



## MEETING AGENDA

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

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

### MEETING OF THE HISTORIC PRESERVATION COMMISSION

**Wednesday, September 2, 2020**

**6:30 P.M.**

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

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. MINUTES** – Review and approval of the minutes from the July 1, 2020 HPC meeting.

**4. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS**

- a) 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.
- b) 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.

**5. SIGN PERMIT REVIEW**

- a) Case A-18-2020 – 24 Chicago Ave. Unit B – Cryoeffect – 1 New Wall Sign
- b) Case A-21-2020 – 108 S. Washington St. – County Line Properties – 1 New Wall Sign Replacement

**6. PUBLIC MEETING – CERTIFICATE OF APPROPRIATENESS**

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

**7. PUBLIC MEETING**

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



## 8. PUBLIC COMMENT

## 9. OTHER BUSINESS

## 10. ADJOURNMENT

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

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

*Computer and mobile device users may join a meeting by using the free Zoom app.*

**Join from a computer** simply click on this link: <https://rb.gy/vcjtco>

**Join from a mobile device** simply click on this link: <https://rb.gy/vcjtco>

Or join the ZOOM meeting by phone:

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

+1 312 626 6799

Webinar ID: 987 3242 6181

Password: 568781

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

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

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

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



Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

July 1, 2020

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

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

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

Absent:

Also Present: Chan Yu, Village Planner

**Minutes – March 4, 2020**

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

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

**Sign Permit Review**

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

### **Public Meeting**

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

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

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



### **Public Hearing**

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

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

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

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

### **Public Hearing**

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

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

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

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

### **Public Hearing**

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

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

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

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

### **Waiver Request**

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

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



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

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

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

**Adjournment**

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

Respectfully Submitted,

**Chan Yu, Village Planner**



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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT VIA ZOOM:

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



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



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



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



<b>0</b>	10:1 <b>almost</b> [1] - 8:19 <b>ALSO</b> [1] - 2:1 <b>America</b> [1] - 8:19 <b>Appeals</b> [1] - 8:6 <b>applaud</b> [1] - 9:4 <b>application</b> [1] - 8:5 <b>appreciate</b> [1] -	<b>C</b>	<b>crumbling</b> [2] - 5:13, 9:18 <b>CSR</b> [2] - 13:3, 13:12	<b>far</b> [1] - 9:3 <b>features</b> [1] - 9:12 <b>feet</b> [3] - 3:10, 3:11, 4:2 <b>felt</b> [1] - 5:16 <b>findings</b> [5] - 7:17, 8:4, 8:10, 11:8, 11:11 <b>fine</b> [3] - 7:22, 10:6, 10:16 <b>fire</b> [2] - 6:4, 8:20 <b>first</b> [1] - 2:17 <b>foot</b> [2] - 3:6, 6:17 <b>foregoing</b> [1] - 13:7 <b>formal</b> [1] - 11:4 <b>foundation</b> [6] - 3:7, 3:8, 3:9, 5:16, 9:17, 9:18 <b>Frank</b> [1] - 11:14 <b>FRANK</b> [1] - 1:18 <b>frank</b> [1] - 11:19 <b>future</b> [2] - 5:15, 9:3
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STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF DU PAGE )

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT VIA Zoom:

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



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



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



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



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



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



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



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



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



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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT VIA ZOOM:

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



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



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



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



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



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



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



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



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



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



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



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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT VIA ZOOM:

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



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



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



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



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



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



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

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

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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT VIA ZOOM:

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



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



<p style="text-align: center;">6</p> <p>1 to the Code, under Code 14-3-10A, it says,</p> <p>2 Second applications without new grounds are</p> <p>3 barred. So the fact that I have to reappear</p> <p>4 here seems odd given that both your own</p> <p>5 application, a half a page of it, and the Code</p> <p>6 under 14-3-10A seems to indicate that I</p> <p>7 shouldn't have to be doing that.</p> <p>8 It's my understanding that the</p> <p>9 Village has taken a position that it didn't</p> <p>09:00PM 10 really need item No. 4 despite it being there</p> <p>11 years and everybody having to fill, that they</p> <p>12 didn't really need it and now they are going to</p> <p>13 take it off, and then 14-3-10 doesn't apply. So</p> <p>14 that would be my first sort of huh.</p> <p>15 The second frustration is that the</p> <p>16 move that happened, I guess it's in December or</p> <p>17 January, that the Certificate of Appropriateness</p> <p>18 for a teardown now required me show up with a</p> <p>19 design for the new home; right? So I know that</p> <p>09:01PM 20 that apparently was just passed. But you should</p> <p>21 know, as members of the Board, that that doesn't</p> <p>22 even appear, the Code section hasn't even been</p>	<p style="text-align: center;">8</p> <p>1 everybody else. That's a very, very dangerous</p> <p>2 place to be; right?</p> <p>3 So let's take that to the next</p> <p>4 step. So theoretically, anybody who owns a</p> <p>5 smaller house on a lot in Hinsdale is using the</p> <p>6 same services, they should be tax shamed because</p> <p>7 they are under-utilizing that lot and their tax</p> <p>8 base is too low, and all of the people with low</p> <p>9 taxes and smaller houses, those of us with</p> <p>09:03PM 10 larger tax bills are funding them.</p> <p>11 So to bring it home so you guys can</p> <p>12 understand it, my tax bill is larger than</p> <p>13 230 East 1st, plus 219 Justina, plus 565 North</p> <p>14 Vine, plus 239 Walnut, plus 436 East 1st. So I</p> <p>15 find it a little bit frustrating that the</p> <p>16 suggestion that --</p> <p>17 MS. BRADEN: That's my address so I'm</p> <p>18 happy to know.</p> <p>19 MR. BOUSQUETTE: Yes. So the point is</p> <p>20 I pay a significant tax bill now, and I will</p> <p>21 continue to pay a significant tax bill after we</p> <p>22 remove the house. But the fact that suggesting</p>
<p style="text-align: center;">7</p> <p>1 written yet. I know there is a proposed Code</p> <p>2 section. But when I went to apply my permit for</p> <p>3 demolition in very early March, frankly, before</p> <p>4 the March 16 and all of the hubbub, that Code</p> <p>5 does not currently exist anywhere.</p> <p>6 I guess the question I would lay</p> <p>7 out to you guys is anybody who is seeking to</p> <p>8 tear down a house you are adding significant</p> <p>9 cost by requiring them to show up with the</p> <p>09:02PM 10 drawings for the new house because you are</p> <p>11 asking them to maintain the old house and all of</p> <p>12 the utilities and all the insurance and all the</p> <p>13 costs while they are waiting to draw the new</p> <p>14 house. So you have added significant cost to</p> <p>15 any sort of demolition process by doing so.</p> <p>16 And you know, I guess it was under</p> <p>17 the guise of what I would call property tax</p> <p>18 shaming. And the idea, I guess, I have been</p> <p>19 told, is that it's bad when somebody tears down</p> <p>09:02PM 20 a house and doesn't build because then a tax</p> <p>21 burden, therefore, gets passed on to the balance</p> <p>22 of the Village; right? So it's unfair to</p>	<p style="text-align: center;">9</p> <p>1 I'm some sort of tax cheat because I would like</p> <p>2 to have more land is I think a misplaced theory</p> <p>3 that, when people start to look at Title 14</p> <p>4 redo, they have really got to look at that</p> <p>5 because you are adding cost. I'm not quite sure</p> <p>6 what the benefit is, right?</p> <p>7 So now here is the third reason why</p> <p>8 I'm frustrated to be in front of you tonight,</p> <p>9 right? So as you know, we went through a very,</p> <p>09:04PM 10 very expensive process a number of years ago and</p> <p>11 appeared before this committee repeatedly.</p> <p>12 Since that last round, as you know, we tried to</p> <p>13 save the house and split the lot. We had a</p> <p>14 purchaser who spent a significant amount of</p> <p>15 money, as we did, trying to make that happen.</p> <p>16 It didn't happen. Since then, we put the money</p> <p>17 or the home on the multilist, we marketed it</p> <p>18 locally, we marketed nationally, and we marketed</p> <p>19 it internationally through a series of luxury</p> <p>09:04PM 20 portfolio home magazines and various different</p> <p>21 things. So it was for sale for 1,126 days.</p> <p>22 Nobody wants the house. There were no offers</p>



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



1 think we can do to help him out.

2 \* \* \*

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

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STATE OF ILLINOIS )

) ss.

COUNTY OF DU PAGE )

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

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

BEFORE THE VILLAGE OF HINSDALE  
 HISTORIC PRESERVATION COMMISSION

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

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

BOARD MEMBERS PRESENT VIA ZOOM:

