value the land of big, older houses differently 8 if you are trying to preserve the house instead 9 of maximizing the lot size. The state tax 10 credit you guys are already doing that and 11 that's great. And then there's the conflict of 12 interest thing which needs to be addressed at 13 some point in time. 14 So for me here's the point, right? 15 So for me the well has run dry. As I said in 16 the last meeting for the people who are new to 17 this meeting, between my mortgage, my taxes and 18 my insurance, it costs \$10,000 a month to 19 maintain this house. So I have burned up 20 \$90,000 between June of last year after the 21 board of trustees meeting and March of this 22 year.</p> | <p style="text-align: center;">70</p> <p>1 low because every single meeting I have come to 2 has turned different. 3 So I now have a buyer who can't buy 4 the house. Who wanted to save the house, and I 5 can't burn through this. So I'm here today 6 because two things: One, the repositioning the 7 house clearly doesn't belong in front of this 8 committee and we know that and that's why it's 9 over at the ZBA but that was withdrawn. Because 10 now we don't have the time. And so now I'm just 11 here to say I tried. Here's the facts. Here's 12 the information. I tried. And I have gotten -- 13 honestly, in particular, I'm disappointed from 14 this particular committee because you guys 15 really could have helped. So I wanted all this 16 to be out here because later if somebody says 17 why did you do it, or what happened, it's all 18 here for somebody to see. 19 By the way, I think I tried harder 20 and better than most of these other houses in 21 town to preserve the house in its entirety. So 22 I, respectfully, request today a vote on my</p> |

| | |
|---|---|
| <p style="text-align: center;">71</p> <p>1 petition HPC-09-2016 to dismantle the house at 2 444/435 Woodside/4th Street. Thank you. 3 CHAIRMAN BOHNEN: Are there any further 4 comments that anybody would like to make on this 5 matter? Yes. Please come up to the microphone. 6 You will be sworn. 7 (WHEREUPON, Ms. Brickman 8 was administered the 9 oath.) 06:31:20PM 10 MS. BRICKMAN: Donna Brickman. I live 11 at 439 East 6th Street, a 1938 Zook house. Our 12 house was renovated in the early 1990s and I 13 think if it hadn't been renovated, we would be 14 in the same situation with our house. 15 Obviously, I'm in favor of saving 16 any Zook house. I think there's a lot of houses 17 in Hinsdale that are older houses have been torn 18 down unnecessarily. Obviously it's a lot of 19 work to save them. But I do feel strongly that 06:32:00PM 20 you can find an owner. I feel like even in your 21 presentation, it's only been for sale for, I 22 don't know, there was a for rent sign, so nine</p> | <p style="text-align: center;">73</p> <p>1 me, but I also am here speaking for myself, 2 including my close neighbors. Mr. Harrison is 3 here with me. The Benson family, the Harrison 4 family, the Riggee family and our family are 5 totally against A, tearing this house down or 6 splitting this lot. There's just too much 7 congestion in the area and I do agree this house 8 on Woodside that he's speaking of is too big. 9 I don't know how we get these 06:33:32PM 10 things in control, but a lot of things are being 11 built out of scale. I do agree that the Biggert 12 house is bigger than it should be. That 13 renovation kind of has taken on a life of its 14 own. I don't know what rules or laws we need to 15 put into place or who we need to speak to, but 16 we need to get a handle on that. 17 So I'm just saying I don't feel 18 like it's been for sale long enough. I don't 19 think it's been listed. I don't think people 06:33:56PM 20 have had a chance to see pictures of it in the 21 paper. Has it been marketed? I just think if 22 we could give it some more time. I think it's a</p> |
| <p style="text-align: center;">72</p> <p>1 months it's been for sale, maybe. So I'm just 2 saying it takes the right person. 3 I made two phone calls, one to an 4 architect, one to someone who remodels houses 5 and they were both confused as to was the whole 6 lot for sale, was it being split. It seemed 7 very confusing to the people and so they were 8 kind of almost shoo-shooed away from it like you 9 don't want to get into this. 06:32:32PM 10 So I'm just concerned. I feel like 11 we could find somebody. Obviously I bought our 12 house. These houses don't last unless they are 13 renovated. Big houses aren't selling and if 14 they aren't new and up-to-date, it's a hard 15 sell. If someone came along, it's a gorgeous 16 lot; it's a big house, and just bumped out the 17 back, make it modernized, I think it's totally 18 saleable to somebody. 19 I mean, whether you sell it to 06:33:00PM 20 somebody who renovates it and then flips it to 21 somebody, I don't know. I have the same 22 concern. I would not want a mc-mansion next to</p> | <p style="text-align: center;">74</p> <p>1 gorgeous house and a gorgeous lot. If I didn't 2 have our house, I told my husband I would buy it 3 in a heartbeat. So if I wasn't so invested in 4 our house, I would definitely purchase it. 5 So I'm just saying I hope you can 6 save this house and I know if I went around town 7 and asked other Zook owners, I would get, you 8 know, obviously many names and people who care 9 about saving a Zook house for Hinsdale. 06:34:32PM 10 CHAIRMAN BOHNEN: Thank you very much. 11 Anybody else have any comments? 12 (No response.) 13 Any discussion among the 14 commissioners? 15 Can I have a motion? The applicant 16 is requesting an approval for a certificate of 17 appropriateness to demolish the home at 444 East 18 4th Street. 19 Can I have a motion, please? 06:34:56PM 20 MS. WEINBERGER: So moved. 21 CHAIRMAN BOHNEN: You need to state 22 your motion. You want to phrase it in a fashion</p> |

