

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

September 2, 2020

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:45 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:45 p.m. on September 2, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

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

Absent:

Also Present: Chan Yu, Village Planner, Michael D’Onofrio, CD Consultant, and Applicants for Cases: **HPC-06-2020, HPC-05-2020, A-18-2020, A-21-2020 and HPC-07-2020**

Minutes – July 1, 2020

Chairman Bohnen introduced the minutes from the July 1, 2020, meeting and asked for any comments.

With 2 corrections from Commissioner Prisby: 716 S. Oak, Box 91, line 14 replace “full” with “pull” permit and for 419 S. Oak, Box 16, line 3, replace “caramel” with “corbel” crown molding; 1 correction from Commissioner Weinberger: 641 S. Elm, Box 3, replace “queen” with “same” windows, the HPC **unanimously approved** the minutes for the July 1, 2020, HPC meeting, 6-0, (0 absent).

Public Hearing

Case HPC-06-2020 – 736 S. Park Ave. - 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 HPC-06-2020

The HPC **unanimously approved** the request for a certificate of appropriateness to demolish the house at 736 S. Park Ave., 6-0 (0 absent).

The HPC **unanimously approved** the request for a certificate of appropriateness to construct the new house as presented at 736 S. Park Ave., 6-0, (0 absent).

Public Hearing

Case HPC-05-2020 – 12 S. County Line Rd. - 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 HPC-05-2020

The HPC **approved** the request for a certificate of appropriateness to demolish the house at 12 S. County Line Rd., 4-2, (0 absent).

The HPC **unanimously approved** the request for a certificate of appropriateness to construct the new house as presented at 12 S. County Line Rd., 6-0, (0 absent).

Sign Permit Review

Case A-18-2020 – 24 Chicago Ave. Unit B – Cryoeffect – 1 New Wall Sign

The sign applicant introduced himself as the representative for Cryoeffect.

Commissioner Braden commented that it appears so much larger than the nail salon's wall sign next door.

Commissioner Weinberger agreed, and commented on how big, colorful and bold the proposed font is.

The applicant responded it may look larger but that is their logo and they can't change their logo and it is used in 3 other locations in Chicago.

Commissioner Prisby asked which components of the sign are illuminated.

The applicant letters and the logo are internally illuminated.

Commissioner Prisby responded that it appears the entire box is illuminated.

The applicant responded there is no sign backing, the illustration was meant to show it on the wall, with a depth of 5".

Commissioner Prisby asked if the logo will also project from the wall.

The applicant responded yes, everything will project 5" with aluminum sides, acrylic face and internally illuminated with LED's.

Commissioner Haarlow asked to clarify that there is no black sign backing.

The applicant responded correct the illustration shows the grey of the building.

Commissioner Weinberger asked if there was any illuminated signage on that street.

Commissioner Prisby replied that the Fuller's car wash backlit letters and logo, and maybe the only example of a backlit sign backing in the Village.

Commissioner Weinberger and Prisby expressed opposition of the sign due to the size and contrast to the smaller sign next door.

Chairman Bohnen asked how many businesses are in the building.

Commissioner Prisby stated that he believes there's two.

Chairman Bohnen asked if the nail salon extend all the way to the east.

The applicant responded that he did not know.

Chairman Bohnen is wondering how the nail salon sign was centered.

Chan responded that he believes the current FreezeFix sign is still on the building, and it is symmetrical with the nail salon wall sign, and that the sign contractor was the same for both signs.

Chairman Bohnen believes the new sign would be unbalanced on the building.

Commissioner Weinberger asked if the sign could be reduced.

The applicant responded that he can't go smaller on the letters and would be pointless for the building, and would appear to be floating letters.

Commissioner Prisby compared this with the Fuller car wash signage, and in this case, the sign colors play off of the building colors. This is not the case here, and pointed out that many of the Cryoeffect signs at other locations feature one color.

The applicant responded that they could probably feature an all-white sign.

In general, the HPC favored an all-white sign.

After review, the HPC **unanimously recommended approval** for the sign, with the condition it is all-white sign, 6-0, (0 absent).

Sign Permit Review

Case A-21-2020 – 108 S. Washington St. – County Line Properties – 1 New Wall Sign Replacement

The sign applicant introduced himself and explained an extensive brand and marketing evolution of County Line Properties to continue to be competitive in the real estate market. To this end, the proposed sign reflects an evolved brand and logo.

Chairman Bohnen asked the applicant to review the sign materials.

The sign applicant stated the sign material is called max metal, an aluminum composite material, composed of 2 pre-painted panels bonded together. It is extremely durable and light and has a laminate print on the sign face.

Chairman Bohnen asked if it would be illuminated.

The sign applicant replied no and the sign would be mounted by using the current sign mounts and be flush with the building face.

Commissioner Prisby asked if there is another sign over another tenant space.

The sign applicant replied correct.

Chairman Bohnen clarified that there are 2 signs over 2 spaces.

Commissioner Prisby asked if the other location have also have a new sign.

The sign applicant replied that next door at 110 S. Washington is the County Line design center and that sign will follow suit and look nearly identical.

Commissioner Prisby asked if there's any concern about the sign size since it'd be on the same building.

The sign applicant replied that the sign is 48"x72 and should be smaller than the allowable size, and clarified that the sign would say "Home Design or Home Design Center" instead of "Properties".

Commissioner Weinberger stated that this is basically going over where the existing sign is.

The sign applicant replied correct, and reiterated that they'd be using the existing sign mounts.

In general, the HPC expressed support for the look of the proposed sign.

After review, the HPC **unanimously recommended approval** for the sign, as submitted, 5-0, (1 abstained).

Public Meeting

Case HPC-07-2020 – 241 E. 1st St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

The HPC **unanimously approved** the request for a certificate of appropriateness to construct a new house at 241 E. 1st St., 6-0, (0 absent), with the condition that the architect adjust the corner window as discussed and work with the HPC architects.

Please refer to Attachment 3, for the transcript for Public Meeting Case HPC-07-2020

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 9:08 PM on September 2, 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-06-2020 - 736 S. Park Ave -)
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 via Zoom at the Public Hearing of the
above-entitled matter before the Hinsdale
Historic Preservation Commission at 19 East
Chicago Avenue, Hinsdale, Illinois, on the
2nd day of September, 2020, at 6:47 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

1 ALSO PRESENT VIA ZOOM:

- 2 MR. CHAN YU, Village Planner;
- 3 MR. PETER COULES, Donatelli & Coules;
- 4 MR. PATRICK FORTELKA, Moment Design;
- 5 MS. JULIE LAUX, J. Jordan.

6 * * *

7 CHAIRMAN BOHNEN: We are starting off
 8 with the public hearings, one will be for
 9 736 South Park and one will be for 12 South
 10 County Line Road. Would anybody that's going to
 11 be speaking to any of those items please stand
 12 and be sworn in by the clerk.

13 (Mr. Coules, Mr. Fortelka,
 14 Ms. Laux, Mr. Castleforte sworn.)

15 CHAIRMAN BOHNEN: Case HPC-06-2020 for
 16 736 South Park, Request for Certificate of
 17 Appropriateness for the demo and to construct a
 18 new home in the Robbins Park Historic District.
 19 Will the applicant please step forward.

06:46PM

20 MR. FORTELKA: Mike, would you like to
 21 talk about the demolition and I would talk about
 22 the new construction; or how do you want to do

06:48PM

1 it?

2 MR. CASTLEFORTE: Yes, happy to do it
 3 however you would like. I think it's relatively
 4 straightforward. We are just trying to move to
 5 736 South Park. There is a home that I think is
 6 not in great shape, and we would like to replace
 7 that and hopefully move the family over to Park.
 8 Thanks for making the time. We appreciate it.

9 MR. FORTELKA: Yes. I can jump in on
 10 the new design if you guys want to talk about
 11 that now, or did you guys want to talk at all
 12 about the existing structure?

13 MR. PRISBY: Patrick, didn't we already
 14 review a house for this property?

15 MR. FORTELKA: We did.

16 MR. PRISBY: What do you know? I
 17 remember.

18 MR. FORTELKA: That client decided to
 19 buy an existing house in Burr Ridge actually I
 20 believe, and he ended up selling the lot to the
 21 Castlefortes.

06:48PM

06:49PM

22 MR. PRISBY: Got it. The more I'm

1 familiar with it coming down --

2 MR. FORTELKA: Okay, good. It needs to
 3 be.

4 MR. PRISBY: As a group, what did we
 5 vote then when it came to the demo of this house
 6 previously?

7 MR. FORTELKA: Okay.

8 MR. PRISBY: That's what I'm wondering.
 9 What did we vote then for this house?

06:49PM

10 MS. LAUX: You voted in favor.

11 MR. PRISBY: Of --

12 MS. LAUX: The teardown.

13 MR. PRISBY: The demolition?

14 MS. LAUX: Yes.

15 MR. PRISBY: So from that standpoint,
 16 John, do we really need to discuss the
 17 demolition again?

18 CHAIRMAN BOHNEN: No, not in my
 19 estimation. Even though there never was a demo
 20 permit granted --

06:49PM

21 MR. PRISBY: Right.

22 CHAIRMAN BOHNEN: -- for the first

1 applicant, we as a Commission voted in favor of
 2 the demolition. Certainly nothing changed over
 3 the last year or so to resurrect that house or
 4 be concerned about it any more than we were a
 5 year prior. So as far as I'm concerned, the
 6 demolition part is off the table.

7 MR. PRISBY: So we are just focusing on
 8 the design?

9 CHAIRMAN BOHNEN: That would be my
 10 thought.

06:50PM

11 MR. FORTELKA: Well, I'll chime in.
 12 Just to give you a brief rundown, we have, of
 13 course, a new 2.5-story traditionally styled
 14 home for Mike and Jackie Castleforte. We have
 15 planned white aluminum-clad windows for the
 16 house, as well as white trim, with charcoal
 17 shutters, and a few charcoal accents on some of
 18 the other porch elements on the back of the
 19 home. There is going to be a cedar roof and
 20 copper gutters and downspouts.

06:51PM

21 I think in your information packet
 22 you should have the best we can do for a

1 streetscape study. You will see that there is
 2 a -- I'm sorry, it's a slate roof. I misspoke.
 3 We originally contemplated a cedar roof, and we
 4 went with slate. You will see in the
 5 streetscape quite a mix of architectural styles.
 6 The only one property of significance is the
 7 house immediately to our north, which is more of
 8 a Colonial style, which is all painted white as
 9 well; so I think our new house will blend nicely
 10 with that house on the block as I had mentioned.
 11 The other houses on the block are sort of a Euro
 12 type of a look that -- It's not really
 13 congruent with the neighborhood.

06:51PM

14 MR. PRISBY: Patrick, is this brick
 15 going to be painted white?

16 MR. FORTELKA: Yes, painted white
 17 brick.

18 MR. PRISBY: White to match the windows
 19 or an off white? Do you know what you're
 20 planning?

06:52PM

21 MS. LAUX: The white window is bright
 22 white and so it will match. It's a Marvin stone

1 color.

2 MR. PRISBY: Well, if I'm going to
 3 chime in on the architecture then, I will just
 4 say that, Patrick, I really like this house.