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



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



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



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



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



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



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



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



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



<p style="text-align: right;">34</p> <p>1 where, how that sits on the lot. Is that where</p> <p>2 this needs to be included?</p> <p>3 MR. YU: Yes. I can specifically put</p> <p>4 that in the application. I have been telling</p> <p>5 everyone the same thing.</p> <p>6 MS. WEINBERGER: That and streetscape.</p> <p>7 I think the more detail that we can add to this</p> <p>8 upfront, the less time it takes people to go</p> <p>9 through the process. Instead of them coming</p> <p>11:06PM 10 before us and then we are saying, Well, we don't</p> <p>11 have a streetscape, we really want to see the</p> <p>12 streetscape. It would just be nice to have it</p> <p>13 all upfront so that --</p> <p>14 And then if it's not a complete</p> <p>15 application, then we won't look at it. But if</p> <p>16 we can outline those pieces that we have asked</p> <p>17 for on this, you know, within this ordinance,</p> <p>18 then it only helps move things.</p> <p>19 MS. BRADEN: Shannon, to your point, I</p> <p>11:07PM 20 know one of the architects said tonight that the</p> <p>21 streetscape didn't matter because this was the</p> <p>22 only contributing structure on the block; but I</p>	<p style="text-align: right;">36</p> <p>1 MR. D'ONOFRIO: So by streetscape, you</p> <p>2 mean the houses adjacent to it? Could you</p> <p>3 define what you mean by streetscape because I</p> <p>4 think that means a lot of different things to</p> <p>5 people so just to clarify for it for me.</p> <p>6 MS. WEINBERGER: We had a good example</p> <p>7 tonight. They gave us a glance, a panoramic</p> <p>8 glance, of all the homes along each -- now, this</p> <p>9 was a house that had three sides -- but a full</p> <p>11:09PM 10 streetscape of that house. Actually, they did</p> <p>11 the existing house streetscape and then they</p> <p>12 photoshopped in the proposed house streetscapes</p> <p>13 so you could kind of see the bulk difference.</p> <p>14 To me, it was valuable. I'm happy to --</p> <p>15 MR. D'ONOFRIO: That's fine. As long</p> <p>16 as Chan knows what you are getting at, that's</p> <p>17 all.</p> <p>18 MR. GONZALEZ: Yes. But part of the</p> <p>19 streetscape is also how the house looks to the</p> <p>11:09PM 20 other homes along the street. In other words,</p> <p>21 because when you drive down the street you are</p> <p>22 not looking at just that one house, you are</p>
<p style="text-align: right;">35</p> <p>1 want to know that prior to reviewing if this is</p> <p>2 the only contributing or historic structure on</p> <p>3 that block. I still think that that's really</p> <p>4 helpful for us to know because in Mrs. Dean's</p> <p>5 case, that's huge; that block is going to look</p> <p>6 so different.</p> <p>7 MS. WEINBERGER: And thank you for</p> <p>8 reminding me about that piece. Like do we --</p> <p>9 Patrick seemed to think that we weren't</p> <p>11:07PM 10 interested if there were no constricting -- all</p> <p>11 right, it's late at night -- contributing</p> <p>12 structures; but do we want to see what is there</p> <p>13 now, whether it was built in '80 or '70 or '90.</p> <p>14 I know I personally, I mean I drive by all the</p> <p>15 houses a million times to get a look at each</p> <p>16 angle. But to be able to have that in the</p> <p>17 packet would help, no matter -- I mean we are</p> <p>18 working off a very antiquated survey to begin</p> <p>19 with. So a lot of the houses aren't even on the</p> <p>11:08PM 20 survey at this point. So I don't know, I like</p> <p>21 the streetscape. I think it should be a part of</p> <p>22 the required application honestly.</p>	<p style="text-align: right;">37</p> <p>1 looking --</p> <p>2 MS. WEINBERGER: Right.</p> <p>3 MR. GONZALEZ: When you think of a</p> <p>4 tunnel but you are seeing all the homes along</p> <p>5 left and right so it includes -- Ideally</p> <p>6 streetscape includes all the homes from both</p> <p>7 sides. Certainly if you are driving, you are</p> <p>8 looking at the house compared to, like Shannon</p> <p>9 said, along the sides. But then you do it the</p> <p>11:10PM 10 other way around, you look at the houses looking</p> <p>11 at the other homes; and then this is the</p> <p>12 existing home. So that is really helpful so</p> <p>13 what it does is you understand the scale of the</p> <p>14 new home versus the existing home and whether</p> <p>15 there is, you know, the harmony, the flow of the</p> <p>16 block. We can call it many different things.</p> <p>17 And Hinsdale has a -- We are losing it but we</p> <p>18 still have that. We still have a very good flow</p> <p>19 when you are driving down in your car slowly,</p> <p>11:10PM 20 you can see a sense of scale and harmony with</p> <p>21 homes. And it's a play of shapes and sizes and</p> <p>22 heights. So does that help?</p>



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



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



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



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



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



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



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



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



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

11:49PM

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

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

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

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



KATHLEEN W. BONO, CSR 630-834-7779



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## MEMORANDUM

**DATE:** September 2, 2020

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

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

**FROM:** Chan Yu, Village Planner 

**RE:** 736 S. Park Ave. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home  
Case HPC-06-2020

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### Summary

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

### Request and Analysis

The subject property is 736 S. Park Avenue and the existing home was constructed in 1916 in a Tudor Revival style and a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, south and west and R-4 Single Family to the East. The subject property is a legal nonconforming 20,188 SF lot. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed 2-story 6,044 SF house.

### Process

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

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





## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 736 S. Park Ave. Aerial View



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

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

Address \_\_\_\_\_ of \_\_\_\_\_ Property \_\_\_\_\_ under \_\_\_\_\_ review:  
Property Identification Number: 09-12-404-014

**I. GENERAL INFORMATION**

1. Applicants Name: J Jordan Homes LLC  
Address: 112 S Grant St.  
Hinsdale, IL  
Telephone Number: 630-455-0855
2. Owner of Record (if different from applicant): Chicago Title Land Trust Company,  
Address: A Corporation of Illinois Located at  
10 So. LaSalle St., Ste. 2750, Chicago, IL 60603 as Trustee  
Under the provision of a certain trust agreement dated  
Telephone Number: May 13, 2020 and known as Trust Number  
8002383337
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design - 201 E Ogden Ave., #20,  
Hinsdale, IL 60521 630-828-8161  
Attorney: \_\_\_\_\_  
Builder: J Jordan Homes LLC - 112 S Grant St.  
Hinsdale, IL 60521 630-455-0855  
Engineer: Engineering Resource Assoc., Inc. 3 S 701 West  
Ave., #150, Warrenville, IL 60555  
630-393-3060

**II. SITE INFORMATION**

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



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

New Construction home -  
See renderings and plans  
attached.



## 5. TABLE OF COMPLIANCE

Address of subject property: 736 S. PARK

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 S.F.	20,188.0 SF	20,188.0 S.F.
Lot Depth	125 FT	206.36 FT	206.36 FT
Lot Width	125 FT	98.0 FT	98.0 FT
Building Height	30.0 FT	UNKOWN	28.22 FT
Number of Stories	2 1/2	2	2 1/2
Front Yard Setback	77.68 FT	80.51 FT	77.83 FT
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10.8 FT/ 18.6 FT	25.46 FT/ 20.40 FT	11.16 FT/ 18.83 FT
Rear Yard Setback	50 FT	88.58 FT	66.75 FT
Maximum Floor Area Ratio (F.A.R.)*	6,044.88 S.F.	UNKOWN	6,044.3 S.F.
Maximum Total Building Coverage*	5,056.02 S.F.	2,171.26 SF	3,984.5 S.F.
Maximum Total Lot Coverage*	10,094.0 S.F.	4,517.97 SF	UNKOWN
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	MAX 2,018.8 S.F.	N/A	N/A

\* Must provide actual square footage number and percentage.

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



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

  
Signature of Applicant

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

☐ **CORPORATION**

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

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

☐ **PARTNERSHIP**

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

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

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

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

**LAND TRUST**

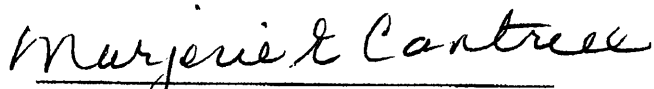
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Signature

**OTHER**

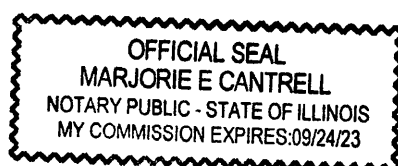
\_\_\_\_\_  
Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 18<sup>th</sup> day of

June, 2020.

  
Notary Public

April 2020







Front of Home  
736 S Park  
Hinsdale





Front of Home  
(in front of trees)  
736 S Park - Hinsdale





Detached Garage  
736 S Park  
Hinsdale









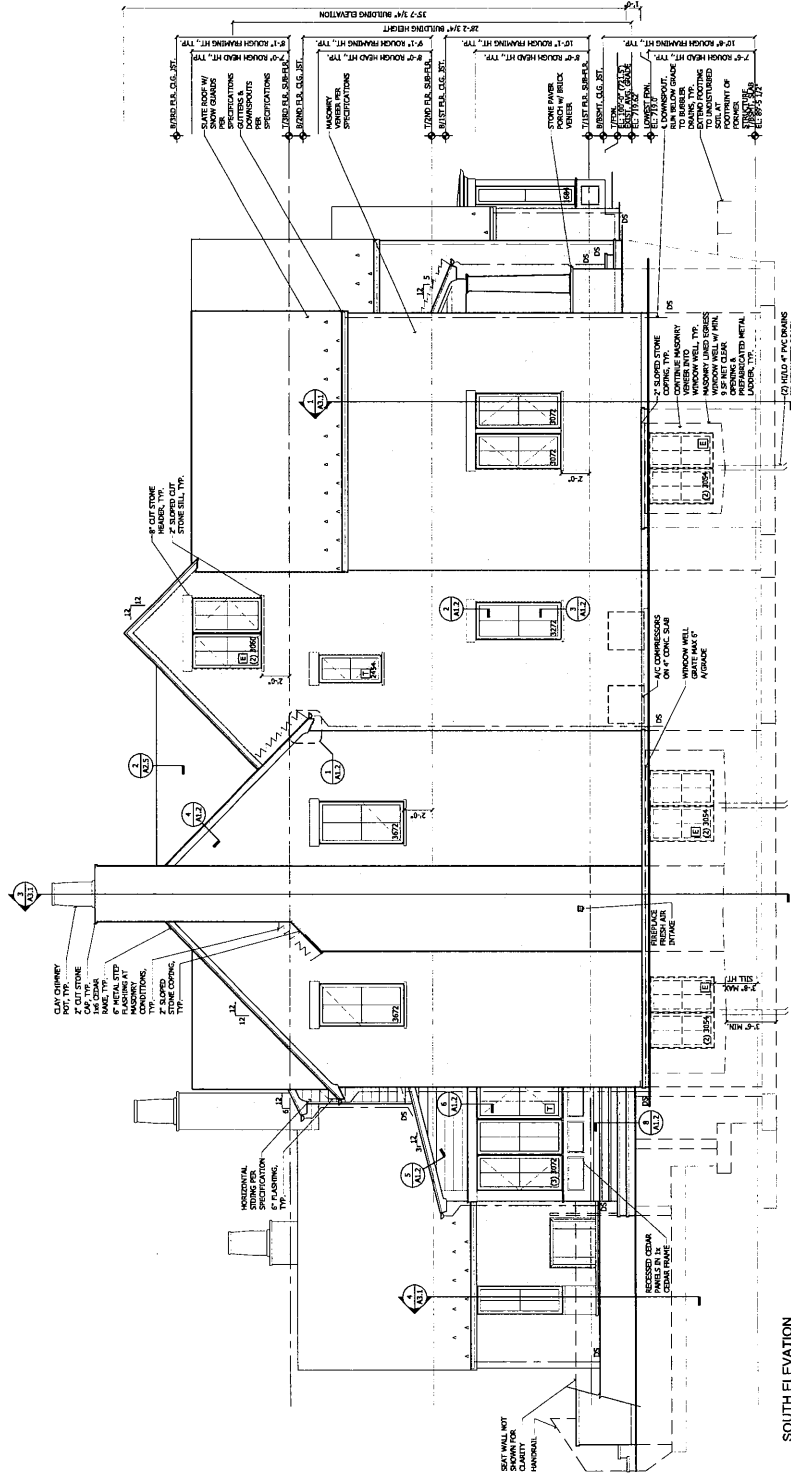
**CASTLEFORTE HOUSE**  
 736 S. PARK AVENUE - HINSDALE, IL 60521

J. Jordan  
 10/15/19

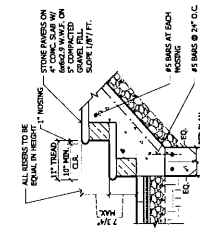
ISSUE/REVISION	DATE
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2	10/15/19
3	10/15/19
4	10/15/19
5	10/15/19
6	10/15/19
7	10/15/19
8	10/15/19