1 that will accept a vote. He is asking us for
2 approval for a certificate of appropriateness to
3 demolish the home.

4 MS. WEINBERGER: So I move to approve
5 to --

6 MS. D'ARCO: I'll make a motion to --
7 well, those in favor of approving the
8 demolition.

06:35:38PM

9 CHAIRMAN BOHNEN: You have to make a
10 motion.

11 MS. D'ARCO: I make a motion to approve
12 the demolition of 444 East 4th Street.

13 CHAIRMAN BOHNEN: Do we have a second
14 for that?

15 MR. PRISBY: I'll second that.

16 CHAIRMAN BOHNEN: A motion has been
17 made to approve a certificate of appropriateness
18 to demolish the home at 444 East 4th Street.

19 Roll call vote, please?

06:36:02PM

20 Shannon?

21 MS. D'ARCO: Can we step back? I made
22 the motion, not necessarily that was my vote.

1 MR. YU: That's fine.

2 CHAIRMAN BOHNEN: The motion has been
3 made to approve the certificate of
4 appropriateness to demolish the home.

5 MR. PRISBY: To allow him to demo.

6 CHAIRMAN BOHNEN: To allow him to demo.
7 So a roll call vote, please.

8 Jim?

9 MR. PRISBY: Nay.

10 CHAIRMAN BOHNEN: Janice?

11 MS. D'ARCO: Nay.

12 CHAIRMAN BOHNEN: Shannon?

13 MS. WEINBERGER: Nay.

14 CHAIRMAN BOHNEN: And I vote no.

15 The motion is unanimous. The
16 certificate is denied. Thank you.

17 (WHICH, were all of the
18 proceedings had, evidence
19 offered or received in the
20 above entitled cause.)

21

22

1 STATE OF ILLINOIS)

) ss:

2 COUNTY OF DU PAGE)

3 I, KATHLEEN W. BONO, Certified
4 Shorthand Reporter, Notary Public in and for the
5 County DuPage, State of Illinois, do hereby
6 certify that previous to the commencement of the
7 examination and testimony of the various
8 witnesses herein, they were duly sworn by me to
9 testify the truth in relation to the matters
10 pertaining hereto; that the testimony given by
11 said witnesses was reduced to writing by means
12 of shorthand and thereafter transcribed into
13 typewritten form; and that the foregoing is a
14 true, correct and complete transcript of my
15 shorthand notes so taken aforesaid.

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 16th day of March, A.D. 2017.