5 MR. FORTELKA: Oh, good. Thank you.

6 MR. PRISBY: It's not overwhelming.
 7 It's not a 2-story monstrosity, right? It's got
 8 a lot of character and rhythm. It's got a
 9 simplicity that I like but with character

06:52PM

10 elements that I think are needed in a house like
 11 that. I like the slightly tapered columns. I
 12 like the shutters, the lower roof on the window
 13 bay and having a window bay. I like the fact
 14 that the 2nd floor really has dormers in it,
 15 again bringing the roof line down. I think this
 16 is actually going to be significantly lower than
 17 the houses next to it, correct?

18 MR. FORTELKA: Yes.

19 MR. PRISBY: Especially the two to the
 20 north, right? I really have not seen any issue
 21 with any part of this design.

06:53PM

22 MR. FORTELKA: Good.

1 MS. WEINBERGER: I would like to add
 2 that the windows with the mullions look more
 3 traditional instead of the big modern -- I'm
 4 totally blanking on the name of them -- but the
 5 big modern windows, so I think that gives it a
 6 more classic look.

06:54PM

7 MR. FORTELKA: Yes, that was the
 8 clients' directive. They didn't want anything
 9 too contemporary. Yes. We kept the windows a
 10 little bit more downplayed on this one.

11 MR. GONZALEZ: You said that you are
 12 painting the brick. What kind of product are
 13 you using for the paint, the coating, the brick?

14 MR. FORTELKA: It's probably going to
 15 be a mineral paint or lime wash. We are going
 16 to go through a couple of different samples. It
 17 definitely won't be a paint, like a latex or
 18 acrylic. Those have a tendency to peel, they
 19 have moisture problems; so we are looking for
 20 something that's a little longer-lasting.

06:54PM

21 MR. GONZALEZ: So actually originally
 22 before painting what kind of brick is it?

1 MS. LAUX: So we were investigating
 2 whether we want to use a manufactured brick that
 3 has some texture to it or if we want to use a
 4 reclaimed brick. But either way, it will have
 5 the more reclaimed look to it with a little more
 6 interest and not straight edges, etcetera. The
 7 two products that we are looking at are Lime and
 8 Romabio for painting the brick.

06:55PM

9 MR. GONZALEZ: Yes. No, I was looking
 10 for more of the specs for the brick, the actual
 11 composition of the brick, so that doesn't say a
 12 whole lot. Do you know once you paint brick you
 13 are actually choking the brick and the mortar so
 14 that could actually lead in a few years to
 15 spalling and cracking?

16 MR. FORTELKA: Right. That's why I was
 17 pretty specific, I said we are not painting the
 18 house. We are using a mineral paint or a lime
 19 wash. If you did a little Goggle search on
 20 that, those actually allow the brick to breathe.
 21 We all see houses that get painted white and the
 22 paint peels off, which we don't want. Both of

06:55PM

10

1 the products that we are investigating allow the
 2 brick to breathe so that we won't have those
 3 issues with moisture.
 4 MR. GONZALEZ: Just make sure it's
 5 breathable. If not, it will crack. I have seen
 6 everybody use several products and then a year
 7 later it's destroying the masonry.
 8 MR. FORTELKA: Yes.
 9 MR. GONZALEZ: So we need some warning
 10 on that.
 11 CHAIRMAN BOHNEN: Anything further?
 12 MS. BRADEN: (Zoom audio interruption.)
 13 It's a good home. I have no problems with it.
 14 MR. FORTELKA: Thanks, we appreciate
 15 it.
 16 MS. BRADEN: Thank you.
 17 MR. HAARLOW: John, I would just add I
 18 think what the Castlefortes and Patrick have
 19 come up with is a really nice home. This was a
 20 better design than the one that we approved for
 21 this spot in my opinion. The house we had
 22 approved before there were some traditional

11

1 elements. There was some reference to the
 2 Philip Duke West house on 8th Street but had a
 3 very contemporary entrance, kind of like the one
 4 that is going to go up in place of the Deans'
 5 house, which I think is unfortunate. But this
 6 drawing, this lot doesn't have it, much more
 7 traditional, I think much more in keeping with
 8 the District. So I think this is a pretty easy
 9 approval in my opinion.
 10 CHAIRMAN BOHNEN: Good.
 11 MR. PRISBY: I agree.
 12 CHAIRMAN BOHNEN: Anybody else have any
 13 comments?
 14 MS. WEINBERGER: I just wanted to thank
 15 Patrick again, and Julie, for the streetscape.
 16 It helps a lot. Yes.
 17 MR. FORTELKA: You're welcome. They
 18 are difficult. I'm glad you appreciate it.
 19 CHAIRMAN BOHNEN: Jim, anything else?
 20 MR. PRISBY: No. I'm good.
 21 CHAIRMAN BOHNEN: Can we have a motion
 22 to approve this, please.

12

1 MR. YU: May I have a motion first for
 2 the demo and then the new house, please. Two
 3 separate votes.
 4 CHAIRMAN BOHNEN: Oh, okay. A motion
 5 for the --
 6 MR. YU: Motion, sorry.
 7 MS. WEINBERGER: Then I move to approve
 8 the Certificate of Appropriateness to demolish
 9 the home in Case HPC-06-2020.
 10 CHAIRMAN BOHNEN: Second, please.
 11 MR. HAARLOW: I'll second.
 12 CHAIRMAN BOHNEN: Chan, roll call vote,
 13 please.
 14 MR. YU: Commissioner Weinberger?
 15 MS. WEINBERGER: Aye.
 16 MR. YU: Commissioner Gonzales?
 17 MR. GONZALEZ: Aye.
 18 MR. YU: Chairman Bohnen?
 19 CHAIRMAN BOHNEN: Aye.
 20 MR. YU: Commissioner Braden?
 21 MS. BRADEN: Aye.
 22 MR. YU: Commissioner Haarlow?

13

1 MR. HAARLOW: Aye.
 2 MR. YU: Commissioner Prisby?
 3 MR. PRISBY: Aye.
 4 MR. YU: Thank you.
 5 CHAIRMAN BOHNEN: Now a motion to
 6 approve the new home, please.
 7 MR. HAARLOW: Sure. I will move to
 8 approve the request for a Certificate of
 9 Appropriateness to construct a new home in the
 10 Robbins Park Historic District,
 11 Case HPC-06-2020, 736 Park Avenue.
 12 MR. PRISBY: I will second.
 13 MR. YU: Okay. Commissioner
 14 Weinberger?
 15 MS. WEINBERGER: Aye.
 16 MR. YU: Commissioner Gonzales?
 17 MR. GONZALEZ: Aye.
 18 MR. YU: Chairman Bohnen?
 19 CHAIRMAN BOHNEN: Aye.
 20 MR. YU: Commissioner Braden?
 21 MS. BRADEN: Aye.
 22 MR. YU: Commissioner Haarlow?

1 MR. HAARLOW: Aye.
 2 MR. YU: And Commissioner Prisby?
 3 MR. PRISBY: Aye.
 4 MR. YU: Thank you.
 5 MR. CASTLEFORTE: Appreciate the time
 6 everybody. Thank you.

7 * * *

8 (Which were all the proceedings had
 9 in the above-entitled cause.)

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

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

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

/	<p>Appropriateness [4] - 1:6, 2:17, 12:8, 13:9</p>	<p>buy [1] - 3:19</p>	<p>9:11</p>	<p>Duke [1] - 11:2</p>
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0	<p>approve [4] - 11:22, 12:7, 13:6, 13:8</p>	<p>case [1] - 2:15</p>	<p>concerned [2] - 5:4,</p>	<p>East [1] - 1:12</p>
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1	<p>architectural [1] - 6:5</p>	<p>Castleforte [2] - 2:14, 5:14</p>	<p>construct [1] - 1:7</p>	<p>construction [1] - 2:22</p>
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2	<p>audio [1] - 10:12</p>	<p>Castlefortes [2] - 3:21, 10:18</p>	<p>copper [1] - 5:20</p>	<p>correct [2] - 7:17, 15:8</p>
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6	<p>aye [2] - 12:17, 13:17</p>	<p>CHAIRMAN [16] - 2:7, 2:15, 4:18, 4:22, 5:9, 10:11, 11:10, 11:12, 11:19, 11:21, 12:4, 12:10, 12:12, 12:19, 13:5, 13:19</p>	<p>court [1] - 15:4</p>	<p>court [1] - 15:4</p>
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7	<p>best [1] - 5:22</p>	<p>Chan [1] - 12:12</p>	<p>cracking [1] - 9:15</p>	<p>CRR [2] - 15:3, 15:12</p>
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8	<p>big [2] - 8:3, 8:5</p>	<p>changed [1] - 5:2</p>	<p>Deans' [1] - 11:4</p>	<p>decided [1] - 3:18</p>
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STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
HPC-05-2020 - 12 S. County Line Rd. -)
Request for Certificate of Appropriate-)
ness to Demolish and Construct a New)
Home in the Robbins Park Historic)
District.)

REPORT OF PROCEEDINGS had and testimony
taken via Zoom at the Public Hearing of the
above-entitled matter before the Hinsdale
Historic Preservation Commission at 19 East
Chicago Avenue, Hinsdale, Illinois, on the
2nd day of September, 2020, at 7:00 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

1 ALSO PRESENT VIA ZOOM:
 2 MR. CHAN YU, Village Planner;
 3 MR. PETER COULES, Donatelli & Coules;
 4 MR. PATRICK FORTELKA, Moment Design;
 5 MR. JOHN EYEN, Aspen Construction;
 6 MR. JOE GHABEN, Owner.
 7 * * *
 8 (Mr. Coules, Mr. Fortelka,
 9 Mr. Ghaben, Mr. Eyen sworn.)
 10 CHAIRMAN BOHNEN: Second public hearing
 11 is Case HPC-05-2020 for 12 South County Line
 12 Road, Request for Certificate of Appropriateness
 13 to Demolish and Construct a New Home in the
 14 Robbins Park Historic District.
 15 Who is appearing on behalf of the
 16 applicant, please?
 17 MR. COULES: I am, John. Pete Coules.
 18 MR. EYEN: I am also, John Eyen, Aspen
 19 Construction.
 20 And I have Joe Ghaben, the owner,
 21 on speaker phone. He is not able to log on.
 22 CHAIRMAN BOHNEN: Okay.