**A1.2**

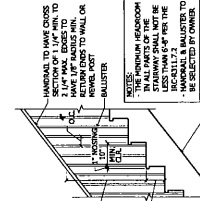
**EXTERIOR ELEVATION & DETAILS**



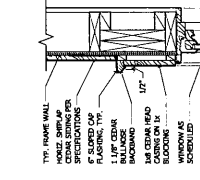
**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



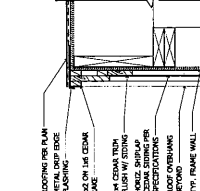
**8** MASONRY STEP DETAIL  
 SCALE: 3/4" = 1'-0"



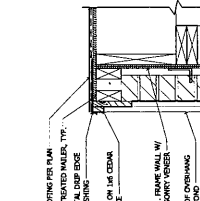
**7** TYP. STAIR DETAIL  
 SCALE: 1/2" = 1'-0"



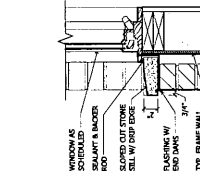
**6** SIDING HEAD DETAIL  
 SCALE: 1 1/2" = 1'-0"



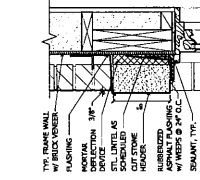
**5** SIDING RAKE DETAIL  
 SCALE: 1 1/2" = 1'-0"



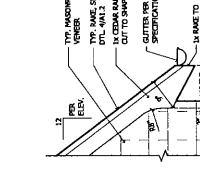
**4** MASONRY RAKE DETAIL  
 SCALE: 1 1/2" = 1'-0"



**3** MASONRY SILL DETAIL  
 SCALE: 1 1/2" = 1'-0"



**2** MASONRY HEAD DETAIL  
 SCALE: 1 1/2" = 1'-0"



**1** TYP. EAVE DETAIL  
 SCALE: 3/4" = 1'-0"



ROOM NAME	AREA	LIGHT REQ'D	LIGHT ACTUAL	VINT REQ'D	VINT ACTUAL
REAR PORCH	44.50 SQ. FT.	3.62 SQ. FT.	AMT.	1.78 SQ. FT.	AMT.
WINE ROOM	208.4 SQ. FT.	16.67 SQ. FT.	AMT.	8.34 SQ. FT.	AMT.
FITNESS ROOM	84.8 SQ. FT.	6.82 SQ. FT.	AMT.	3.31 SQ. FT.	AMT.
GOLF	34.2 SQ. FT.	2.74 SQ. FT.	AMT.	1.37 SQ. FT.	AMT.
BAR	43.2 SQ. FT.	3.46 SQ. FT.	35.50 SQ. FT.	17.75 SQ. FT.	50.50 SQ. FT.
MEDIA ROOM	386.00 SQ. FT.	30.90 SQ. FT.	AMT.	15.45 SQ. FT.	AMT.
LOUNGE	172.4 SQ. FT.	13.79 SQ. FT.	17.90 SQ. FT.	6.90 SQ. FT.	25.50 SQ. FT.
BEDROOM	52.50 SQ. FT.	4.20 SQ. FT.	AMT.	2.10 SQ. FT.	AMT.
BATH	52.50 SQ. FT.	4.20 SQ. FT.	AMT.	2.10 SQ. FT.	AMT.
REAR FLOOR					
ENTRY	144.6 SQ. FT.	11.57 SQ. FT.	14.50 SQ. FT.	5.96 SQ. FT.	AMT.
HALL	228.8 SQ. FT.	18.30 SQ. FT.	43.50 SQ. FT.	5.94 SQ. FT.	3.94 SQ. FT.
POWDER ROOM	32.8 SQ. FT.	2.62 SQ. FT.	43.50 SQ. FT.	9.34 SQ. FT.	AMT.
ETHRION	406.5 SQ. FT.	32.50 SQ. FT.	129.4 SQ. FT.	18.42 SQ. FT.	AMT.
HALL	49.7 SQ. FT.	3.98 SQ. FT.	77.50 SQ. FT.	19.30 SQ. FT.	46.50 SQ. FT.
WALK-IN CLO.	181.1 SQ. FT.	14.49 SQ. FT.	24.50 SQ. FT.	7.45 SQ. FT.	AMT.
HAVILT ROOM	52.8 SQ. FT.	4.23 SQ. FT.	AMT.	1.11 SQ. FT.	AMT.
POWERED ROOM 2	79.50 SQ. FT.	6.36 SQ. FT.	43.50 SQ. FT.	11.88 SQ. FT.	6.50 SQ. FT.
POWERED ROOM 1	79.50 SQ. FT.	6.36 SQ. FT.	43.50 SQ. FT.	11.88 SQ. FT.	6.50 SQ. FT.
SECOND FLOOR					
HALL	26.2 SQ. FT.	2.10 SQ. FT.	43.50 SQ. FT.	11.50 SQ. FT.	35.50 SQ. FT.
REAR BEDROOM	252.5 SQ. FT.	20.20 SQ. FT.	43.50 SQ. FT.	35.50 SQ. FT.	35.50 SQ. FT.
REAR BEDROOM WITH BATH	213.9 SQ. FT.	17.12 SQ. FT.	44.50 SQ. FT.	60.50 SQ. FT.	AMT.
BATH 2	56.8 SQ. FT.	4.55 SQ. FT.	AMT.	2.02 SQ. FT.	AMT.
REAR BEDROOM 3	225.9 SQ. FT.	18.08 SQ. FT.	32.50 SQ. FT.	9.00 SQ. FT.	30.50 SQ. FT.
BATH 3	64.5 SQ. FT.	5.16 SQ. FT.	AMT.	2.80 SQ. FT.	AMT.
REAR BEDROOM 4	217.7 SQ. FT.	17.42 SQ. FT.	30.50 SQ. FT.	8.15 SQ. FT.	42.50 SQ. FT.
BATH 4	58.50 SQ. FT.	4.68 SQ. FT.	AMT.	2.10 SQ. FT.	9.50 SQ. FT.
FRONT FLOOR					
HALL	34.4 SQ. FT.	2.75 SQ. FT.	131.00 SQ. FT.	35.50 SQ. FT.	35.50 SQ. FT.
REAR PORCH	44.50 SQ. FT.	3.62 SQ. FT.	AMT.	1.78 SQ. FT.	AMT.

LIGHT REQ'D = 4% OF ROOM AREA  
 LIGHT ACTUAL = 100% OF ROOM AREA  
 VINT REQ'D = 1% OF FLOOR AREA  
 VINT ACTUAL = 100% OF ROOM AREA

\* MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF PROVIDING 35 AIR CHANGES PER HOUR.

LEAKING IS TO BE SUSPECTED TO PROVIDE AN AVERAGE ILLUMINATION OF 1 FOOT CANDLE FOR THE ROOM

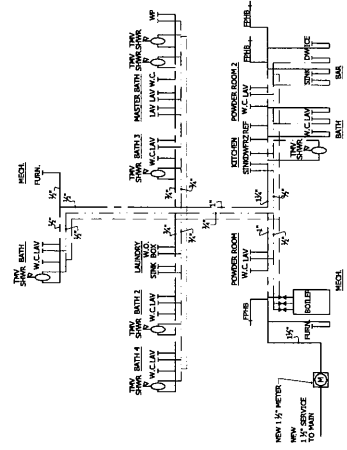
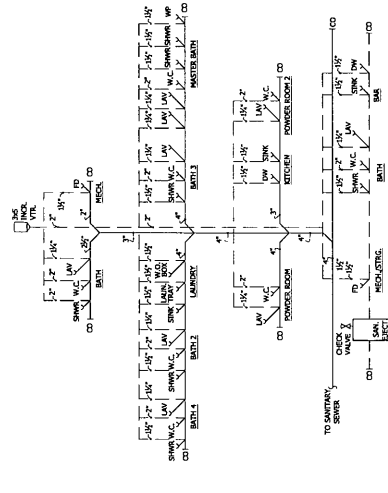
1. ALL SUPPLY PIPING TO BE TYPE K COPPER L9060.
2. PROVIDE 1/2" ASH HANDED AT ALL JOINTS AND AT TOPS OF ALL RISERS-TYPICAL.
3. VERIFY ALL FITTINGS & EQUIPMENT CONNECTION SIZES WITH MANUFACTURER SPECIFICATIONS.
4. ALL WATER CLOSET VENTS SHALL BE 1" MINIMUM OR AT LEAST 1/2 THE DRAIN SIZE.
5. ALL WASTE CLOSURES SHALL BE 1-1/2" MINIMUM OR AT LEAST 1/2 THE DRAIN SIZE.
6. ALL UNDERGROUND WATER PIPING TO BE CAST IRON.
7. ALL GAS POUNDINGS WATER MAINS, SOLIDUS, ETC. TO BE WENTED PER CODE.
8. THE NEW LINES TO EXISTING AS REQUIRED. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.
9. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.
10. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.
11. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.

FEATURE TYPE	FEATURE COUNTRY	SUPPLY STOCKED		SUPPLY		DAMAGE		DAMAGE	
		COOL	POOT	SUPPLY	STOCKED	DAMAGE	POOT	DAMAGE	POOT
WATER CLOSET	8	3	1	24	306	4	32	2	1
WATER CLOSET	9	0	0	0	0	0	0	0	0
SHOWERS TUBS	6	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
WATERLOO	1	1.5	1.5	2	1.5	3	3	3	3
STAIRS	0	1	1	0	0	3	0	0	0
KITCHEN SINK	2	1.5	1.5	2	1.5	2	4	1.5	2
DISHWASHER	2	0	1	1	2	1.5	2	2	2
LAUNDRY	1	1.5	1.5	3	1.5	2	2	1.5	2
LAUNDRY DRAIN PAN	0	0	0	0	0	3	3	1.5	3
WASHER DRAIN PAN	1	2.25	2.25	2	1.5	3	3	1.5	3
FLOOR DRAIN	3	0	0	0	0	0	0	0	0
HOSE BIBS	3	2.5	0	2.5	8	1.5	0	0	0
RANDBO SHOWER	0	0.5	0.5	1	0	1.5	0	0	0
POOT FILLER	0	1.5	1.5	3	0	1.5	0	1.5	0
TOTAL	37					58		87	