19

20

KATHLEEN W. BONO,
C.S.R. No. 84-1423,
Notary Public, DuPage County

21

22

MEMORANDUM

TO: Chairman Bohnen and Historic Preservation Commission

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

FROM: Michael D'Onofrio, Consultant, GovTemps USA

DATE: January 28, 2020

RE: Historic Preservation Regulations Review

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

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

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

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

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

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

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

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

4. Withdrawal of Landmark Designation – Recommendation

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

5. Establishment of New Landmark Designation – Recommendation

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

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

Chapter 1
GENERAL PROVISIONS

14-1-1: PURPOSE:

14-1-2: GOALS:

14-1-3: DEFINITIONS:

14-1-4: PROCEDURES FOR NOTICE OF PUBLIC HEARINGS AND MEETINGS:

14-1-5: PROCEDURES FOR CONDUCT OF HEARINGS:

14-1-1: PURPOSE:

The purpose of this Title is to promote historic and architectural preservation in the Village. The Village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and areas valued by the Village and its residents that are significant to the Village's history, culture, and architecture. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-1-2: GOALS;

This Title is created in order to:

A. Foster civic pride in the beauty and accomplishments of the past as represented in the Village's landmarks and historic districts;

B. Preserve, promote, maintain and enhance the Village's historic resources and character as a community comprised principally of well-maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day-to-day needs of local residents;

C. Protect and enhance the Village's attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;

D. Maintain and improve property values in the Village;

E. Protect, preserve, and enhance the Village's aesthetic appearance and character;

F. Encourage the designation of landmark and historic district status upon structures, buildings, sites, and areas on a local, State, and national level; and

G. Educate the general public as to the significance of historic preservation. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-1-3: DEFINITIONS:

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For the purpose of this Title, and the interpretation and enforcement thereof, the following words and phrases shall have the following meanings, unless the context of the sentence in which they are used shall indicate otherwise:

ADDITION: Any act or process that changes the exterior architectural appearance of a structure or building by adding to, joining with, or increasing the size or capacity of the structure or building.

ALTERATION: Any act or process, other than demolition, that changes the exterior architectural appearance of a landmark or any structure, building, or site in a designated historic district, including without limitation the erection, construction, reconstruction, addition, repair, rehabilitation, renovation, removal, restoration, or relocation of any structure or building. Repainting all or any portion of the exterior of a structure or building with paint of the same kind, color and texture is not an alteration for the purposes of this Title.

AREA: A specific geographic division of the Village.

BUILDING: A structure having a roof that is supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattels.

CERTIFICATE OF APPROPRIATENESS: A certificate issued by the Commission approving plans for the alteration, construction, removal, or demolition of a landmark or structure, building, or site within a designated historic district.

COMMISSION: The Hinsdale Historic Preservation Commission.

COMMISSIONERS: Members of the Commission.

CONSTRUCTION: The act of adding an addition to, reconstructing, or otherwise altering an existing structure or building, or the act of erecting a new principal or accessory structure or building on a lot or property.

DEMOLITION: Any act or process that destroys, in part or in whole, a landmark or a site within an historic district.

DESIGN ADVISORY MEETING: A meeting held by the Historic Preservation Commission at the beginning of the Certificate of Appropriateness application approval process. The purpose of the meeting is for the applicant to gain an understanding of the type of architectural design elements preferred by the Historic Preservation Commission.

DESIGN GUIDELINES: The standards of appropriate activity that will preserve the historic and architectural character of a structure or area.

EXTERIOR ARCHITECTURAL APPEARANCE: The architectural character, general composition, and general arrangement of the exterior of a structure, building, or site, including without limitation, the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

HISTORIC DISTRICT: An area designated as an historic district by ordinance of the Village Board that may contain, within definable geographic boundaries, one or more landmarks and which may have within its boundaries other structures, buildings, or sites that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

LANDMARK: Any building, structure, or site designated as a landmark by ordinance of the Village Board, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the Village.

OWNER OF RECORD: The person, corporation, or other legal entity listed as the holder of legal title on the records of the Recorder of Deeds of the county with jurisdiction. If a site has more than one owner of record, and action by the owner of record is required by this Title, there shall be a rebuttable presumption that action has been taken by the owner of record where the written consent of a majority of the owners of record for that site is submitted.

REHABILITATION: The process of returning a structure, building, or site to a state of utility through repair, construction, or alteration, that makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic and architectural values.

RELOCATION: The process of moving a structure or building on its site or to another site.

REMOVAL: See definition of Relocation.

REPAIR: Any change that does not require a building permit that is not construction, relocation, or alteration.

RESTORATION: The process of restoring, repairing, or reconstructing a property, through repair, construction, or alteration, to a former or original condition that enhances those portions and features of the property that are significant to its historic and architectural values.

SITE: A single lot or parcel of property. For the purpose of determining any action by an owner of record pursuant to this Title, site also includes a zoning lot, as that term is defined in the Hinsdale zoning code.