07:00PM

07:01PM

1 MR. FORTELKA: I'm the architect. I
 2 will be able to talk about the new construction.
 3 CHAIRMAN BOHNEN: Okay. Who would like
 4 to start out on this one?
 5 MR. COULES: This home at 12 South
 6 County Line has been on the market for about a
 7 year and a half, two years now, with many
 8 different Realtors trying to have the property
 9 sold. It's in pretty bad shape inside and
 10 outside if anyone has been by it, this has been
 11 a major issue with this house.
 12 Actually, most of you will recall,
 13 this was from a much larger property at one
 14 point in time. This house did not sit 14.98
 15 feet from the bent rear yard of the property and
 16 had a much larger yard at one point in time. So
 17 right now it is right upon the neighbors where
 18 it's set back. The proposal for the new house
 19 is to actually have the back yard go from just
 20 under 15 feet to almost 63 feet and line it up
 21 more with the houses on the block, turn the
 22 house the other way, going basically north-south

07:01PM

07:02PM

1 versus going east-west, and everything is within
 2 the Zoning Code.
 3 In the present house, they even
 4 looked at it structurally to see if there was
 5 anything they could save with the foundation at
 6 one point in time and try to move the house; and
 7 there was nothing that could be done with the
 8 property. So that's why we filed back to
 9 March to go for a demo permit and new plans
 10 drafted by Patrick Fortelka. John Eyen, who is
 11 the builder, is on the phone. As he said, Joe
 12 Ghaben is having trouble, the actual owner,
 13 getting into the meeting tonight. So he is on
 14 the speaker phone with John to answer any
 15 questions anyone may have of him. I will gladly
 16 answer any questions also.
 17 MS. BRADEN: I would like to know a
 18 little bit about the state of the interior of
 19 the home as it is now. The pictures look
 20 lovely. Did something happen to deteriorate the
 21 home?
 22 MR. COULES: The interior of the house

07:02PM

07:03PM

1 by being empty for the few years that it's been
 2 and on the market is very much deteriorated.
 3 When you walk through, there are holes in some
 4 of the walls, the leaning of the property. The
 5 foundation doesn't even support the house
 6 anymore. They had a structural engineer from
 7 Wayne, Illinois, whose name I'm trying to find
 8 here, looked at the property to see why the
 9 walls were leaning the way they were. The
 10 result was that the house is not safe the way
 11 it's been built now. It's a person named Hutter
 12 Trankina Engineering, who also looked at the
 13 property at one point in time.
 14 MS. BRADEN: (Zoom audio interruption.)
 15 MR. COULES: I'm sorry, Alexis. I
 16 can't hear you.
 17 MS. BRADEN: I said, Thank you, that's
 18 helpful.
 19 MR. COULES: Okay. Thank you.
 20 MS. WEINBERGER: It's very unfortunate
 21 because this house had some great history,
 22 impactful architect built it. And unfortunately,

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07:04PM

1 we have seen this happen to a number of our
2 significant homes is that they sit empty and
3 then this happens. It's really unfortunate.
4 This house is a gorgeous house.

5 MR. COULES: I agree. In its day it
6 was. Actually, my partner's sister was married
7 in the backyard during the '70s. But it's
8 really deteriorated really. I was surprised how
9 bad it was.

07:04PM 10 MS. WEINBERGER: That's too bad.

11 MS. BRADEN: I agree.

12 MR. COULES: Patrick has the designs
13 and will answer any architectural questions.
14 And John Eyen, who has built many homes in town,
15 is on to answer any questions to him being the
16 builder.

17 MS. BRADEN: I have actually just a
18 real quick question. I always appreciate when
19 owners do salvage sales. I see that a lot of
20 the windows and doors at least will be preserved
21 and going to new homes so I appreciate that. We
22 are all up on Murco Recycling website.

07:05PM

07:07PM

1 the products that are in the house have looked
2 through it, and they are ready to make offers or
3 pull stuff out and reuse it as deemed
4 appropriate.

5 Just so you know, it is not my
6 history, my intent, to tear down houses. In the
7 past two years, I have been able to rehab two
8 homes. The one right next door to the house on
9 County Line and Chicago Avenue is my daughter's
10 house, and I think you are all aware what
11 condition it was in and what condition we put it
12 in. It sat right on the lot. It was in decent
13 shape, just dated. We were able to make
14 something out of it.

15 Another property that we fixed up
16 is 201 9th Court. It's right by 9th and Park.
17 We live across the street from that home, and we
18 rehabbed it and sold it to friends of ours. So
19 it's not our intent to just go around and just
20 take houses down for no reason.

07:07PM

21 MS. BRADEN: I have to say your
22 daughter's home on the corner there, you guys

1 MR. EYEN: Yes. Jody has a lot of that
2 stuff presold, and it's going to be repurposed
3 in other homes throughout the area and
4 throughout Chicagoland.

5 MR. COULES: Joe is on now.

6 MR. GONZALEZ: Have you planned already
7 where this is going to be sold, repurposed? Do
8 you have a schedule?

07:06PM

9 MR. EYEN: Jody from Murco Recycling
10 has those sold to -- I don't know exactly where
11 they are going to wind, up but she has most of
12 that stuff presold. Joe, are you on or no?

13 CHAIRMAN BOHNEN: Joe Ghaben is now on
14 and can add to that.

15 MS. WEINBERGER: Will there be a
16 salvage sale at the house?

17 MR. GHABEN: The salvage sale will
18 happen as soon as we get an okay tonight that we
19 are able to do that.

07:06PM

20 MS. WEINBERGER: Okay.

21 MR. GHABEN: So but a number of
22 recyclers and people that want to reuse some of

1 did such a good job. I live a few homes down.

2 MS. WEINBERGER: I would agree. I
3 drove by that house. I was telling Alexis when
4 I was a kid we swam at Hinsdale and drove by
5 that house every day, and I always loved that
6 round window. So, yes, nice job.

7 So I do have a question. So things
8 will be salvaged. Is there a way that we can
9 have interior photos, whether they are the real
10 estate photos or something else, that we
11 can present to the Historical Society to put in
12 the archives? I would be happy with the real
13 estate, I don't know if you have anything else.

07:08PM

14 MR. GHABEN: The real estate photos are
15 there. But if you want specific photos on the
16 inside, I think there are some stained windows
17 and some special -- I think interior windows I
18 think they are from Germany or something. You
19 are welcome to it.

07:09PM

20 MS. WEINBERGER: Okay. Patrick, maybe
21 we can talk again and do what we did last time
22 kind of thing.

1 MR. FORTELKA: Yes. Yes. I haven't
 2 had a chance to get into the house, but I know
 3 the Ghabens said there are some interesting
 4 details and windows and such on the inside.
 5 MS. WEINBERGER: Okay. So thanks, Pat.
 6 Thank you.
 7 CHAIRMAN BOHNEN: Any further comments?
 8 Okay. May I have a motion for the
 9 demolition, please.
 10 MS. WEINBERGER: Were we going to have
 11 conversation about the new house?
 12 CHAIRMAN BOHNEN: We can do that first
 13 if you want to.
 14 MS. WEINBERGER: Oh, you want to --
 15 Okay. We can do the demo first.
 16 CHAIRMAN BOHNEN: If we're to get in to
 17 the new house first before you vote -- Jim?
 18 MR. HAARLOW: John, I think we should
 19 discuss the new house before we vote on the
 20 demo.
 21 CHAIRMAN BOHNEN: Okay. Then who would
 22 like to start discussion on the new house,

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1 please.
 2 MR. FORTELKA: I can speak to the
 3 design aspects. So we have got a new 2-story
 4 house that we have designed for the Ghabens.
 5 They had originally come to me. They like a lot
 6 of some of the farmhouse vibe that we have been
 7 doing but thought that for this lot and the
 8 context a white farmhouse with black windows, of
 9 course, wouldn't be appropriate; and I'm sure
 10 you guys would agree. So we kind of leaned
 11 heavily on the appearance of the existing house
 12 and that dark color scheme and really worked
 13 hard to keep the house roof line as low as we
 14 could based on the new footprint.
 15 So you can see that the window head
 16 and our dormers into the roof line, again that's
 17 to keep that roof line low. We are going to do
 18 cedar plank siding on the entire exterior of the
 19 house with a domed belt course that you can see
 20 on the ground level there, metal roof accents
 21 over the covered front porch, dark clad windows
 22 as well, and probably a cedar roof on the house

07:11PM

07:11PM

1 itself.
 2 I know you guys aren't big fans of
 3 big windows. We have big windows on the house.
 4 Client wants enough light to get into the body
 5 of the house. As you guys know, that's a really
 6 shady kind of dark spot. We are up on a hill
 7 kind of tucked back. So we are a little nervous
 8 that the inside of the house is going to be
 9 dark. So, again, those big windows will bring
 10 some light in. And the house really isn't part
 11 of the -- There is sidewalk or close to the
 12 street. So the house being tucked back I think
 13 the bigger windows are a bit more appropriate.
 14 MR. PRISBY: Patrick, can you describe
 15 the header detail of those windows.
 16 MR. FORTELKA: It's just like a typical
 17 1-by header, and we have elongated it and
 18 shortened it just to kind of flatten that line
 19 out. The house is very vertical because we have
 20 a steep-pitched roof, and I thought it was a
 21 nice contrast to the steepness of the roof and
 22 kind of the vertical effects of the windows.

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1 This doesn't project out any more than a typical
 2 1-by-8 header.
 3 MR. PRISBY: It looks a little
 4 different on the black-and-whites. It looks
 5 like more of a 3- to 5-inch, let's say, or the
 6 header it goes beyond like you would do for a
 7 pergola or something. And the rendering just
 8 doesn't look the same, and I want to just
 9 understand the detail.
 10 MR. FORTELKA: Yes. So that's the
 11 explanation. And this is a hand sketch, the
 12 rendering that you are seeing, so the Autocad is
 13 a little bit more crisp.
 14 MR. PRISBY: Okay. I would agree with
 15 your comments on the windows, right. Yes, there
 16 are some big windows. It is a shady site, I get
 17 that. I think there is a lot going on with the
 18 foyer. It seems like we have just one giant
 19 window wall with a door in the middle.
 20 MR. FORTELKA: That's correct.
 21 MR. PRISBY: I'm not a big fan of that.
 22 The other thing is I like the

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1 scale, the balance, the rhythm, some of the
 2 things we talked before. The one thing that
 3 bothers me on this particular house it seems to
 4 be a lot of vertical siding, almost like there
 5 is too much of it. I'm just wondering if there
 6 are some areas where we can introduce something
 7 else. Maybe it's a piece to the right of center
 8 where you have the planter boxes. It's a little
 9 bit shorter, a little bit tighter. Is there an
 10 alternate material we could add to some of these
 11 to just kind of play that down a little bit.
 12 There just seems to be a lot of it.

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13 MR. FORTELKA: Yes. I would say that's
 14 kind of the concept of the house is to edit the
 15 materials and keep it simple. I can definitely
 16 run some ideas by Joe and Heather to see if they
 17 would like to change out a component like that.
 18 It wouldn't be a big move. We could probably
 19 keep it the same color and just have a different
 20 profile siding.

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21 MR. PRISBY: Yes. It seems like there
 22 is a lot of it. And with the darker color, the

1 darker windows, it's a little overwhelming for
 2 me. The other aspects, as I said, I like the
 3 scale, the balance and the rhythm of it, the
 4 proportion, appreciate the low roof line. It
 5 was just the big windows at the entry and a
 6 little too much of the vertical siding.

7 MR. GHABEN: Tailgating in, what about
 8 the idea of changing up the color of the siding
 9 a little bit?

10 MR. PRISBY: That's -- For the whole
 11 thing?

12 MR. GHABEN: Well, I mean your issue is
 13 the darkness of the --

14 MR. PRISBY: I'm sorry, Joe. It's a
 15 little bit of the color coupled with the amount
 16 of the siding. It just comes off a little too
 17 dark with the lighter stone at the base so I see
 18 a lot of it. Sometimes when that happens I like
 19 to see kind of an alternate material to kind of
 20 break that up architecturally. So sometimes
 21 it's more stone in a front entry piece or like
 22 the small piece of the corner boxes. Even the

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1 planter box itself is a nice little detail that
 2 breaks up that monotony, right? So sometimes
 3 you take a piece like that it gets maybe stone
 4 up to a 2nd floor level and breaks that
 5 horizontal line, right? Or becomes, like
 6 Patrick is suggesting, potentially a different
 7 type of siding, just something to kind of break
 8 up the amount that's there.