NOT TO SCALE

NOT TO SCALE	COLD WATER
	HOT WATER
	HOT WATER RETURN

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



**CASTLEFORTE HOUSE**  
736 S. PARK AVENUE - HINSDALE, IL 60521

$\frac{1}{2}$

ISSN 0013-7944

JOB NUMBER: 19 33  
DATE: 06.01.2020  
EXTERIOR  
ELEVATION,  
PLUMBING  
RISERS &  
LIGHT VENT  
SCHEDULE

### A1.3



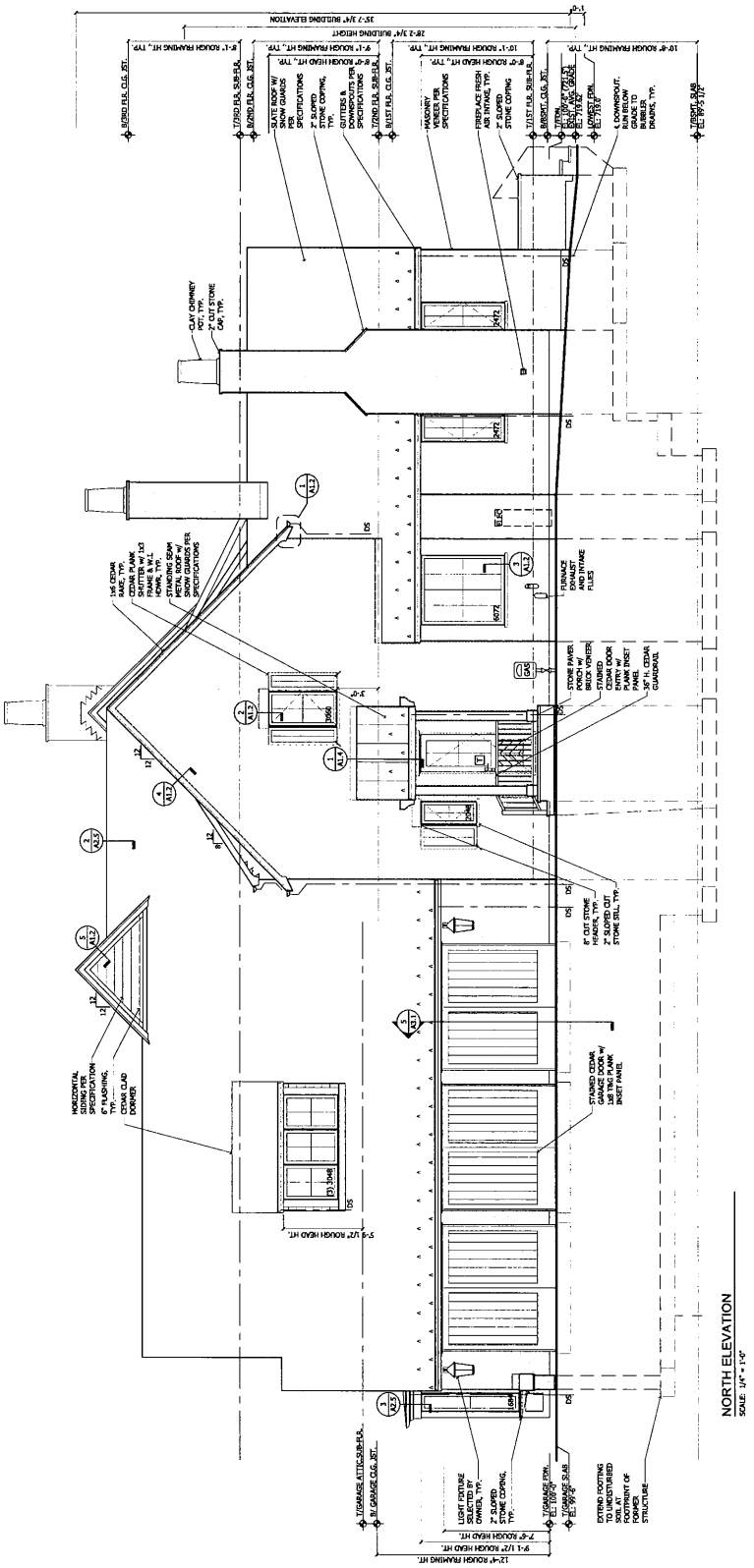


**CASTLEFORTE HOUSE**  
 736 S. PARK AVENUE - HINSDALE, IL 60521

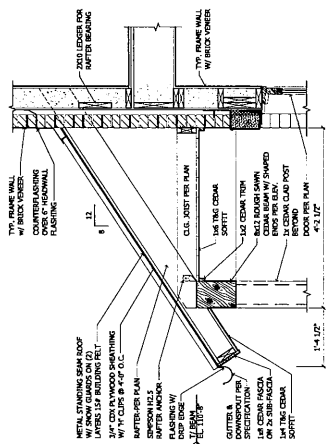


ISSUED FOR CONSTRUCTION
NO. 111212820
DATE: 06.12.2020
DATE: 06.12.2020
DATE: 06.12.2020

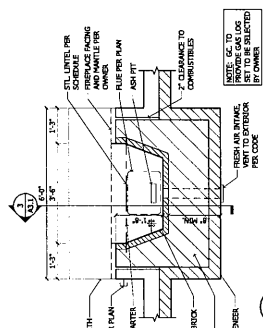
**A1.4**



**NORTH ELEVATION**  
 SCALE: 3/4" = 1'-0"



**1 CANOPY DETAIL**  
 SCALE: 3/4" = 1'-0"



**2 FIREPLACE PLAN DETAIL**  
 SCALE: 1/2" = 1'-0"

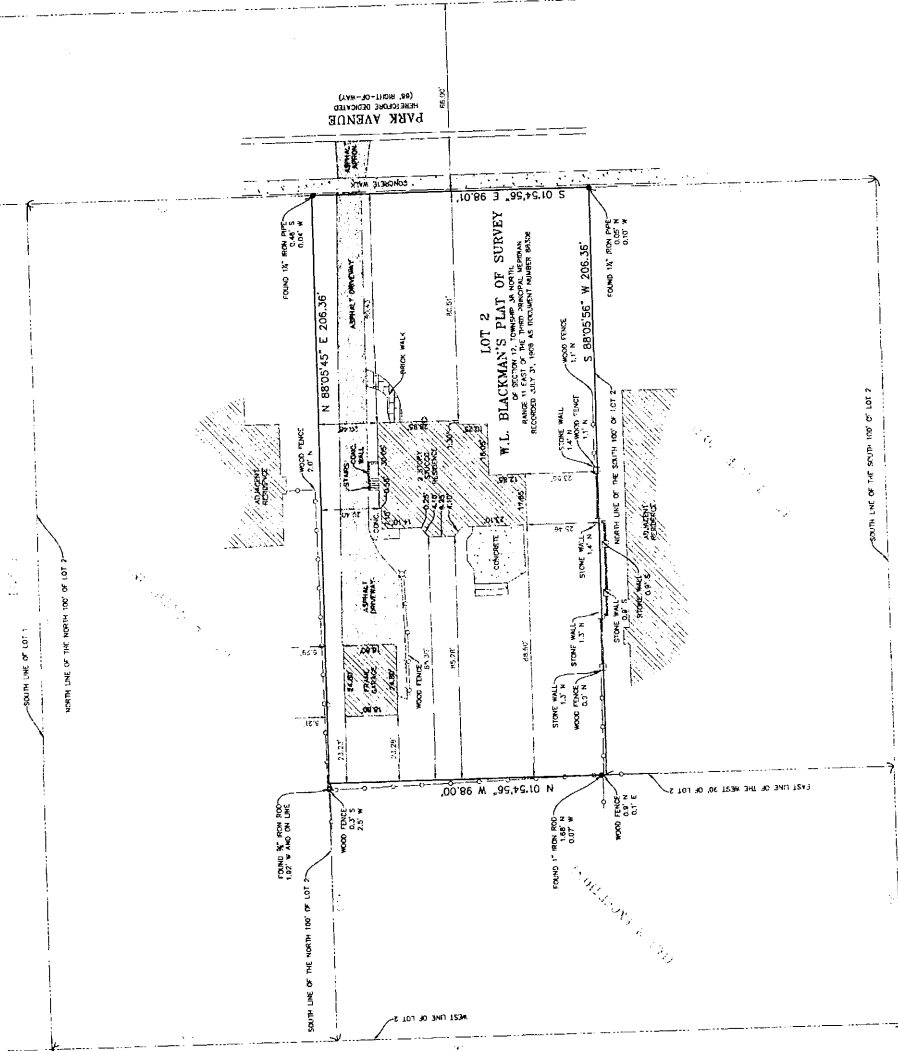


LOT 2 (EXCEPT THE NORTH 100 FEET AND EXCEPT THE SOUTH 100 FEET AND EXCEPT THE WEST 90 FEET THEREOF) IN THE W.L. BLACKMAN'S PLAT OF SECTION 12, TOWNSHIP 3N, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 31, 1906, AS DOCUMENT 88306, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE EAST SECTION, IN DEUCE COUNTY, ILLINOIS.

P.I.N.: 09-12-404-014

**SURVEY AREA: 20,224 SQUARE FEET (0.464 ACRES±)**

COMMONLY KNOWN AS: 735 SOUTH PARK AVENUE, HINSDALE, ILLINOIS



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

- GENERAL NOTES**
1. REARINGS SHOWN ON THIS PLAN ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
  2. CHECK LEGAL DESCRIPTION WITH DEED ON TITLE POLICY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR. ANY DISCREPANCIES MUST BE SHOWN HEREON AND ALL SHOWN HEREON MUST BE RECORDED SURVEYING OR PLAT INDICATES.
  3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
  4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  5. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THE SURVEY. THE SURVEYOR'S STATEMENT IS MADE CONCERNING THE USE OF THIS DOCUMENT FOR THE PURPOSES OF THIS PROJECT WITHOUT ANY EFFECT THE USE OR DOCUMENT OF THIS PROJECT.

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

STATE OF KANSAS } ss.