STRUCTURE: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground or attached to something having a permanent location on or in the ground. (Ord. 02000-7, 4-18-2000, eff. 5-1-2000)

14-1-4: PROCEDURE FOR NOTICE OF PUBLIC HEARINGS AND MEETINGS:

A. Manager To Give Notice: The village manager shall cause notice to be given of public hearings and public meetings set pursuant to this title in the form and manner and to the persons herein specified.

B. Content Of Notice: All notices shall include the date, time, and place of such hearing or meeting, a description of the matter to be heard or considered, a legal description of the subject property, and the address or particular location of the subject property.

C. Persons Entitled To Notice:

1. All Hearings And Meetings: Notice of every hearing or meeting set pursuant to this title shall be given:

a. By mail or personal delivery to the applicant and, if a specific parcel is the subject of the application, to the owner of the subject property.

b. By mail to any newspaper or person that shall have filed a written request, accompanied by an annual fee as established from time to time by the village manager to cover postage and handling, for notice of all hearings or meetings held pursuant to this code. Such written request shall automatically expire on December 31 of the year in which it is made unless a written request for renewal, accompanied by the annual fee, is submitted prior to such date.

c. By mail, personal delivery, or interdepartmental delivery to affected village boards, commissions, departments, officials and consultants.

Notice by mail as herein required shall be mailed no fewer than seven (7) days in advance of the hearing or meeting date by regular United States mail. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

2. Hearings On Applications: In addition to notice as required by subsection C1 of this section, notice of every hearing set pursuant to this title in connection with any application for historic district designation, withdrawal of landmark designation, or a certificate of appropriateness, shall be given in accordance with subsections C2a and C2b of this section. Notice of every hearing in connection with an application for landmark designation shall be given in accordance with subsection C2a of this section. (Ord. O2005-28, 7-19-2005)

a. By publication in a newspaper published in the village at least once no less than fifteen (15) days nor more than thirty (30) days in advance of the hearing date.

b. By certified mail, return receipt requested, or personal delivery to all owners of property within two hundred fifty feet (250') of the subject property; provided, further, that in the case of an application for historic district designation, notice shall be to all owners of record of property within the proposed district and to all owners of record of property within two hundred fifty feet (250') of the outside perimeter of the proposed district. Notice as required by this subsection shall be given by the applicant not less than fifteen (15) days nor more than thirty (30) days in advance of the hearing. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-1-5: PROCEDURES FOR CONDUCT OF HEARINGS:

A. Rights Of All Persons: Any person may appear and testify at a public hearing conducted pursuant to this title, either in person or by a duly authorized agent or attorney, and may submit documentary evidence; provided, however, that the commission may exclude irrelevant, immaterial, or unduly repetitious evidence.

B. Rights Of Parties And Proximate Owners: Subject to the discretion of the commission, the applicant, any board, commission, department, or official of the village, and any property owner entitled to written notice pursuant to this section may be allowed any or all of the following rights:

1. To present witnesses on their behalf.
2. To cross examine all witnesses testifying in opposition to their position.
3. To examine and reproduce any documents produced at the hearing.
4. To a continuance, upon request, for the purpose of presenting evidence to rebut evidence introduced by any other person.

C. Adjournment Of Hearing: The commission may at any time, on its own motion or at the request of any person, adjourn the hearing for a reasonable time and to a fixed date, time, and place, for the purpose of giving further notice, taking further evidence, gathering further information, deliberating further, or for such other reason as the hearing body may find to be sufficient. The staff secretary of the commission shall notify in writing all commissioners, all parties to the hearing, and any other person designated on the vote of adjournment of the date, time, and place of the adjourned hearing.

D. Sworn Testimony: All testimony at any hearing held pursuant to this title shall be given under oath or affirmation.

E. Right To Submit Written Statements: Any person may at any time prior to the commencement of a hearing hereunder, or during such hearing, or within such time as may be allowed by the commission following such hearing, submit written statements in support of or in opposition to the application being heard.