9 MR. EYEN: What about possibly -- Joe
 10 and I had talked about this during the design
 11 plan of possibly doing like a horizontal siding
 12 for the 1st floor, like a lap siding or a
 13 shiplap going the opposite direction for the 1st
 14 floor and then going with the -- maintaining the
 15 2nd level the way it is now.

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16 MR. PRISBY: You know what, I actually
 17 prefer the siding on the two main gables that
 18 you have right now that goes the full height.
 19 Sometimes when you see those old band courses
 20 come in at floor level or under a windowsill and
 21 my personal tastes, I can't stand them. It
 22 always looks like you're breaking the house into

1 levels artificially. And here you don't have
 2 that. We have got a nice 2-story vertical
 3 board, right, that goes from essentially the 1st
 4 floor windowsill, which is in stone, up to the
 5 top of the gable. I don't mind that detail. I
 6 think it's a little more elegant. I think it's
 7 actually a little more luxurious to do this,
 8 right? I always see these band courses go in on
 9 some of the lower-cost homes so it's nice to see
 10 it go from top to bottom. I'm just thinking
 11 that one piece or one location might be better
 12 with something different than what's there now.
 13 And I keep focusing on the planter boxes just to
 14 kind of take what is the main mass of the center
 15 of the house and the front entry and a couple
 16 flanking gables. And before you get to the
 17 2-car garage, you have got this piece that for
 18 me is screaming to have something done
 19 differently with it.

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20 MR. FORTELKA: Okay.

21 MR. PRISBY: And I will leave it up to
 22 you guys. Patrick, I don't know what you think

1 of that.

2 MR. FORTELKA: Yes. We have done that
3 before. We have done everything that you guys
4 are just talking about, band courses, lap siding
5 on the bottom, board and batten on the top. So
6 we try to make all houses a little bit different
7 so we can definitely take a look at breaking up
8 that element between the house and garage.
9 Again, I don't think we change color. It would
10 just be a change of pattern of wood siding
11 probably.

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12 MR. PRISBY: Something to accent that I
13 think a little bit. I think it's a good start
14 with the planter box with the single bracket.
15 It just seems it needs something else, whether
16 it's a portal or something, I don't know.

17 MR. GONZALEZ: I have a question,
18 Patrick. The south elevation, I start seeing
19 the house had some good rhythm with the pitches
20 of the roof system; and then I see this
21 rectangular on the south. It's a rectangular
22 large window. What happened there? It seemed

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1 like it breaks the rhythm of the home, all that
2 glass. I agree, there is a lot of glass,
3 substantial glass. But then it looks like a
4 rectangular-appearing like a box-like shape.
5 Isn't there anything you can do with that,
6 slightly maybe create some aesthetic, something
7 that doesn't look so flat?

8 MR. FORTELKA: We looked at options on
9 that. That's, again, our default is always
10 simplicity and never add shapes that aren't
11 necessary kind of thing. So we could drop a
12 gable over those windows or something. But
13 again, that's not in keeping with good design.
14 The plan actually insets at that position and
15 the staircase lives behind that wall. We are
16 using that staircase and those big windows as
17 pretty much our only south light into the body
18 of the house. So as you all know in the winter,
19 our south light is our best. And in the body of
20 the house, we are using that staircase to kind
21 of draw all the light into the core of the
22 house. So that window component is very

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1 important to have a nice, bright sunny house in
2 the wintertime.

3 MR. GONZALEZ: Well, I'm not saying so
4 much the window. I'm looking at the proportion
5 based on what I'm seeing on the elevation. That
6 looks like it's almost a forced in detail. So
7 that's all. I'm just suggesting some ideas,
8 maybe there is something else. You don't have
9 to throw in a gable. But maybe, I'm not sure.
10 Certainly not leaving it like that. It almost
11 literally looks like someone just punched a box
12 into the house.

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13 MR. FORTELKA: It's actually inset into
14 the house, too. It's not pushed out, if that
15 makes sense. So it's a minor --

16 MR. GONZALEZ: From the aesthetics,
17 right, I get it. It just looks pretty -- When
18 I look at all the elevations, I see rhythm and I
19 see moving. And then all of a sudden my eyes
20 stop on this one area. I'm just saying you
21 could explore something else. I'm not
22 necessarily saying it has to be a pitch but

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1 maybe something, some sort of a mild slope.

2 MR. FORTELKA: Okay.
3 MR. GONZALEZ: Just put some thought
4 into it.

5 MS. WEINBERGER: Frank, are you done?

6 MR. GONZALEZ: Yes, I'm done.

7 MS. WEINBERGER: Patrick, it looks like
8 you are coming to us kind of in the beginning.

9 You are still taking ideas, and I appreciate
10 that. It doesn't look like it's completely

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11 final. That lot has some fabulous trees. How
12 hard are you all going to work to keep them?

13 MR. GHABEN: There is nothing --
14 Everything that needed to come down for the
15 building pad has come down.

16 MS. WEINBERGER: Okay, good.

17 MR. FORTELKA: We are maintaining a
18 bunch in the front yard, making best use of the
19 property that's there, too.

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20 MS. WEINBERGER: Are you keeping any of
21 the landscaping as it is? Because I see in the
22 Realtor photos there is a -- what I would call a

1 Jens Jensen fairy ring in the back where that
 2 little fire pit is. That's a pretty
 3 prairie-style, important landscaping feature.
 4 MR. GHABEN: I want to interject on
 5 that a little bit. It is easy to look at when
 6 it's all flowering and it's all pretty. When
 7 it's overgrown and it's not tidy, nobody wants
 8 it or the rats that have been growing in there
 9 for years if you talk to the neighbors. So
 10 prairie style, near the edge of town have
 11 invited some rats back there, so we have had to
 12 kill some rats.
 13 MS. BRADEN: Please kill them before
 14 they come to my house. I don't want to see
 15 them. I live down the street.
 16 MR. GHABEN: It's part of the prairie
 17 style, you are going to get some critters.
 18 MR. PRISBY: Patrick?
 19 MR. GHABEN: It is not our intent to
 20 keep it a prairie style.
 21 MS. WEINBERGER: I was just commenting
 22 more on the landscaping.

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1 MR. GHABEN: You know, we are not into
 2 small landscaping or small trees. Actually, if
 3 you drive by my house, I do like mature
 4 shrubbery and trees as we put them up so that
 5 should not be a concern.
 6 MS. WEINBERGER: Okay.
 7 MR. PRISBY: Patrick, it's Jim again.
 8 Going back and forth between the rendering and
 9 the CAD drawings, for the record you do have a
 10 horizontal band course between levels and the
 11 CAD drawing that's not on the rendering.
 12 MR. FORTELKA: Yes.
 13 MR. PRISBY: I actually prefer the
 14 rendering.
 15 MR. FORTELKA: Well, I have got an
 16 issue with board length on that front.
 17 MR. PRISBY: That's kind of the point I
 18 was talking about before. There is something
 19 luxurious and different about that that's
 20 different than some of the lower-cost houses for
 21 the reasons you are mentioning board length
 22 having to put that course through there. I'm

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1 wondering if there is a way you can get just
 2 kind of staggering the length on the elevation
 3 that might be kind of cool.
 4 MR. FORTELKA: That's a good point.
 5 Quite frankly, we don't have a lot of really
 6 long length because we have got pretty big
 7 windows that break up those lengths so there
 8 might be a way to do that.
 9 MR. PRISBY: Where it goes up where the
 10 gable is going up, right? And what, were you
 11 using real cedar for that; or were you using
 12 like an LP or a --
 13 MR. FORTELKA: Pricing is so bad right
 14 now so we will see.
 15 MR. PRISBY: I'm thinking just it looks
 16 so much better with the continuous board all the
 17 way through if there is a way.
 18 MR. FORTELKA: I agree. It's easier to
 19 do with cedar for sure, much harder with the LP
 20 product, though. But, yes, I will definitely,
 21 we will work that back in for sure.
 22 MR. PRISBY: And then I don't mind the

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1 windows and the recess of the staircase
 2 personally. Frank doesn't like it but I
 3 understand what you are trying to do there with
 4 bringing the light from the south into that main
 5 body of the house. Also, it's a great little
 6 effect for a backwards staircase that goes to
 7 all three levels especially with the window well
 8 outside there so you are bringing a lot of light
 9 into the basement at that location. And with
 10 some of the landscaping, I think that could be a
 11 really nice feature.
 12 MR. FORTELKA: Yes, that's the goal.
 13 MR. COULES: I think we can all see Joe
 14 is open to it. First of all, if he doesn't put
 15 up a house that everyone likes, his daughter
 16 lives next door and she is not going to be happy
 17 with her father. So those of us with daughters
 18 know Joe is not going to skimp on anything.
 19 Everything being raised, as you can hear, he
 20 said yes.
 21 Also I thought interesting, as you
 22 go out to the property as it sits today, which

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1 is unusual, those are the trees that are going
 2 to stay. You rarely ever get to see that. You
 3 have to guess. This house we don't have to.
 4 MS. BRADEN: I really appreciate that
 5 being a neighbor.
 6 CHAIRMAN BOHNEN: Okay. Any further
 7 comment?
 8 MR. HAARLOW: Patrick, it's Bill. Just
 9 the difference between the rendering and the CAD
 10 drawing. So Jim was referring to that one part
 11 of the east elevation that has the planter box
 12 between the main part of the house and the 2-car
 13 garage. On the drawing, it looks like there is
 14 a window well in front of that. And it's
 15 showing a zoning-required railing in front of
 16 that. But I don't see it on the rendering. I
 17 don't know, Jim, if that helps at all in terms
 18 of that space. But assuming the rendering we
 19 have should actually show railings for the
 20 window well. Is that right, Patrick?
 21 MR. FORTELKA: So in a perfect world,
 22 the schematic design is done right up in front

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1 and the rendering is part of schematic design.
 2 As the drawings progressed, as you alluded to,
 3 we have to make things code-compliant and such
 4 and the drawings changed. So this just didn't
 5 get updated with all the things that were
 6 necessary for the computer versions of it.
 7 MR. PRISBY: Bill, are you talking
 8 about the railing that is at the front
 9 elevation?
 10 MR. HAARLOW: Yes. There is a railing
 11 on the front elevation that's just below where
 12 the planter box is shown.
 13 MR. PRISBY: Right.
 14 MR. HAARLOW: And that's on the east
 15 elevation.
 16 MR. PRISBY: And I don't have a problem
 17 with it.
 18 MR. HAARLOW: It makes it, I mean it
 19 seems to me it makes it a little bit different
 20 than just that one small part between the main
 21 part of the house and the garage.
 22 MR. PRISBY: It does but, you know, in

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1 those scenarios I usually see something
 2 landscaped in front of those and is not
 3 necessarily an architectural element to break
 4 that wall up.
 5 MR. HAARLOW: Yes, okay. I just wanted
 6 to confirm which was the current thought, and it
 7 sounds like it's the CAD drawing and not the
 8 rendering.
 9 MR. FORTELKA: That's correct.
 10 MR. HAARLOW: Okay. Thank you.
 11 CHAIRMAN BOHNEN: Anything further?
 12 Do we have a motion on the
 13 demolition?
 14 MR. HAARLOW: So no one ever likes to
 15 do that on this Commission, but I will move to
 16 approve the request for Certificate of
 17 Appropriateness to demolish the home at 12 South
 18 County Line Road. It's Case HPC-05-2020.
 19 CHAIRMAN BOHNEN: Second, please.
 20 MS. WEINBERGER: Second.
 21 MR. YU: Commission Weinberger?
 22 MS. WEINBERGER: Nay, no.