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

GIVEN UNDER MY HAND AND SEAL, THIS 20TH DAY OF FEBRUARY, 20

*James D. Newman*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-033782

LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.  
LICENSE EXPIRES APRIL 30, 2019[illegible]

• **Wiederholungsfragen** 12, 23/10

1111

# PLAT OF SURVEY

36 SOUTH PARK AVENUE

HINSDALE, ILLINOIS

**Figure 1. A schematic diagram of the experimental design.**



**ENGINEERING  
RESOURCE ASSOCIATES**

101 WEST AVENUE, SUITE 150  
BARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3080  
(630) 393-2152

9 CALVIN DRIVE  
MADISON, ILLINOIS 61821  
PHONE 1217-3016/3698  
1217-7651/1001

**J. JORDAN HOMES**

PLAT OF SURVEY  
336 SOUTH PARK AVENUE  
HINSDALE ILLINOIS

SCALE:	1"=20'
DATE:	02-19-11
JOB NO:	180117





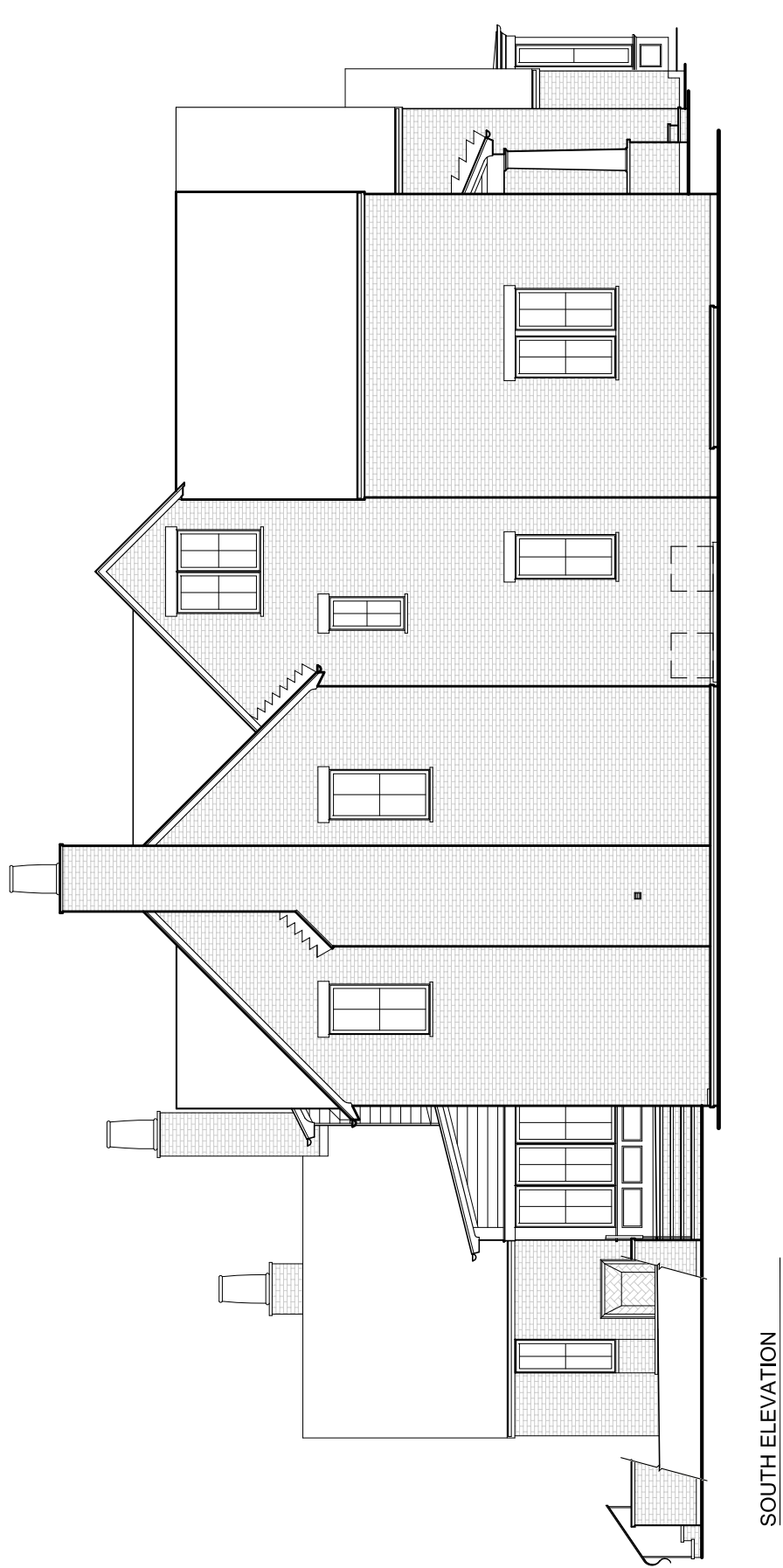
EAST ELEVATION

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

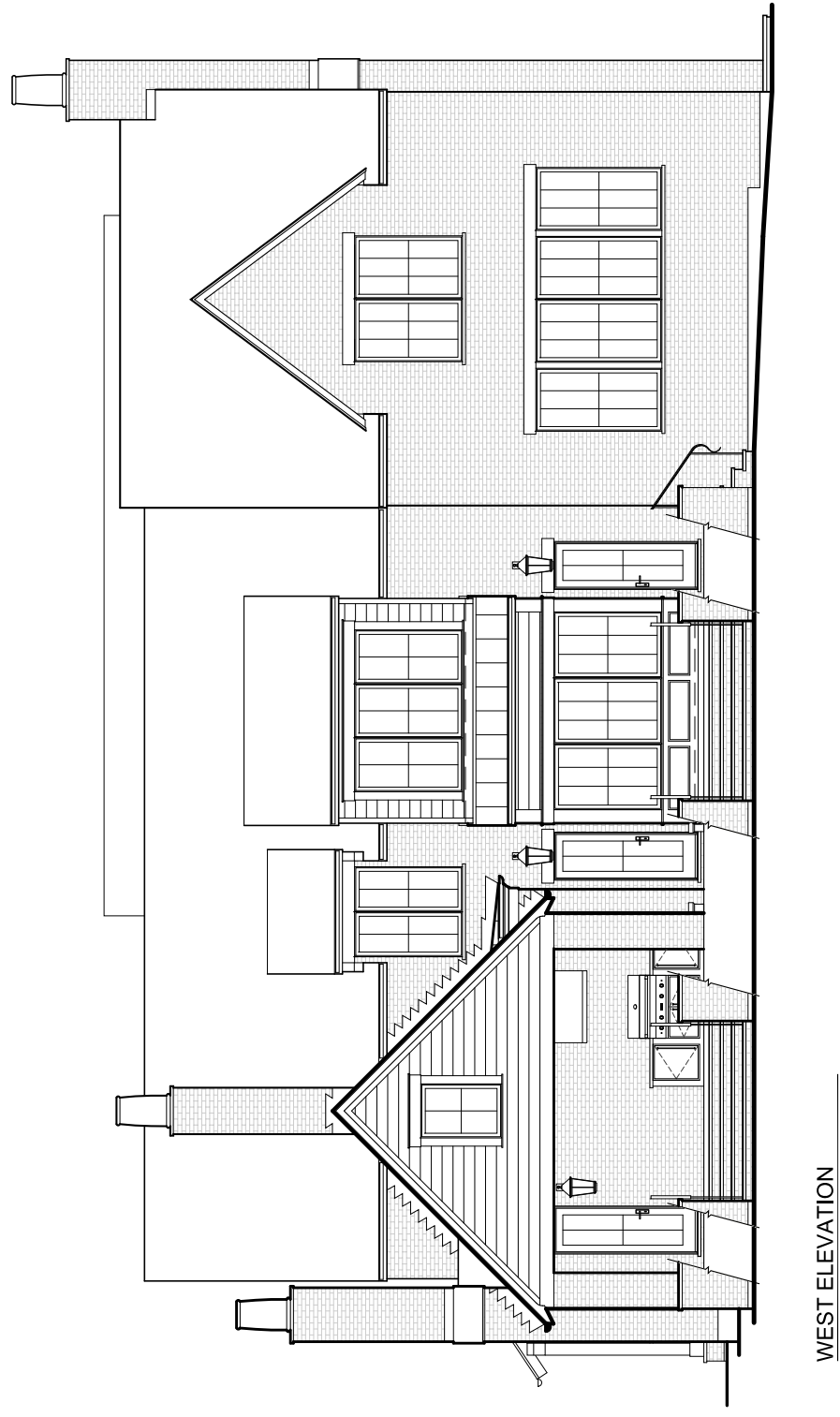




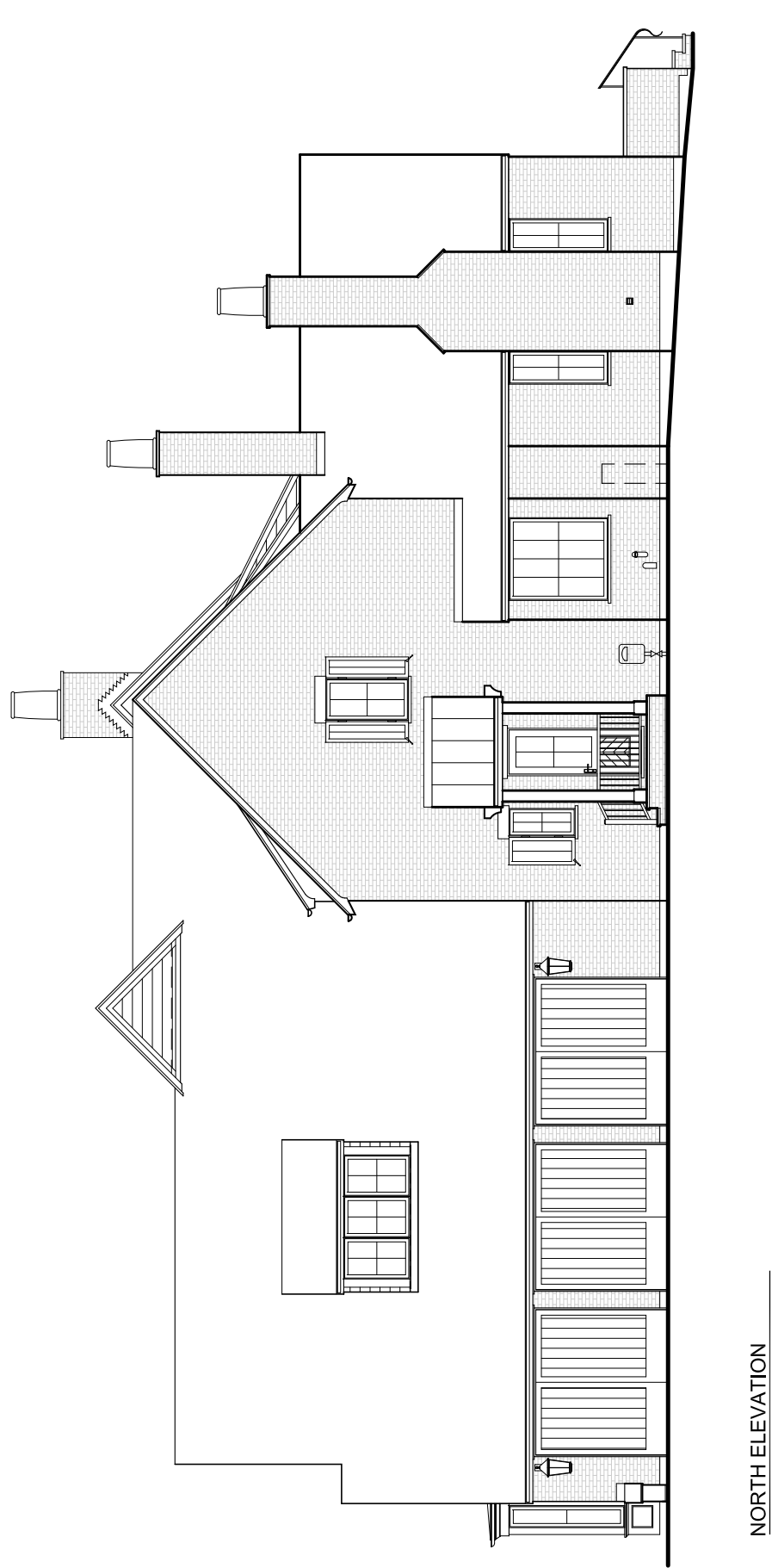
EAST ELEVATION



SOUTH ELEVATION

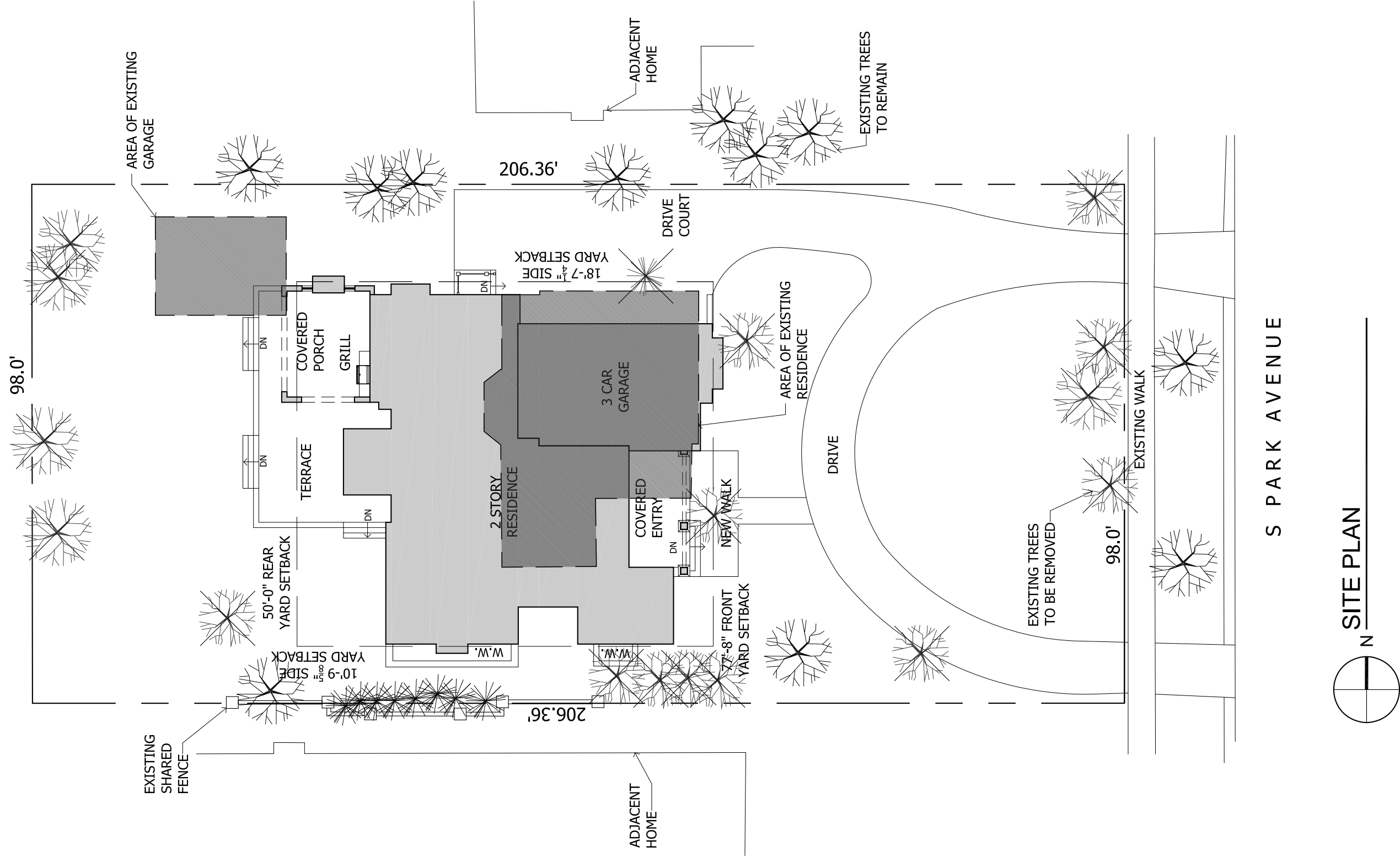
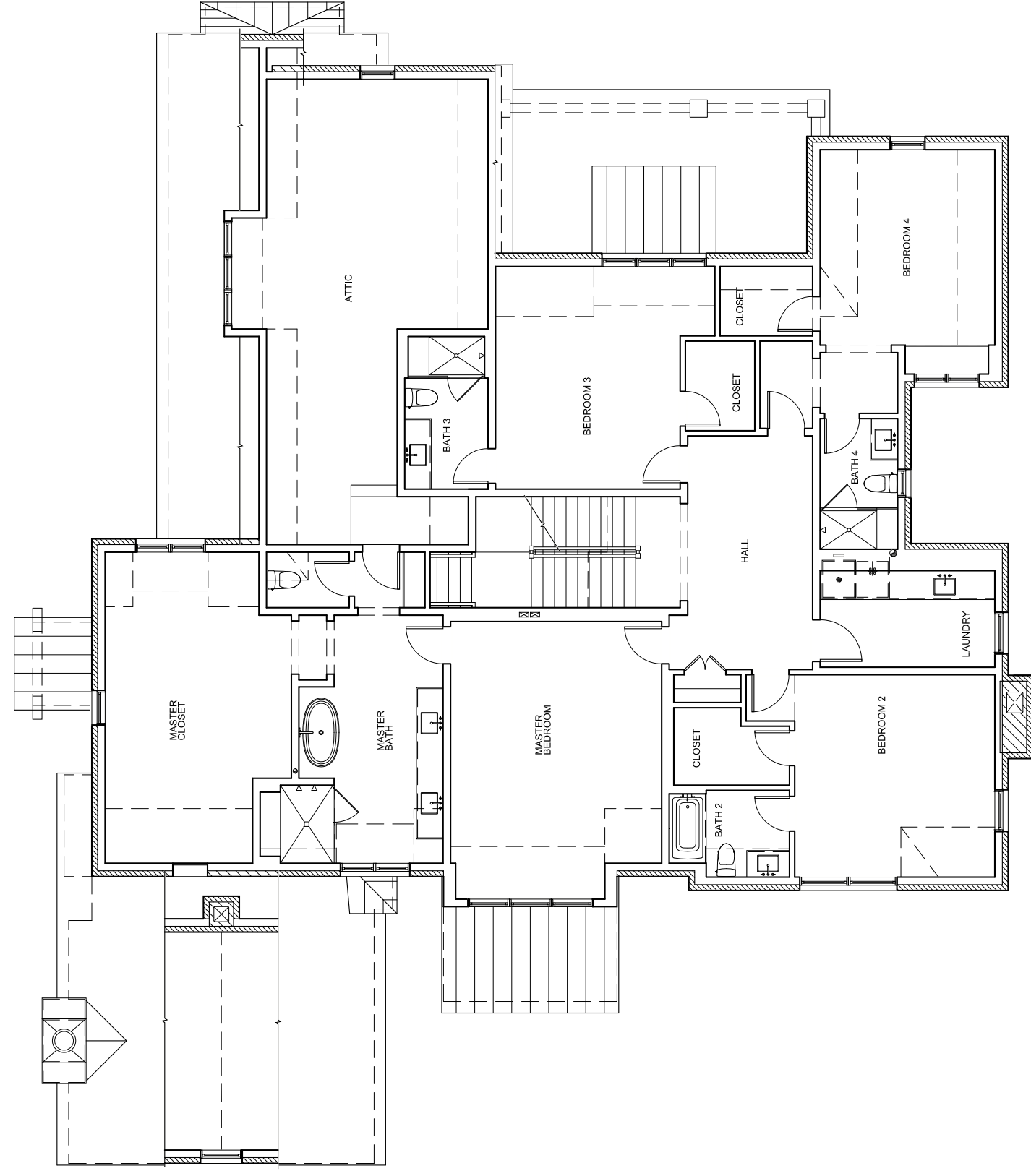
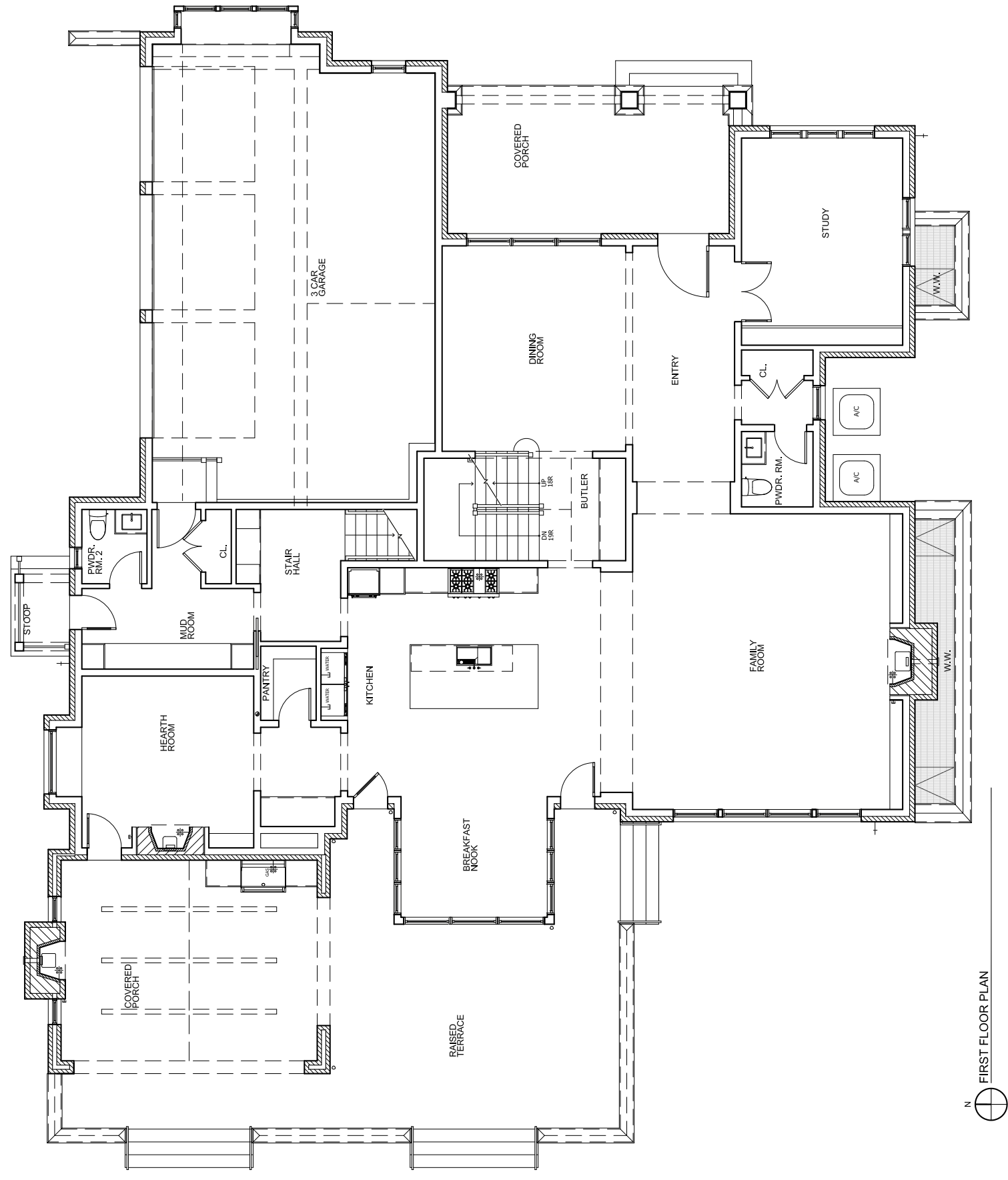