F. Code And Rules To Govern: All other matters pertaining to the conduct of hearings shall be governed by the provisions of this code pertaining to, and the rules promulgated by, the commission. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

Chapter 4 WITHDRAWAL OF LANDMARK DESIGNATION

14-4-1: CONDITIONS FOR WITHDRAWAL:

14-4-2: REQUESTS FOR WITHDRAWAL:

14-4-3: APPLICATION AND HEARING:

14-4-4: RECOMMENDATION; DETERMINATION:

14-4-5: BOARD ACTION:

14-4-1: CONDITIONS FOR WITHDRAWAL

The designation of a structure, building or site as a landmark may be withdrawn under any of the following conditions:

A. The structure, building or site has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;

B. Additional information shows conclusively that the structure, building or site does not possess sufficient significance to meet the designation criteria;

C. The original designation was clearly in error;

D. There was prejudicial procedural error in the designation process; or

E. The owner of the structure, building or site demonstrates that he or she is experiencing significant and continuing financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site. (Ord. O2014-38, 11-4-2014)

F. The owner of the structure or building has not taken advantage of the Property Tax Assessment Freeze Program.

14-4-2: REQUESTS FOR WITHDRAWAL:

The owner of record of any designated landmark structure, building, or site may initiate a procedure to withdraw the designation from such structure, building or site. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-4-3: APPLICATION AND HEARING:

A procedure to withdraw a landmark designation shall be initiated by filing an application with the village manager, in accordance with section 14-3-2 of this title; provided, however, that the application shall include a written explanation of the reasons for withdrawal as allowed by section 14-4-2 of this chapter. Upon the filing of a completed application, notice shall be given and a public hearing shall be held in accordance with chapter 1 of this title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-4-4: RECOMMENDATION; DETERMINATION:

Promptly after the close of the public hearing, the commission shall either: a) determine that withdrawal of a designation is not warranted and recommend to the village board denial of the application; or b) recommend to the village board that a designation should be withdrawn. Such recommendation shall be in writing and shall set forth the reasons therefor. Any determination or recommendation shall be submitted to the village board, sent to the applicant, and filed with the village clerk. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-4-5: BOARD ACTION:

The village board shall promptly act upon a recommendation for withdrawal of a designation. An ordinance passed by the affirmative vote of at least four (4) members of the village board shall be required to withdraw an official landmark designation. Upon passing an ordinance approving the withdrawal of such a designation, the village board shall direct that notice be sent to the building commissioner and the owners of record advising them that such designation has been withdrawn. The village board shall also direct that the ordinance withdrawing a landmark designation be recorded in the office of the appropriate county recorder of deeds. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

Chapter 5
CERTIFICATE OF APPROPRIATENESS

- 14-5-1: REQUIRED:
- 14-5-2: CRITERIA:
- 14-5-3: APPLICATION:
- 14-5-4: REVIEW OF APPLICATION:
- 14-5-5: DECISION OF THE COMMISSION:
- 14-5-6: CERTIFICATE OF ECONOMIC HARDSHIP:
- 14-5-7: NATURAL DESTRUCTION OR DEMOLITION:
- 14-5-8: PENALTIES:
- 14-5-1: REQUIRED:

A. Landmarks: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a certificate of appropriateness in accordance with the procedures and criteria specified in this chapter.

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

1. In the Downtown Historic District, all exterior improvements, regardless of whether a permit is required, i.e. tuck-pointing, painting, etc., must be reviewed and approved by the Commission.

2. In the Robbins Park Historic District, any type of improvement visible from a public right-of-way is required to be reviewed and approved by the Commission.

C. Exemption: Certificates of appropriateness shall not be required in connection with permits necessary for compliance with a lawful order of a village, including, without limitation, any permit necessary to correct what is determined by the issuing officer to be an immediate health or safety problem; provided that such order expressly exempts the alteration, demolition, signage, or other physical modifications from certificate of appropriateness procedures; and provided further that such order may be subject to appropriate conditions to advance the purpose and goals of this title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-2: CRITERIA: ~~linklink~~

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

A. General Standards:

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1. ~~1.~~ Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.

a. Landscaping, fountains, streetscape, flagpoles and similar type appurtenances are included.

2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.

3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.

6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.

8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.

9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.

10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.

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

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.

2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.

3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.

4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.

5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.

6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.

7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.