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1 MR. YU: Commissioner Gonzalez?
 2 MR. GONZALEZ: Aye.
 3 MR. YU: Chairman Bohnen?
 4 CHAIRMAN BOHNEN: Aye.
 5 MR. COULES: Commissioner Braden?
 6 MS. BRADEN: Aye.
 7 MR. COULES: Commissioner Haarlow?
 8 MR. HAARLOW: Aye.
 9 MR. COULES: Commissioner Prisby?
 10 MR. PRISBY: Nay.
 11 MR. YU: Thank you.
 12 CHAIRMAN BOHNEN: And now a motion,
 13 please, for the new construction.
 14 MS. WEINBERGER: I move to approve the
 15 application for Certificate of Appropriateness
 16 to construct a new home at 12 South County Line
 17 Road.
 18 CHAIRMAN BOHNEN: Second, please.
 19 MR. PRISBY: I will second.
 20 MR. YU: Commissioner Weinberger?
 21 MS. WEINBERGER: Yes, aye.
 22 MR. YU: Commissioner Gonzalez?

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1 MR. GONZALEZ: Aye.
 2 MR. YU: Chairman Bohnen?
 3 CHAIRMAN BOHNEN: Aye.
 4 MR. YU: Commissioner Braden?
 5 MS. BRADEN: Aye.
 6 MR. YU: Commissioner Haarlow?
 7 MR. HAARLOW: Aye.
 8 MR. YU: Commissioner Prisby?
 9 MR. PRISBY: Aye.
 10 MR. YU: Thank you.

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11 CHAIRMAN BOHNEN: Thank you all for
 12 attending. I appreciate that fact that you all
 13 saw fit to appear before us. Good luck on this
 14 project. Thank you. We will close the public
 15 hearing now.

16 * * *

17 (Which were all the proceedings had
 18 in the above-entitled cause.)

19
 20
 21
 22

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

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

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

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
 HPC-07-2020 - 241 E. 1st Street -)
 Request for Certificate of)
 Appropriateness to Construct a New)
 Home in the Robbins Park Historic)
 District)

REPORT OF PROCEEDINGS had and testimony
 taken via Zoom at the Public Meeting of the
 above-entitled matter before the Hinsdale
 Historic Preservation Commission at 19 East
 Chicago Avenue, Hinsdale, Illinois, on the
 2nd day of September, 2020, at 8:00 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

1 ALSO PRESENT VIA ZOOM:
 2 MR. CHAN YU, Village Planner;
 3 MR. PETER COULES, Donatelli & Coules;
 4 MR. PATRICK FORTELKA, Moment Design;
 5 MS. JULIE LAUX, J. Jordan;
 6 MS. ROSANNA PIEMONTE, Owner;
 7 MS. ALEXA PIEMONTE.

8 * * *

9 CHAIRMAN BOHNEN: We have one meeting.

07:59PM 10 Now we have a public meeting about 241 East 1st
 11 Street, HPC-07-2020, where we have a vacant lot
 12 and a proposal to build a new home. So we don't
 13 need to have a public hearing, we are having a
 14 public meeting on this. So who will be
 15 representing the applicant on this, please.

16 MR. FORTELKA: I will be able to
 17 discuss the architecture on it, the architecture
 18 end; and Julie Laux with J. Jordan is on the
 19 phone as well.

08:00PM 20 MS. LAUX: I will be the builder.

21 MR. FORTELKA: Shall we begin?

22 CHAIRMAN BOHNEN: Chan, according to

1 our procedures, we ask that the owner be here.
 2 MS. LAUX: She is here. Rosanna?
 3 Rosanna, are you on? She told me she was. One
 4 sec.

5 MR. YU: Hold on, I'm promoting her to
 6 a panelist. Sorry.

7 MS. LAUX: Oh, thank you.

8 CHAIRMAN BOHNEN: Good.

9 MS. LAUX: Okay.

10 CHAIRMAN BOHNEN: All right. So
 11 Patrick.

12 MS. LAUX: Rosanna, can you unmute?

13 MS. A. PIEMONTE: They unmuted the
 14 wrong one. Chan, you unmuted Alexa Piemonte.
 15 My mother-in-law is on as well.

16 MR. YU: Well, I just invited both.

17 MS. LAUX: Rosanna, can you unmute?

18 MS. R. PIEMONTE: Okay. I'm unmuted.

08:01PM 19 MR. FORTELKA: Today we have a new
 20 house on the corner of 1st and Elm. Rosanna
 21 came to us with a desire for a French-style home
 22 so we went with more of a French-revival style

1 that will be a light-colored stucco with a
 2 veneer stone belt course, slate roof, copper
 3 gutters and downspouts, and dark-clad windows.
 4 Other design features that we are proposing at
 5 this point is a metal front door but in brass,
 6 which again is very stylistically sort of a
 7 boise art treatment to the entryway.

8 In the exterior elevations you will
 9 see the addition of wood shutters. The client
 10 decided that she didn't want wood shutters on
 11 the house so this was an early-on schematic. We
 12 are still in the design process on this house as
 13 you guys know.

14 So as the house is stucco, we
 15 thought it would be super important to get the
 16 details correct so that the windows appear deep
 17 set in their openings. We have all seen stucco
 18 houses where the stucco is essentially flush
 19 with the glass. So the entire house is going to

08:02PM 20 be built out of concrete or what's called CMU,

21 meanwhile behind it, which will give us a much

22 thicker wall structure so that those windows can

1 be deep set. These are the kind of details that
 2 you can't kind of see in a 2D elevation. And
 3 then we will have limestone cladding around all
 4 the windows as well to help give that deep set
 5 effect on all the doors and windows on the
 6 exterior of the house.

7 Within your packet, you will see a
 8 few concept images of some of these ideas that
 9 we were speaking about. They are all noted as
 10 to color scheme or brass front door as well as
 11 the stone veneer.

08:04PM 12 I did a house-mapping sketch as

13 part of those concept images so you guys would
 14 get a good sense of what this looks like sitting
 15 on the corner. Addressing the corner, the
 16 client requested that 1st Street be the front
 17 door. And as we have a corner lot, I thought it
 18 was important architecturally that we don't just
 19 forget the corner. So on the corner we did a
 20 stair tower on that component that has the
 21 actually staircase that connects the 1st and 2nd
 22 floor that will be a very interesting

1 architectural feature that kind of shows the
2 house off. I think that's kind of just a quick
3 run through. Any questions?

4 MS. BRADEN: (Zoom audio interruption.)
5 What I really like on the concept images are the
6 rounded windows but then I see --

7 MR. FORTELKA: We are doing all square
8 windows and that was a major design as soon as
9 we started that she really doesn't care for the
10 rounded shape. So, again, to each his own.

08:05PM

11 MR. PRISBY: Patrick, right now I like
12 where this is going for an elevation standpoint.
13 The front and that side -- (Zoom audio
14 interruption) -- so I think those are nice
15 little features. I will tell you, I don't like
16 the stair tower.

17 MR. GONZALES: Really, I wonder why.

18 MR. FORTELKA: Shocking.

19 MR. PRISBY: I know that really shocks
20 you, Patrick. I don't mind it as a piece. It's
21 one of those things when we get back to does it
22 belong in the Historic District is what I always

08:06PM

1 keep asking myself. It's a lot of glass, it's
2 got that flat roof over it, in my opinion, to
3 blend in with all the other great stuff you got
4 going on there --

5 MR. FORTELKA: I will tell you what,
6 this is a revival house. And Moment Design,
7 when we do have to look back, we are looking
8 forward. And that said, that stair tower is a
9 bit more contemporary. But any architectural
10 historian or architect will tell you a revival
11 movement is not about copying slavishly, it's
12 about pushing the modernism. That element will
13 be contemporary but it isn't modern. It's going
14 to be trimmed out with crown molding, cut
15 limestone, has a stone base. We have
16 intentionally broken up the windows with pretty
17 tight window grill -- well, tight for me. So,
18 yes, it is a bit avant-garde but I think it
19 still relates to the house, and it's exciting.

08:07PM

20 It's going to make you feel something when you
21 drive by, you are not just going to see another
22 French house going up in Hinsdale. This is a

08:07PM

1 really cool architectural feature that adds
2 value to the house and makes Hinsdale better I
3 think.

4 MR. PRISBY: It sounds to me like you
5 had a prepared statement.

6 MR. FORTELKA: Believe me, no.

7 MR. PRISBY: That's what it sounded
8 like, Patrick. I get what you are saying and I
9 do appreciate something going up at the corner,
10 right? I have had discussions with other

08:08PM

11 architects that have come in front of us who
12 had, I thought, wonderful opportunity with lots.
13 They had corners that projected into curbed
14 streets and site lines that they should take
15 advantage of, and they completely ignored and
16 put retaining walls and garage doors -- without
17 pointing out specific addresses -- which I
18 thought were wastes of opportunity; right?

19 Here you are doing something on the
20 corner that is architecturally significant. And
21 I love that thought, right? I'm just not a big
22 fan of the piece as you have it right now.

08:08PM

1 That's all. And again, I'm glad you're coming
2 in now. You know, we really applaud you for
3 coming in and doing this early in the process;
4 right? So it's just something that as part of
5 that, I'm just going to offer my feedback. You
6 and the client get to take it from there, right?

7 MR. FORTELKA: Absolutely.

8 MS. WEINBERGER: I would, I agree with
9 the big corner wall of windows. The courtyard
10 on the side is really interesting. I would love
11 to like open the door and see what's going in
12 there. And actually, you know, even knowing
13 what's going up across the street, Mike
14 Abraham's house has that sweeping roof line I
15 think on that same street; right?

08:09PM

16 MS. BRADEN: Across the street.

17 MS. WEINBERGER: Right. So there is
18 some -- Both houses are new. There is some
19 consistency then along that street, that lot
20 roof line.

08:09PM

21 MS. BRADEN: I think this is very
22 pretty.

1 MR. FORTELKA: I like it.
 2 MS. WEINBERGER: I did notice on
 3 your -- And I know it's still on the early
 4 phases. But in your sketch, on your front, your
 5 inspiration page, you have got that front long
 6 window -- looks like one whole long window. But
 7 then on the drawings inside it's broken up into
 8 two windows. Does that make sense?

08:10PM 9 MR. FORTELKA: Oh, yes. The sketch is
 10 just a mapping sketch that I do to kind of get
 11 control of the roof lines and such. So the more
 12 detailed drawing is more accurate with the break
 13 in that window.