WEST ELEVATION



NORTH ELEVATION









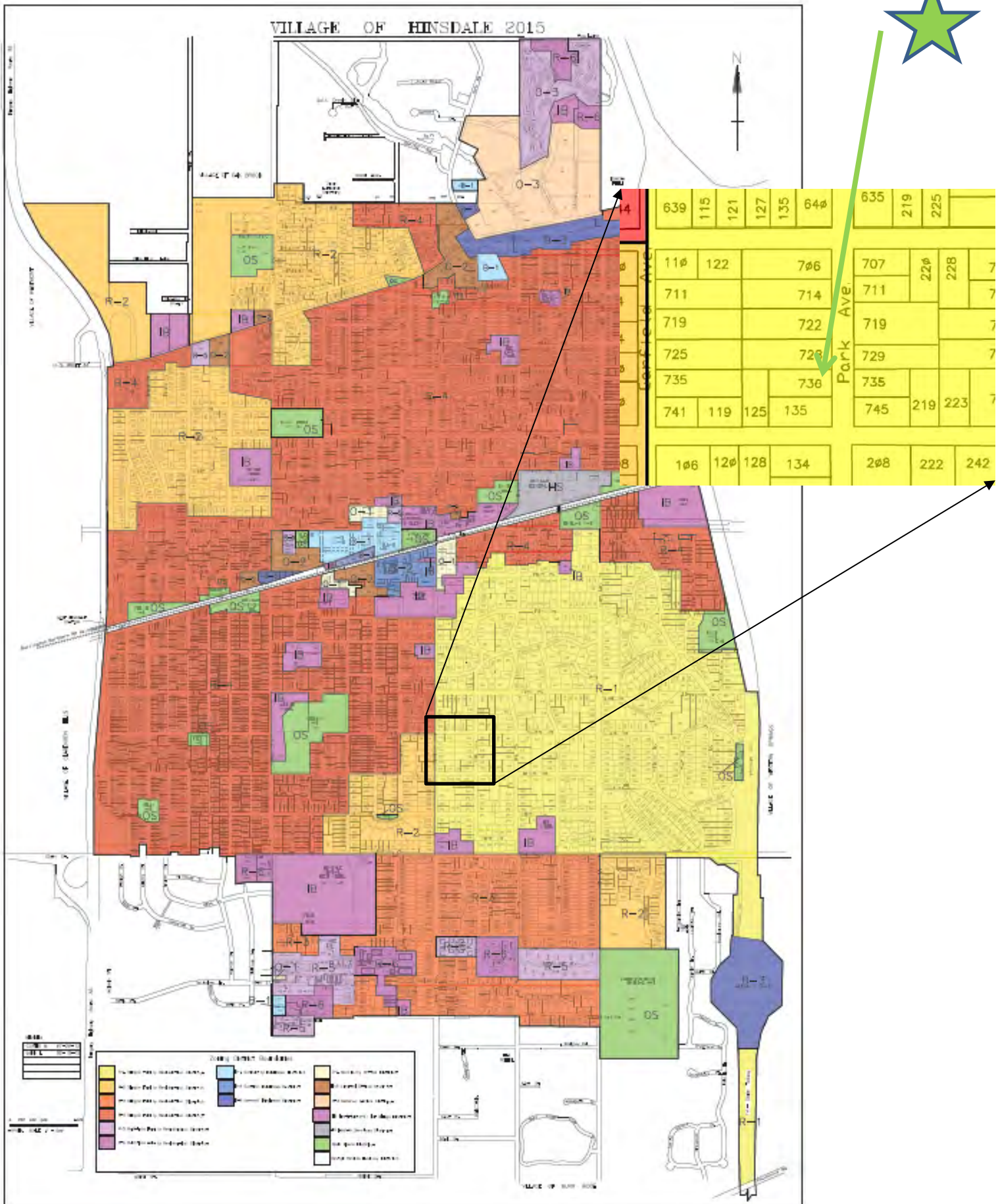
PROPOSED



EXISTING

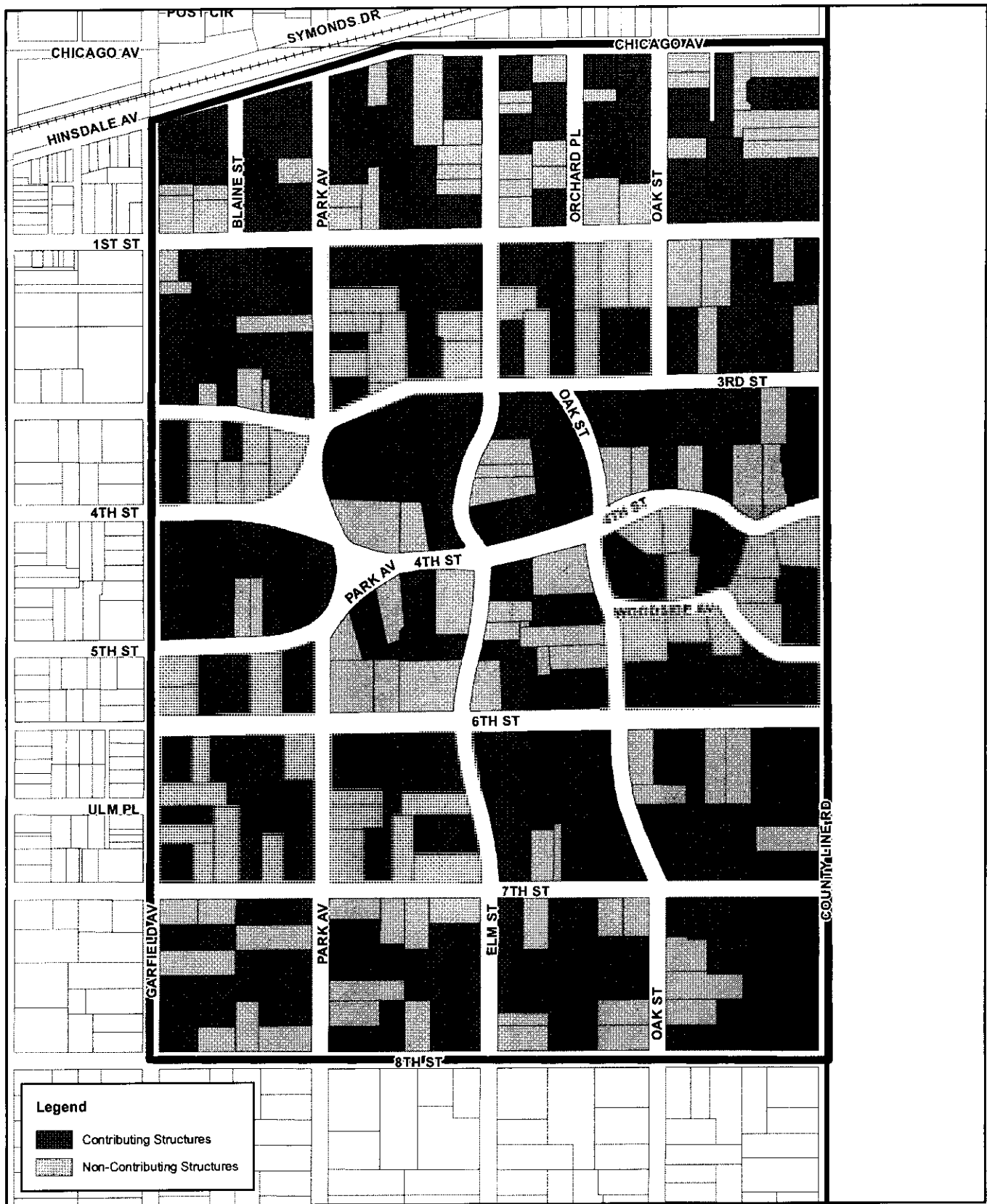


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





# ROBBINS PARK HISTORIC DISTRICT





## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

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

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



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

## **B. Design Standards:**

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



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

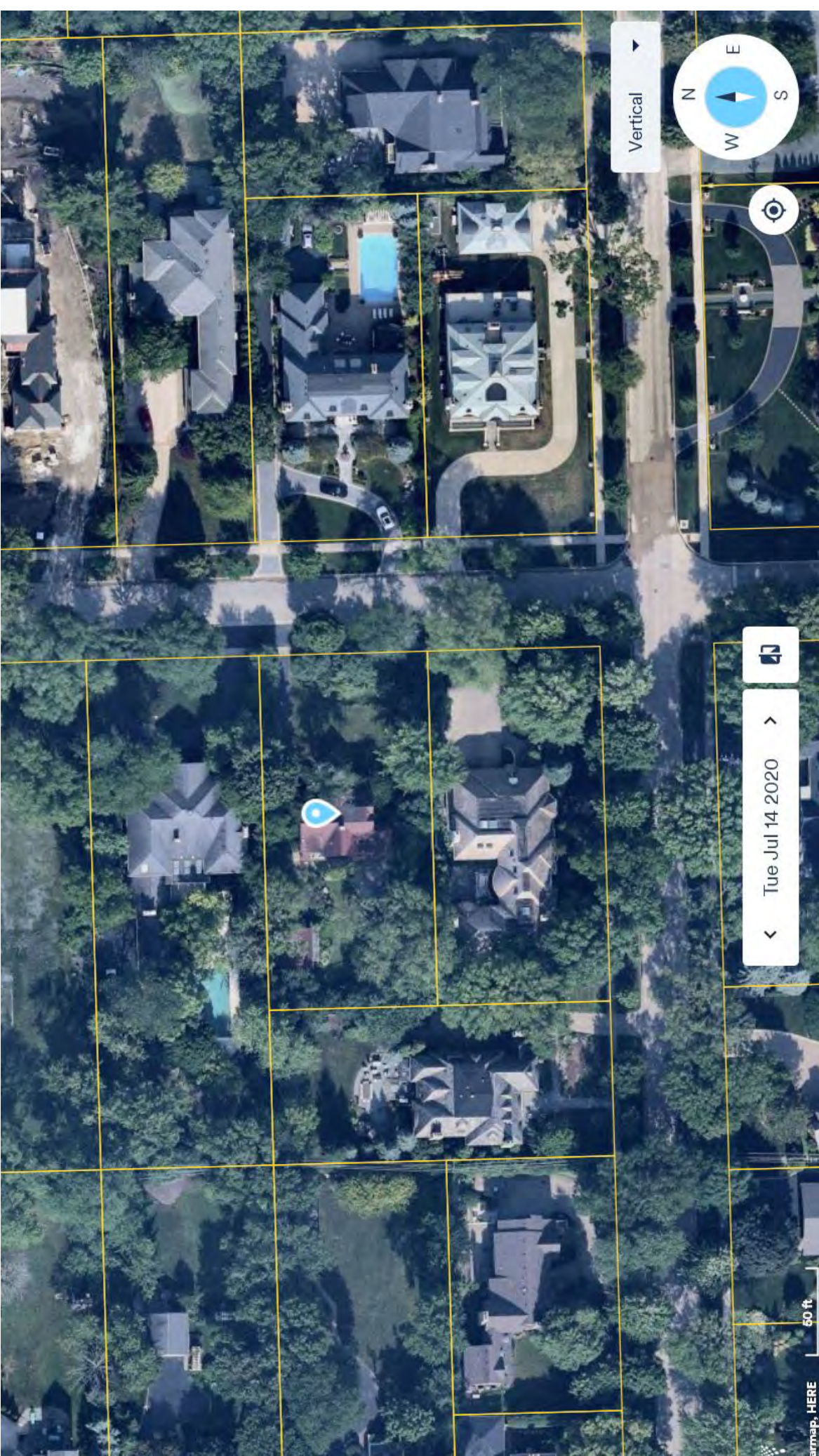
Section number 7 Page 19

Robbins Park Historic District  
Hinsdale, DuPage County, IL

NO.	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
711 S	PARK	Colonial Revival	1924	Sailor, C. M. House	C	NC	Thorud, Bert M.		Detached garage
714 S	PARK	Neo-Traditional (under construction)	2006-08		NC	-			
719 S	PARK	Craftsman	c. 1915		C	NC			Detached garage
722 S	PARK	Colonial Revival	1941	Marshall, F. O. House	C	NC		Nelson, John	Detached garage
728 S	PARK	Classical Revival	c. 1925		C	NC			Detached garage
729 S	PARK	Neo-Traditional	1994		NC	-	Wigori, Carl		
735 S	PARK	Neo-Traditional	2005-06		NC	NC			Detached garage
736 S	PARK	Tudor Revival	1916	Jacks, Arthur House	C	C	Buckley, A. W. & Co.		Detached garage
110 E	SEVENTH	No Style	1886		NC	-			
115 E	SEVENTH	Neo-Traditional	2005-06		NC	-			
121 E	SEVENTH	French Eclectic	1924	Walker House	NC	C	Foltz & Brand	Braun & Loehman	Detached garage
122 E	SEVENTH	No style (altered)	1951	Chiska House	NC	-	Cohen, Arthur S.		
127 E	SEVENTH	French Eclectic	c. 1925		C	NC			Detached garage
135 E	SEVENTH	French Eclectic	c. 1940		NC	NC			Detached garage
219 E	SEVENTH	Colonial Revival Cottage	1956		C	-	Smithson, A. T.	Dressler, Paul	
220 E	SEVENTH	No style	1927	Schmidt, R. F. House	NC	NC	Armstrong, Furst, and Tilton	Soltwisch, William & Son	Detached garage
225 E	SEVENTH	Neo-Traditional	2002		NC	-	Estenssoro, Sergio G.	Barrett Builders	
228 E	SEVENTH	Neo-Traditional	2002		NC	-			
311 E	SEVENTH	Neo-Traditional	1995		NC	NC	Buss, Michael	Knight, Dave	Detached garage
312 E	SEVENTH	Neo-Traditional	2002		NC	-	R.A.M	Key Brothers	
321 E	SEVENTH	Colonial Revival Cottage	c. 1940		C	-			



Attachment 6: Aerial View 736 S. Park Street








## MEMORANDUM

**DATE:** September 2, 2020

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

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

**FROM:** Chan Yu, Village Planner 

**RE:** 12 S. County Line Rd. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home  
Case HPC-05-2020

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### Summary

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

### Request and Analysis

The subject property is 12 S. County Line Road and the existing home was constructed in 1905 in a Prairie style and a contributing structure in the Robbins Park Historic District according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, south and west and R-4 Single Family to the East. The subject property is a legal nonconforming 34,263.5 SF lot. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed 2-story 7,314 SF house.

### Process

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

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





## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 12 S. County Line Rd. Aerial View



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

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

Address of Property under review: 12 S. County Line Road  
Property Identification Number: 09-12-206-023

**I. GENERAL INFORMATION**

1. Applicants Name: Joseph Ghaben  
Address: 921 S. Park Avenue  
Hinsdale, IL 60521  
Telephone Number: 630-333-5763
2. Owner of Record (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design - (630) 828-8161  
201 E Ogden Avenue, Hinsdale, IL 60521  
Attorney: Peter Coules, Jr., Donatelli & Coules, Ltd. - (630) 920-0406  
15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Bad condition. The interior and exterior needs to be completely replaced. Plus change of site plan (no rear yard and right or top of neighbor) floor plan, including ceilings, floors, walls, staircases and doorways.
2. Property Designation:  
  
Listed on the National Register of Historic Places?        YES   x   NO  
  
Listed as a Local Designated Landmark?        YES   x   NO  
  
Located in a Designated Historic District?   x   YES        NO



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

Demolition of existing home and build a new single family home to complement the neighboring houses

(spacing, style, mass, etc.). The existing home does not have historic significance and is not a landmarked home.

(Please see the attached plans of the proposed house for further detail and full scope of the project).

Further, the home presently sits on the parcel with no back yard (very close to neighboring properties)

and it is not in good shape. It is not economically viable to attempt to repair and move the house on the property