8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-3: APPLICATION:

A. Formal Application Requirements: Any person proposing an alteration to, or seeking a building, demolition, sign, or other permit for, any designated landmark, or for any structure, building, site, or area within a designated historic district, shall submit a formal application for a certificate of appropriateness as a precondition to commencing such alteration or obtaining such permit. The formal application for a certificate of appropriateness shall include the following information and specifications:

1. Applicant's name;
2. Owner's name, if different from applicant;
3. Street address and legal description of the site;
4. An overall site plan of the site, including front, side, and rear elevation drawings in the case of alteration or partial demolition;
5. Brief description of the structures, buildings, and objects on the site and the structures, buildings, and objects on site adjacent to and across from such original site;
6. Detailed description of the proposed alteration or demolition, together with any architectural drawings, sketches, and photographs indicating how and to what extent such alteration or demolition shall affect a landmark or historic district;
7. Names and addresses of the owners of property adjacent to and access from the site;
8. A list and photographs of significant architectural features in relation to the structures, buildings, or objects on the site previously designated by the commission as being worthy of protection and preservation;
9. Identification of any architect or developer involved in the alteration or demolition; and
10. Such other relevant information as requested by the village manager or the commission.

11. For properties to be demolished, the following information is required.

- a. Proof of ownership; application must be signed and notarized by the applicant and owner.
- b. Color photos of the structure to be demolished.
- c. Current topographic survey of property; including location, size and type of trees.

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B. Preliminary Application Requirements: Preliminary applications for nomination shall be filed with the village manager, on forms provided by the village manager and shall include such information required by subsection A of this section as are necessary to allow review by the commission. No applicant shall be required to file a preliminary application prior to filing a formal application. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-4: REVIEW OF APPLICATION:

A. Review Of Formal Application:

1. ~~1.~~ Public Meeting If No Demolition: After the filing of a properly completed formal application for a certificate of appropriateness that does not include any request for demolition, the commission shall conduct a public meeting on the application. Notice of the meeting shall be given in accordance with section 14-1-4 of this title. The meeting shall be conducted within ninety (90) days after the properly completed formal application has been filed.

2. Historic Preservation Design Advisory Meeting If Demolition, Relocation, Or Removal: After filing of a properly completed formal application for a certificate of appropriateness that includes a request for demolition, relocation, or removal, the commission shall conduct a public meeting on the application. The applicant and design professional must be in attendance at the meeting. Notice of such meeting shall be given in accordance with section 14-1-4 of this title. The meeting shall be commenced within ninety (90) days after the properly completed formal application has been filed.

32. Public Hearing If Demolition, Relocation, Or Removal: Not sooner than 120 days following the adjournment of the Historic Preservation Design Advisory Meeting. After the filing of a properly completed formal application for a certificate of appropriateness that includes a request for demolition, relocation, or removal, the commission shall conduct a public hearing on the application. Notice of the hearing shall be given in accordance with section 14-1-4 of this title, and the hearing shall be conducted in accordance with section 14-1-5 of this title. The hearing shall be commenced within ninety (90) days after the properly completed formal application has been filed. (Ord. O2002-37, 6-18-2002)

B. Review Of Preliminary Applications: Following the proper filing of a complete preliminary application, the village manager shall cause such application to be on the agenda of the next regular commission meeting after the date of its filing. The commission shall, not later than the first regular commission meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application.

The purpose of such review shall be to broadly acquaint the commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the commission may have at the time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

At the meeting at which the preliminary application is considered, any member of the commission may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no recommendation shall be made,

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and no final or binding action shall be taken, with respect to any preliminary application by the Commission. Any views expressed in the course of the Commission's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Commission, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Title. Applications by the Village shall not be subject to the provisions of this subsection. (Ord. 02000-7, 4-18-2000, eff. 5-1-2000)

14-5-5: DECISION OF THE COMMISSION:

A. Approval: If the application is approved without conditions, the Commission shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. The Commission shall notify the applicants of its decision within thirty (30) days after the close of the public hearing. All decisions of the Commission shall be accompanied by Findings of Fact.

B. Approval With Conditions: If the application is approved with conditions, the Commission shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the Commission in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the Commission shall issue the certificate of appropriateness, subject to the conditions.

C. Changes to Approved Plans: In the event that exterior modifications are made to plans following the commission's approval, the must reviewed and approved by the commission.