14 MS. WEINBERGER: Okay. And are the
 15 windows going to be black or white frame?

16 MR. FORTELKA: They are going to be
 17 dark.

18 MS. WEINBERGER: Dark, okay.

08:11PM 19 MS. BRADEN: Will it be like a dark
 20 gray or a black?

21 MR. FORTELKA: Probably black. We have
 22 had a little trouble with black being a little

1 too shiny. It's hard to describe. It gets
 2 reflective and looks a little cheap. So if it's
 3 not black, it's going to be just a step under
 4 that. A couple manufacturers are making some
 5 black matte windows that are a little bit more
 6 attractive.

08:11PM 7 MR. PRISBY: That's a good point. I
 8 have seen that quite a bit lately, some of the
 9 black windows have that shine to it that just
 10 doesn't look authentic. It would be nice if
 11 somebody came out with some matte black finishes
 12 for the windows.

13 MR. FORTELKA: Yes.

14 MR. PRISBY: Who is working on that, is
 15 that Marvin?

16 MR. FORTELKA: Kolbe has a couple good
 17 ones already and Marvin is working on it as
 18 well.

08:12PM 19 MR. PRISBY: Okay. Good to know.
 20 Thanks.

21 MR. HAARLOW: Patrick, it's Bill. So
 22 on the front elevation, the south elevation, is

1 that a plate glass window that's just to the
 2 west of the main part of the house?

3 MR. FORTELKA: Well, picture window.

4 MR. HAARLOW: It's a picture window
 5 right there?

6 MR. FORTELKA: No grills in it, just a
 7 window. I tried to hide it in that little inset
 8 so you wouldn't notice it.

08:12PM 9 MR. HAARLOW: Right and you put the
 10 little figurine there so you do notice it.

11 MS. BRADEN: I don't think it will --

12 MR. FORTELKA: It is tucked back, but
 13 it is one of those little contemporary moments
 14 we like to achieve in our houses where you can
 15 have a hint of it when you are driving by and
 16 looking at the house. And most importantly,
 17 when the client walks through, the next room is
 18 their mudroom from the kitchen. That's their
 19 path every day and their connection to outdoors.

08:13PM 20 MS. WEINBERGER: So Shannon already
 21 made reference to the house that's going up
 22 across 1st Street to the house where Furys used

1 to be. So if we are looking at the plans for
 2 the house and Mike Abraham is the architect on
 3 that one, there was objection from this
 4 committee to the large semicircular window kind
 5 of near the front door that felt incongruous
 6 with the rest of the house. And I know you
 7 don't want to hear it but I concur with my
 8 colleagues, I really don't like the stair full
 9 of windows. I just don't think it fits with the
 10 rest of the house. I understand you are trying
 11 to not slavishly just reproduce some sort of
 12 revival home. I do think that having that
 13 plate-glass element on the front, the really
 14 attractive courtyard on the Elm Street east
 15 elevation. I think things taken out of this
 16 being a revival, so I would have to concur with
 17 my fellow commissioners on that one for what
 18 it's worth.

08:14PM 19 MR. FORTELKA: Okay.

20 MS. WEINBERGER: I guess, Bill, to that
 21 point, that that will be looking in. If you are
 22 looking out those windows in that stairwell, you

1 will be looking into that very big glass window
2 across the street; that we have tried to then
3 protect both of you from each other, and there
4 you have it.

5 MR. FORTELKA: We'll have some curtains
6 in there I'm sure.

7 CHAIRMAN BOHNEN: Patrick, can you talk
8 to me a little bit about the glass front door?

9 MR. FORTELKA: Yes, and that was a
08:15PM 10 concept in doing a little research on some of
11 the French revival movements. I'm sure you have
12 seen it downtown if you go to a really nice
13 hotel. The whole framing system is made out of
14 brass. I have included a concept image that's
15 about the best we can find. I'm sure you all
16 have seen steel front doors. I'm throwing the
17 concept out there let's do a brass front door.
18 I haven't priced it out yet. We'll see how that
19 goes. I'm not sure it will be an affordable
08:16PM 20 undertaking, but I think it was a unique detail
21 and relates to the revival style as well. What
22 do you think?

1 MS. BRADEN: I like the brass better
2 when I thought that the windows would be sort of
3 like a taupe, white gray. Now that I know they
4 are black, I'm not sure. I think I might have
5 to see it.

6 CHAIRMAN BOHNEN: It's an interesting
7 house.

8 MR. FORTELKA: Thank you. It's a cool
9 floor plan, too. It's a lot of fun to work on.
08:16PM 10 Great client.

11 CHAIRMAN BOHNEN: What would be the
12 next step for us now? We are looking at an
13 advance concept with -- but we are still early
14 on in the design phase. We haven't had any
15 public hearing yet. We just had our meeting.
16 Would it be in keeping with your schedule if we
17 were to reconvene in -- I guess we have monthly
18 meetings. What happens between now and a month
19 from now, Patrick, as you are working on your
08:17PM 20 plans? Are you done in a month? I doubt it
21 but --

22 MR. YU: Chairman Bohnen, if I may,

1 just -- If I just may just explain the reason
2 why it's a public meeting versus a public
3 hearing. It's the same process but because
4 there is no demo involved it's a public meeting.
5 So there is no different process or anything,
6 it's just because there is no demo involved so
7 there were no notifications required. So it's
8 still being processed the same way, but it's
9 just not as formal.

08:18PM 10 CHAIRMAN BOHNEN: Okay.

11 MR. YU: Thank you.

12 CHAIRMAN BOHNEN: Thank you, Chan. So
13 getting back to my point, we meet every month
14 but we like to see this develop.

15 MS. LAUX: Would we be guaranteed that
16 we were on the October agenda because those tend
17 to fill up?

18 CHAIRMAN BOHNEN: I don't know how much
19 more could be on our agendas in one calendar
08:18PM 20 year to be honest with you, Julie.

21 MS. LAUX: I don't know. Chan? I know
22 I have some in October.

1 CHAIRMAN BOHNEN: I have no knowledge
2 of what's coming up.

3 MR. YU: No. We could guarantee that
4 this would be on the agenda because if the HPC
5 will continue it at the next meeting agenda then
6 it will be on it.

7 CHAIRMAN BOHNEN: I guess what we are
8 saying, and Julie is saying also, is between now
9 and the next meeting how far along is Patrick in
08:19PM 10 his drawings?

11 MR. FORTELKA: Hope to be in for permit
12 before then. Like every client, we are trying
13 to go as fast as possible. We have been kind of
14 holding this up to get some feedback from you
15 guys before going full on. But that said, it
16 has to be a full month before I could get you
17 guys some alternates? Or is there another
18 process that I could maybe do a couple quick
19 sketches of the stair tower, maybe proposing to
08:19PM 20 the client, and get those ideas in front of you
21 in a more timely manner?

22 MS. LAUX: Because she is on this call

1 and she can speak for herself that she has
2 approved this exterior as it stands. So the
3 exterior is representative of where we want to
4 be.

5 CHAIRMAN BOHNEN: Yes. I would just
6 like the brass front door and everything, I
7 assume if that's not been costed that that might
8 be something that would be -- Your thought?

9 MS. LAUX: I don't know if we will have
08:20PM 10 pricing by a month because our typical process
11 is once we get the plans submitted for permit is
12 when we submit for bid, and I have to work out
13 how to even do this so I don't think we are
14 going to be able to cover that in the next
15 month.

16 MR. PRISBY: John, I would suggest that
17 if they are going to be in for permit in the
18 next month anyway then we just wait until they
19 get in front of us for a regular hearing.

08:21PM 20 MS. LAUX: We don't need a hearing,
21 though. We only need a meeting.

22 MR. PRISBY: So at the meeting. You

1 are right, Julie. I don't know if we need to
2 hold them up at that point. We just need to
3 wait for the next meeting. They have already
4 submitted the permit, go from there.

5 CHAIRMAN BOHNEN: And we don't want to
6 hold them up if there are a number of things
7 that are also going to be on an October agenda.

8 MS. LAUX: Yes. I mean, obviously, we
9 would like to conclude this process. If we knew
08:21PM 10 we were going to get completed in October, that
11 would meet our time schedule.

12 CHAIRMAN BOHNEN: Well, here, working
13 towards that October meeting deadline, Jim
14 Prisby and Frank, are there things that you
15 would like to talk to Patrick about in the
16 interim between now and then?

17 MR. GONZALEZ: Yes. I brought this up
18 before in the other scenario, so I thought the
19 staircase was a little bit -- I would think that

08:22PM 20 there is something -- I don't know, some
21 suggestions he could give us. He could move
22 this out a little bit. I'm not really in favor

1 of it. You know what, it reminds me of some
2 sort of a light fixture except very large. I
3 mean I think it would --

4 MS. LAUX: The client just told me that
5 if the brass door is an issue they would forego
6 the brass door to get your approval on moving
7 forward.

8 CHAIRMAN BOHNEN: I guess what I'm
9 saying is we could as a Commission have our two
08:23PM 10 architects meet with you along the way prior to
11 the October meeting.

12 MS. LAUX: I guess I would suggest that
13 we, you know, finish this process here. I'm
14 sure Patrick and, of course, myself would be
15 willing to continue to develop.

16 MR. PRISBY: If I can add, John, my
17 next month is going to be a little bit of a
18 problem. Professionally I have a lot going on
19 over the course of the next month that it's
08:23PM 20 going to really hard for me to get in additional
21 review time with Patrick and Julie. I don't
22 want to just dump this on Frank.

1 MR. GONZALEZ: Oh, thank you. Like I
2 have nothing to do, like -- I'm just sitting
3 here waiting for the next meeting for next
4 month.

5 MR. FORTELKA: We all have email.

6 MR. GONZALEZ: We could have a Zoom
7 meeting.

8 MS. LAUX: Yes. I would like to
9 conclude this process.

08:24PM 10 MR. YU: May I ask if Rosanna has
11 anything to say? I had to, unfortunately, mute
12 her because there is a very strong feedback
13 noise coming out of her microphone. But if she
14 has anything to say. Rosanna?

15 MS. R. PIEMONTE: Can you hear me okay?
16 Are you still getting that noise?

17 MR. YU: Yes. I had to mute you.
18 There is some sort of feedback noise coming out
19 of your microphone and it's just overpowering
08:24PM 20 our video.

21 MS. R. PIEMONTE: Are you able to hear
22 me now?

1 MR. YU: Yes.
 2 MS. LAUX: Yes. We can hear you,
 3 Rosanna.
 4 MS. R. PIEMONTE: Can anybody hear me
 5 yet?
 6 MR. YU: Yes, we can.
 7 MS. LAUX: We can hear you, Rosanna.
 8 MS. R. PIEMONTE: Julie, can anybody
 9 hear me?
 10 MS. LAUX: Great, I can't hear for some
 11 reason, I don't know why. But what I would like
 12 to say is I appreciate all the comments that I
 13 have heard tonight. I do agree with the brass
 14 door option not looking right with the plans
 15 after listening to what you had to say. I do
 16 agree that that door should be some other
 17 material or a painted door to complement the
 18 rest of the house. And I feel like if we could
 19 get this process going as soon as possible I
 20 would definitely take all of your ideas,
 21 especially with the staircase and the windows.
 22 I do understand what you are saying is looking

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1 at a different person while two people are
 2 coming down the stairs at the same time could be
 3 uncomfortable. So I definitely will look at
 4 those options, and I appreciate all your help.
 5 MS. WEINBERGER: Chan, is this
 6 submitted for us to make a final?
 7 MR. YU: Yes.
 8 MS. LAUX: Yes. We have everything
 9 submitted.
 10 MS. BRADEN: I like the brass door. I
 11 think it's cool. I would just like to maybe see
 12 not black windows. I just love maybe --
 13 Because your concept has light gray, taupe, it's
 14 so pretty. I think it would can look pretty
 15 cool with the brass.
 16 MS. LAUX: Thanks, Alexis. We'll
 17 continue to look at that. We haven't finalized
 18 that.
 19 CHAIRMAN BOHNEN: Well, where do you
 20 want to take this now guys?
 21 MS. LAUX: We would love to get a vote
 22 even if we continue to talk. We are always open

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1 to talk and listen to all of you. We appreciate
 2 your opinions.
 3 MS. WEINBERGER: I mean that I feel
 4 like we have given you feedback, and I think
 5 that you know us well enough to know what we are
 6 going to say and what we are not going to say.
 7 I mean I would be fine. I'm good. I don't know
 8 if I'm the only one.
 9 MR. GONZALEZ: You are going to be in
 10 the Zoom call next time with me, too, so you are
 11 not sliding away for the month.
 12 MR. FORTELKA: If that's it, what I
 13 would propose, I would do an alternate staircase
 14 that I could show to Rosanna. She has got to
 15 sign off on the alternate as being an option and
 16 then get it to as architects on the Board and
 17 see if they like it. I can traditionalize it
 18 for sure.
 19 MS. WEINBERGER: So we could approve
 20 with conditions?
 21 MR. GONZALEZ: Yes, why don't we do
 22 that.

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1 MS. R. PIEMONTE: Can you hear me?
 2 MS. WEINBERGER: Yes.
 3 MS. R. PIEMONTE: Yes. I definitely
 4 like the more traditional style so I do agree
 5 with that. So I could guarantee you that we
 6 will go with a little more traditional staircase
 7 look, and there will not be brass doors. And
 8 you know, I will be happy to take anything else
 9 into consideration; but I would appreciate a
 10 vote today so I can continue to go forward with
 11 the project.
 12 MS. WEINBERGER: Okay. Then I will
 13 move to approve the application for Certificate
 14 of Appropriateness to construct a new home at
 15 241 East 1st Street on the condition that the
 16 architect adjust the -- what he just said he
 17 would adjust with the corner window thing and
 18 work with our architects on our Commission to
 19 whittle that down to something that works. Got
 20 that, Chan?
 21 MS. BRADEN: I second.
 22 MR. YU: Commissioner Weinberger?

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1 MS. WEINBERGER: Aye.
 2 MR. YU: Commissioner Gonzalez?
 3 MR. GONZALEZ: Aye.
 4 MR. YU: Chairman Bohnen?
 5 CHAIRMAN BOHNEN: Aye.
 6 MR. YU: Commissioner Braden?
 7 MS. BRADEN: Aye.
 8 MR. YU: Commissioner Haarlow?
 9 MR. HAARLOW: Aye.
 10 MR. YU: Commissioner Prisby?
 11 MR. PRISBY: Aye.
 12 MR. YU: Thank you.
 13 CHAIRMAN BOHNEN: Okay.
 14 MS. LAUX: Thank you, everyone.

08:29PM

* * *

16 (Which were all the proceedings had
 17 in the above-entitled cause.)
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 20
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 22

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

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

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

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1 ALSO PRESENT VIA ZOOM:
2 MR. CHAN YU, Village Planner;
3 MR. MICHAEL D'ONOFRIO, Planning
4 Consultant.

5 * * *

6 CHAIRMAN BOHNEN: We have the Action
7 Summary Review on Title 14, right?

8 MR. D'ONOFRIO: Yes, I'm here. Can you
9 hear me?

08:31PM 10 CHAIRMAN BOHNEN: Yes.

11 MR. D'ONOFRIO: Okay. I haven't
12 screwed up the technology yet.

13 CHAIRMAN BOHNEN: Where are we on our
14 review?

15 MR. D'ONOFRIO: It came up at the --

16 CHAIRMAN BOHNEN: It was deferred at
17 the board meeting Tuesday night, I believe, till
18 the following meeting; is that correct?

19 MR. YU: Well, that is part of another
08:31PM 20 discussion between the Village attorney and
21 President Cauley and I believe the Village
22 manager. We continue on with our discussion

1 with Mr. Mike D'Onofrio. And on the cover memo
2 on July 1, there were essentially four things
3 that he has updated. And in your packets, they
4 are outlined with notes.

5 So, Mike, if you want to go over
6 just the four sections that were amended since
7 the July meeting, I think we are almost at the
8 finish line.

9 MR. D'ONOFRIO: Right. I'm not sure if
08:32PM 10 I'm working off the same thing. I can go over
11 what we've got starting with Chapter 5 under the
12 Historic District. That's what you provided the
13 Commission.

14 MR. YU: Yes. So the memo that you
15 sent me after the July 1 meeting pertains to
16 Section 14-5-1B. The final decision was changed
17 to be advisory decision to be --

18 MR. D'ONOFRIO: To be mandatory.

19 MR. YU: Yes, that's the one.

08:33PM 20 MR. D'ONOFRIO: That was the one change
21 there.

22 MR. YU: Yes. And 14-5-2-C-11-B, you

1 have included both interior and exterior to the
2 photo requirements.

3 MR. D'ONOFRIO: Hang on, okay, that's
4 correct. And that would be under, I'm sorry,
5 A-11-B?

6 MR. YU: C-11-B.

7 MR. D'ONOFRIO: I'm sorry, C-11-B,
8 which would be color photographs including both
9 interior and exterior of the structure to be
08:33PM 10 demolished.

11 MR. YU: Right. And then
12 14-5-2-C-11-D, as in dog, added a new section to
13 include streetscape plans.

14 MR. D'ONOFRIO: That's correct. And
15 that's where we wanted to see what the
16 development, the new structure is going to look
17 like by the streetscape, how it relates to both
18 sides of the street I think we were talking
19 about; and that's where we put the detail into
08:34PM 20 that. We also wanted to have them identify the
21 existing streetscape improvements, not just
22 what's going to be new but what's there existing

1 also.

2 MR. YU: Right. And then finally
3 14-5-5-D, the letter D as in dog, the last
4 portion of this section was eliminated. This
5 portion addressed the advisory portion of the
6 denial for an application in the Historic
7 District.

8 MR. D'ONOFRIO: Yes. That's just to be
9 consistent with the earlier section where we
08:34PM 10 changed it, the recommendation, being advisory
11 to mandatory.

12 MR. YU: So attachment 1 are the notes
13 and the actual revisions in Chapter 5.

14 MR. D'ONOFRIO: Correct. And that's
15 the totality of all the changes.

16 MS. BRADEN: Mike?

17 MR. D'ONOFRIO: Yes.

18 MS. BRADEN: Remind me, because it was
19 a really late night last time we talked. I know
08:35PM 20 we all discussed -- and to Shannon's earlier
21 point maybe this is better for the application
22 but -- And Chan, weigh in here, too, we talked

1 about demo by neglect; right? There is no way
2 we can enforce that. But is there verbiage that
3 I'm just missing that you have to be code
4 compliant before you receive your demo permit or
5 before you come before us? Code compliant
6 meaning you have got the utilities kept on.

7 MR. D'ONOFRIO: I think that, Chan,
8 that's more of a question -- I don't think that
9 was addressed in here. This is specifically for
10 the Certificate of Appropriateness. Chan, I
11 think you have other -- I think the Village has
12 other tools to require that the property be
13 maintained, i.e., the utilities aren't cut off.

14 MR. YU: Right.

15 MR. D'ONOFRIO: I would defer to Chan
16 on that, but I don't know if this is the
17 appropriate place to put something like that.

18 MS. BRADEN: I agree. I agree. I just
19 don't want it to get lost. That as well as --

20 And again, Mike, love your insight on working
21 with the -- if a demo does take place, working
22 with a homeowner on a third party salvage

08:36PM

08:36PM

1 they can salvage is then offloaded. I know in
2 Evanston there is a big company that actually
3 handles recycled materials where -- And that's
4 a little more detailed. And to be perfectly
5 honest with you, that takes a lot longer to demo
6 a house. It takes weeks instead of days so --
7 I don't think you necessarily --
8 My experience is if you say you want to track
9 how much you recycle and how much you do, it
10 becomes a paper chase.

11 MS. BRADEN: Sure. Sure.

12 MR. D'ONOFRIO: Rather than from a
13 practical point of view. The demo contractors
14 are recycling this stuff because they are making
15 money off it.

16 MS. BRADEN: That makes sense. I'm
17 just thinking of -- So I went through the Zook
18 home today at Katherine Legge and Zook made a
19 lot of his own cabinetry and furniture and
20 built-ins. And as we are seeing homes of that
21 era coming down, it's such a waste to see that
22 go.

08:38PM

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1 company. As we have seen in previous cases, a
2 few of the owners say, no, there is nothing to
3 salvage when we know there is. Mike, in your
4 opinion, is that something we can enforce or no?

5 MR. D'ONOFRIO: Well, different
6 municipalities do different things. And when
7 I first started, when they first started
8 salvaging -- There are different kind of
9 salvage, okay? There is demolition and then
10 there is recycling of demolition materials.

11 MS. BRADEN: Right.

12 MR. D'ONOFRIO: Without sounding like a
13 libertarian, there is money in them there
14 recycling materials. And usually most demo
15 contractors do that now because they can make
16 money recycling everything from the concrete to
17 the building materials.

18 The other thing that some
19 municipalities encourage but it's not
20 mandatory -- I haven't seen it -- is actual
21 deconstruction of houses where they basically
22 are taking it apart bit by bit and then what

08:37PM

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1 MR. D'ONOFRIO: I have also seen, there
2 are companies -- I'm going in my way back
3 machine here. I think there is a company called
4 Murco.

5 MS. BRADEN: Yes.

6 MR. D'ONOFRIO: They will kind of open
7 up the house with everyone with a saws-all. I
8 don't think it's, I don't think they are
9 historic preservationists; but it's a way for
10 the owners of the property to make some
11 additional money by letting people getting in
12 there. But my experience has always been you
13 don't let any of that happen until the
14 demolition permit is issued period.

15 MS. BRADEN: So what Murco is doing
16 right now -- and I'm sorry if I'm getting off
17 track -- like so for 12 South County Line, they
18 are selling the front door, selling it and then
19 getting it once demo takes place. But the front
20 door is the 1700. The really cool prairie
21 windows, so I kind of like that; and then I was
22 impressed that the homeowners care enough

08:39PM

08:40PM

1 to salvage that.

2 MR. D'ONOFRIO: Right.

3 CHAIRMAN BOHNEN: It's a lot of cool
4 stuff. But I understand, it's tough. And it's
5 probably a case-by-case basis that we can't
6 mandate but I just wanted to bring it up.