~~C-D.~~ Denial: If the application is denied, the Commission shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the Commission issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark. If the Commission issues a denial of a certificate of appropriateness for a structure, building, site, or area within a designated historic district, such denial is mandatory. Appeals of denials can be made by the applicant to the Village Board pursuant to Section E. Appeal, below. ~~merely advisory and shall not prohibit an applicant from proceeding with the proposed alteration, demolition, signage or any other physical modifications the structure, building, site, or area within the historic district upon receiving all other required approvals and permits therefor.~~

~~D-E.~~ Validity: A certificate of appropriateness shall be invalid if the plans approved by the Commission are changed, if any conditions of the certificate are not satisfied, or if any building permit issued for the approved work becomes invalid. A certificate of appropriateness shall remain valid for a period of one year.

~~E-F.~~ Appeal: When a certificate of appropriateness for a designated landmark is denied, the applicant may appeal the Commission's decision to the Village Board by filing an appeal in writing to the Village

Manager within fifteen (15) days after the applicant is served with notice by personal delivery or certified or registered mail of the Commission's decision. For the purposes of this Section, the date of mailing or delivery shall be the date of service. The Village Board may receive comments on the contents of the record but no new matter may be considered by the Village Board. The Village Board may affirm the decision or recommend changes by a majority vote of the Board after due consideration of the facts contained in the record submitted to the Board by the Commission. The Village Board may overturn the Commission's decision by a majority vote of a quorum of the Village Board. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-6: CERTIFICATE OF ECONOMIC HARDSHIP:

Notwithstanding any of the provisions of the ordinance to the contrary, the Commission may issue a certificate of economic hardship to allow the performance of work for which a certificate of appropriateness has been denied.

A. State Assistance: Applicants claiming economic hardship shall be required to apply to the State Historic Preservation Agency to determine eligibility for rehabilitation assistance. The eligibility for and availability of financial aid shall be considered by the Commission in making its decision.

B. Application Requirements: An applicant for a certificate of economic hardship may submit any or all of the following information in order to assist the Commission in making its determination on the application:

1. The amount paid for the property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
2. The assessed value of the land and improvements thereon according to the two (2) most recent assessments.
3. Real estate taxes for the previous two (2) years.
4. Remaining balance mortgage, if any, and annual debt service, if any, for the previous two (2) years.
5. All appraisals obtained within the previous two (2) years by the owner or applicant or their lenders in connection with this purchase, financing, or ownership of the property.
6. Any listing of the property for sale or rent, price asked, and offers received, if any.
7. Any consideration by the owner as to profitable adaptive uses for the property.
8. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow before and after debt service, if any, during the same period.
9. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

10. Any other information including income tax bracket of the owner, applicant, or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably sold or yield a reasonable return to present or future owners.

C. Study Period: If the Commission finds that without approval of the proposed work, the property cannot obtain a reasonable economic return therefrom, then the application shall be delayed for a period not to exceed forty five (45) days. During this period of delay, the Commission shall investigate plans and make recommendations to the Village Board to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property. Such plans and recommendations may include, without limitation, the following: a relaxation of the provisions of this Title, a reduction in real property taxes, financial assistance, building code modifications, and/or changes in zoning regulations.

D. Decision: If, by the end of this forty five (45) day period, the Commission has found that without approval of the proposed work, the property cannot be put to a reasonable beneficial use, or the owner cannot obtain a reasonable economic return therefrom, then the Commission shall issue a certificate of economic hardship approving the proposed work. If the Commission finds otherwise, it shall deny the application for a certificate of economic hardship.

E. Appeal: When a certificate of economic hardship is denied, the applicant may appeal the Commission's decision in the same manner provided for certificates of appropriateness, as described in Section 14-5-5 of this Chapter. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-7: NATURAL DESTRUCTION OR DEMOLITION:

In the case of partial or complete natural destruction or demolition of a landmark or structure, building, site, or area within an historic district, the owner of record shall be required to obtain a certificate of appropriateness from the Commission prior to reconstruction. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with:

A. The exterior design of the structure prior to damage, and

B. The character of the historic district, where the structure, building, site or area is within an historic district. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-8: PENALTIES:

Any person who undertakes or causes an alteration, construction, demolition, or removal of any nominated or designated landmark without a certificate of appropriateness shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00). Any person who undertakes or causes an alteration, construction, demolition, or removal of any structure, building, site, or area within a nominated or designated historic district without having obtained a final decision from the Commission on a certificate of appropriateness application shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred

fifty dollars (\$750.00). Every day such violation shall continue to exist shall constitute a separate violation. In addition to such penalties, the Village may institute any appropriate action or proceeding to enjoin, correct or abate any violation of this Title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)