7 MR. D'ONOFRIO: Yes. Anything you can
8 recycle that has value is great, but it's a
9 question of how much does the village or the
10 municipality want to mandate that versus let the
11 market take care of that themselves. I know
12 when I was in Winnetka we had really strict
13 recycling tracking, and it was kind of for
14 naught because 80 percent of everything was
15 going to one or two recycling centers to be
16 processed anyway so -- I think that's become a
17 matter of business practice now rather than
18 forcing people to do it.

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19 MS. WEINBERGER: But to that point, we
20 have seen not necessarily -- Well, some of it
21 is interior salvage. But we have actually seen
22 house's outside deconstructed, landscaping

08:41PM

1 uprooted, bluestone pulled up, before it's even
2 come before us. And to me that's not right
3 because those -- It's an assumption that they
4 get to do what they want to do even though they
5 haven't even gone through the permitting process
6 yet. So where does that lay? It doesn't belong
7 in the ordinance but then is that, that's a Chan
8 thing?

9 MR. D'ONOFRIO: That's a community
10 development department call. And the way I
11 would determine it is if they are starting to
12 take things away from the house that makes it a
13 house, I -- and I'm not going to speak for
14 Robb -- I'd throw the red flag and say basically
15 what you are doing is demo. You know, you are
16 doing it piece by piece and you can't do that
17 until you have a demo permit. There is some
18 gray area there but that's --

08:42PM

19 MS. WEINBERGER: So that's just me
20 walking by a house.

08:42PM

21 MR. D'ONOFRIO: Right.

22 MS. WEINBERGER: And it hasn't come

1 before HPC calling the Village and saying this
2 is happening. I mean because we've actually
3 looked at houses before the hearing and I
4 haven't been able to get in the front door
5 because the stairs have already been pulled off.

6 MR. D'ONOFRIO: Right. So I'm not
7 going to speak for Robb, but in my previous and
8 current lives if a situation like that came up
9 I'd say I would consider that demo.

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10 MS. WEINBERGER: Okay.

11 MR. D'ONOFRIO: And tell them they
12 couldn't do it.

13 MR. GONZALEZ: Yes, I have got a
14 question, I mean you pretty much addressed it
15 already. Until we -- Because I notice that
16 everybody, if you hear, you know, particularly
17 Pete, when he mentions his client, he says, the
18 first thing that comes out is the house has been
19 abandoned or it's been empty for two or three

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20 years, the walls have holes, and the roof is
21 falling apart. Well, of course, it's going to
22 be like that. I mean that is ridiculous. I

1 mean to me that is probably -- That's their
2 biggest ammunition; buy a house, let it sit
3 empty, utilities are off, electricity is off,
4 heck, leave the doors open so you can have
5 rodents go inside. But until we get ahold of
6 this, all this other stuff -- it's nice but I
7 don't think we are going to have any legs on
8 anything we do here.

9 MS. BRADEN: It's demo by neglect.
10 That's why I keep harping on that. You are so
11 right. Until we can figure it out, we can't
12 because we are not --

08:44PM

13 MR. GONZALEZ: I can't go anywhere with
14 this honestly.

15 MR. D'ONOFRIO: It's funny you
16 mentioned that because my current hobby job is
17 I'm the building official in Arlington Heights.
18 I had a conversation this morning with one of my
19 staff over that exact thing. Somebody is
20 letting a house that, you know, in his eyes is
21 being neglected because there is a leaky roof
22 and there are raccoons in there. And he's

08:44PM

1 making the case, well, you ought to let me demo
 2 it because it's not habitable. So basically
 3 what I'm saying is, well, it is habitable.
 4 People have leaky roofs all the time.
 5 So just so you know, Hinsdale isn't
 6 the only community where people try to do this.
 7 But there are also property maintenance codes
 8 that say you can't just let a house neglect.
 9 You can't take a door off a house and leave it
 10 open to the elements. So I think you have a --
 11 Not you, but the Village has a set of tools
 12 through its property maintenance code that they
 13 can go to somebody and say, We are not going to
 14 let you neglect the house, you have to maintain
 15 it.
 16 MS. BRADEN: Right. And Robb --
 17 MR. D'ONOFRIO: I'm sorry, go ahead.
 18 MS. BRADEN: No, I'm sorry. I just
 19 said Robb was very good about following up with
 20 419 South Oak and 716 South Oak for that very
 21 reason. Robb McGinnis was super helpful. I'm
 22 sorry for that.

08:45PM

08:45PM

1 because all good legislation comes about because
 2 someone did something someone didn't like --
 3 And I think Jim can weigh in on this. There was
 4 someone who was doing either repainting, you
 5 know, that didn't require a permit so we put
 6 this section in here because somebody repainting
 7 a historic building where it doesn't require a
 8 permit does have an impact on a historic
 9 district, and that's why this section was put in
 10 there.
 11 CHAIRMAN BOHNEN: So moving forward on
 12 this, what's the timetable on getting this in
 13 front of the Board and getting Title 14
 14 codified?
 15 MR. D'ONOFRIO: Well, from my
 16 perspective, if what's in what we provided you
 17 tonight is kind of the last of the last, that
 18 you guys sign off on it. And then Chan and I
 19 will discuss with Robb what the next, you know,
 20 the next step. You guys are done with it and it
 21 will be forwarded up the chain of command.
 22 CHAIRMAN BOHNEN: Okay.

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1 MR. D'ONOFRIO: No, that's fine. So I
 2 wouldn't say you need to do anything in addition
 3 probably to what ordinances and property
 4 maintenance codes you have in place. Now, if it
 5 doesn't work, then somebody needs to look at it.
 6 But I feel pretty confident that, you know, the
 7 Village has what tools it needs to stop people
 8 from letting a house deteriorate to such a point
 9 that they can demo it. That's kind of a long
 10 process.
 11 MS. WEINBERGER: I have a question back
 12 to the Certificate of Appropriateness. When you
 13 are looking at the Historic District and we
 14 don't have anything -- You talk about exterior
 15 improvements regardless of what is required,
 16 tuck pointing, painting. We don't have anything
 17 about this sign approval process that we go
 18 through. So is signage a part of that as well?
 19 MR. D'ONOFRIO: No. This section was
 20 added. Your signage is handled through a
 21 different process, right? Okay. That's through
 22 a different process. What this section was,

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1 MR. D'ONOFRIO: That's kind of what I'm
 2 looking for tonight, not that I don't enjoy
 3 spending quality time with you guys. But no, I
 4 just would like you to sign off on this if you
 5 are comfortable with it. We have had a number
 6 of meetings with it so we can move it on to the
 7 next step, Chairman.
 8 CHAIRMAN BOHNEN: Good.
 9 MR. PRISBY: John, is there any
 10 discussion going on about how to tie any of this
 11 with potential incentives that the trustees have
 12 been talking about? Should that be Title 14 or
 13 is something completely different?
 14 CHAIRMAN BOHNEN: My gut tells me that
 15 that's going to be -- It's being discussed at
 16 the Board level. It was deferred Tuesday night
 17 to the next meeting. But, Chan, correct me,
 18 would that not take the form of a text
 19 amendment?
 20 MR. YU: Correct, yes.
 21 CHAIRMAN BOHNEN: So it would be a text
 22 amendment.

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18

1 MR. YU: With Title 14.
 2 CHAIRMAN BOHNEN: With Title 14.
 3 MR. PRISBY: So we are looking to
 4 literally pass this and then we can make that a
 5 text amendment later?
 6 CHAIRMAN BOHNEN: This has got to get
 7 all codified.
 8 MR. PRISBY: And this at least serves
 9 as a base. This addresses at least half of the
 10 issues we have. And we can get this in place
 11 and going right now, that would already be a
 12 huge deal.
 13 CHAIRMAN BOHNEN: Right.
 14 MR. PRISBY: And we just add the
 15 incentives later, that's all we are really
 16 looking for. I think that's fine.
 17 CHAIRMAN BOHNEN: Good. Yes. If you
 18 were to look at our Zoning Code, there is
 19 probably conservatively 200 text amendments.
 20 That's how you typically do it without rewriting
 21 the whole code.
 22 MR. PRISBY: Right.

19

1 MS. BRADEN: John, are we going to have
 2 any input on the incentives?
 3 CHAIRMAN BOHNEN: I would hope so. I
 4 would think they would want testimony from us
 5 prior to passing a text amendment. I think they
 6 have had, they haven't really had -- Have they
 7 had one reading? No, they haven't. They have
 8 been meeting on it.
 9 MR. YU: Yes, only as a discussion
 10 item. So just very preliminary. There was a
 11 PowerPoint presentation by the Village manager
 12 or, I'm sorry, the Village attorney. I misspoke
 13 earlier. There is a new staff member part-time
 14 that's focused specifically on this. His name
 15 is Nathan.
 16 CHAIRMAN BOHNEN: I read about that.
 17 MR. YU: Yes. He comes from experience
 18 at the Village of Glencoe. I think he had over
 19 a decade of experience over there, so he's
 20 involved with it, too.
 21 MR. D'ONOFRIO: He was at Glencoe 17
 22 years just so you know.

20

1 MS. BRADEN: That's awesome. I mean
 2 I'm sure he's --
 3 CHAIRMAN BOHNEN: He's working with the
 4 Preservation Commission as well as the economic
 5 development group. So I think to answer your
 6 questions, it's reasonable to hope -- I won't
 7 say assume, reasonable to hope, that by the end
 8 of this calendar year we might have that text
 9 amendment in place for incentives.
 10 MS. BRADEN: I just know that we have
 11 gotten a lot of really good feedback and ideas
 12 and suggestions from historic homeowners in our
 13 Village just from social media. So you know,
 14 maybe there is a way we can -- not present some
 15 of those ideas but kind of have an open form of
 16 communication just to see what the residents are
 17 thinking.
 18 CHAIRMAN BOHNEN: I think, again, we
 19 are still in a footrace with what Julie was
 20 alluding to is a busy roster in October. I know
 21 President Cauley is doing what he can to move
 22 this along because with each passing month --

21

1 MS. BRADEN: Sure.
 2 CHAIRMAN BOHNEN: -- we are losing more
 3 and more homes.
 4 MS. BRADEN: Well, I know.
 5 CHAIRMAN BOHNEN: Okay. So can we, are
 6 we at a point where somebody can make a motion
 7 to accept the changes for Title 14 so that
 8 Mr. D'Onofrio can move this along for us?
 9 MR. PRISBY: I will motion to move the
 10 Title 14 changes forward with the changes.
 11 MS. WEINBERGER: Second.
 12 MR. YU: Okay. Commissioner
 13 Weinberger?
 14 MS. WEINBERGER: Aye.
 15 MR. YU: Commissioner Gonzales?
 16 MR. GONZALEZ: Aye.
 17 MR. YU: Chairman Bohnen?
 18 CHAIRMAN BOHNEN: Aye.
 19 MR. YU: Commissioner Braden?
 20 MS. BRADEN: Aye.
 21 MR. YU: Commissioner Haarlow?
 22 MR. HAARLOW: Aye.

1 MR. YU: Commissioner Prisby?

2 MR. PRISBY: Aye.

3 MR. YU: All right. Thank you.

4 * * *

5 (Which were all the proceedings had
6 in the above-entitled cause.)

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STATE OF ILLINOIS)

) ss.

COUNTY OF DU PAGE)

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

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

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