and has been on the market for well over one (1) year and marked by numerous real estate agents.

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

☒ No ☐ Yes

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

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## 5. TABLE OF COMPLIANCE

Address of subject property: 12 S COUNTY LINE ROAD

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 SQ.FT.	34,263.5 SQ.FT.	34,263.5 SQ.FT.
Lot Depth	125 FT	264.70'	264.70'
Lot Width	125 FT	129.67'	129.67'
Building Height	30 FT	N/A	29'-1 1/2"
Number of Stories	3	2	2
Front Yard Setback	137.51'	171.18'	141.21'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	MIN. 13.97'/ MAX 39.13'	27.81'/ 50.79'	25.42'/14.375'
Rear Yard Setback	50'	14.92'	62'.625'
Maximum Floor Area Ratio (F.A.R.)*	8,852.70 SQ.FT.	N/A	7,314.1 SQ.FT.
Maximum Total Building Coverage*	8,565.88 SQ.FT.	3383.03 SQ.FT.	4,480.3 SQ.FT.
Maximum Total Lot Coverage*	17,131.75 SQ.FT.	10,867 SQ.FT.	11,537.0 SQ.FT.
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	3,426.35 SQ.FT.	N/A	515.6 SQ.FT.

\* Must provide actual square footage number and percentage.

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



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

### ☐ INDIVIDUAL OWNERS

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

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

### ☐ CORPORATION

*Paul C. M. G. D.* *Attorney*  
Signature of Applicant's President

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

### ☐ PARTNERSHIP

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

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

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

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

### LAND TRUST

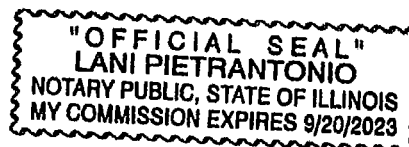
\_\_\_\_\_  
Signature

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

SUBSCRIBED AND SWORN  
to before me this 11<sup>th</sup> day of

March, 2020.

*Lani Pietrantonio*  
Notary Public





**FIRST AMERICAN TITLE**  
**FILE #** 2963840

**TRUSTEE'S DEED**

This indenture made this 22<sup>nd</sup> day of May, 2019, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 27<sup>th</sup> day of September, 1989 and known as Trust Number 109453-01 party of the first part, and **H. Harrison Development, LLC**, an Illinois Limited Liability Company, whose address is: 921 S. Park Avenue, Hinsdale, Illinois 60521, party of the second part.

Reserved for Recorder's Office

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
06/17/2019 09:55 AM  
RHSP  
COUNTY TAX STAMP FEE 515.00  
STATE TAX STAMP FEE 1,030.00

DOCUMENT # R2019-047712

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

**PROPERTY ADDRESS: 12 S. County Line Road, Hinsdale, Illinois 60521**

**PERMANENT TAX NUMBER: 09-12-206-023**

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

**This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.**

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

By: Maureen Paige  
Assistant Vice President

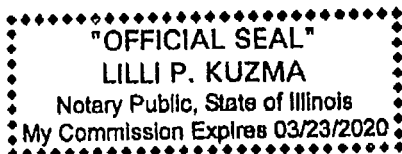


State of Illinois  
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 22<sup>nd</sup> day of May, 2019.



Lilli P. Kuzma  
NOTARY PUBLIC

This instrument was prepared by:  
**MAUREEN PAIGE**  
**CHICAGO TITLE LAND TRUST COMPANY**  
2441 Warrenville Road, Suite 100  
Lisle, IL 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME THOMAS J Anselmo  
ADDRESS 1771 W. Diehl Road #120  
CITY, STATE Naperville, IL 60563

OR BOX NO. \_\_\_\_\_

SEND TAX BILLS TO:

NAME H. HARRISON  
ADDRESS 921 S. PARK AVE  
CITY, STATE Hinsdale, IL 60521



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PART OF THE EAST HALF OF BLOCK 1 IN WM. ROBBINS FIRST ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 1866 AS DOCUMENT 7893, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF CHICAGO AVENUE, AS DEDICATED BY DOCUMENT 21552, AND THE WEST LINE OF COUNTY LINE ROAD; THENCE SOUTH ON SAID WEST LINE 100 FEET TO THE PLACE OF BEGINNING OF THIS PARCEL; THENCE SOUTH ON SAID WEST LINE, 127.40 FEET TO A LINE THAT IS 440 FEET NORTH OF THE NORTH LINE OF FIRST STREET; THENCE WEST ON SAID LINE THAT IS 440 FEET NORTH, 264.60 FEET TO AN IRON PIPE; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF BLOCK 1, 26 FEET; THENCE NORTHWESTERLY ON AN ANGLE OF 45 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED 19.83 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF BLOCK 1, A DISTANCE OF 73.45 FEET; THENCE NORTHEASTERLY ON AN ANGLE OF 45 DEGREES TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED 19.83 FEET TO AN IRON PIPE THAT IS 30.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF BLOCK 1; THENCE NORTH AND PARALLEL TO SAID WEST LINE OF THE EAST HALF; 4.00 FEET TO A POINT THAT IS 99.00 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE, AS DEDICATED BY DOCUMENT 21552; THENCE EAST 264.70 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 12 S. COUNTY LINE ROAD, HINSDALE, ILLINOIS 60521

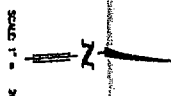
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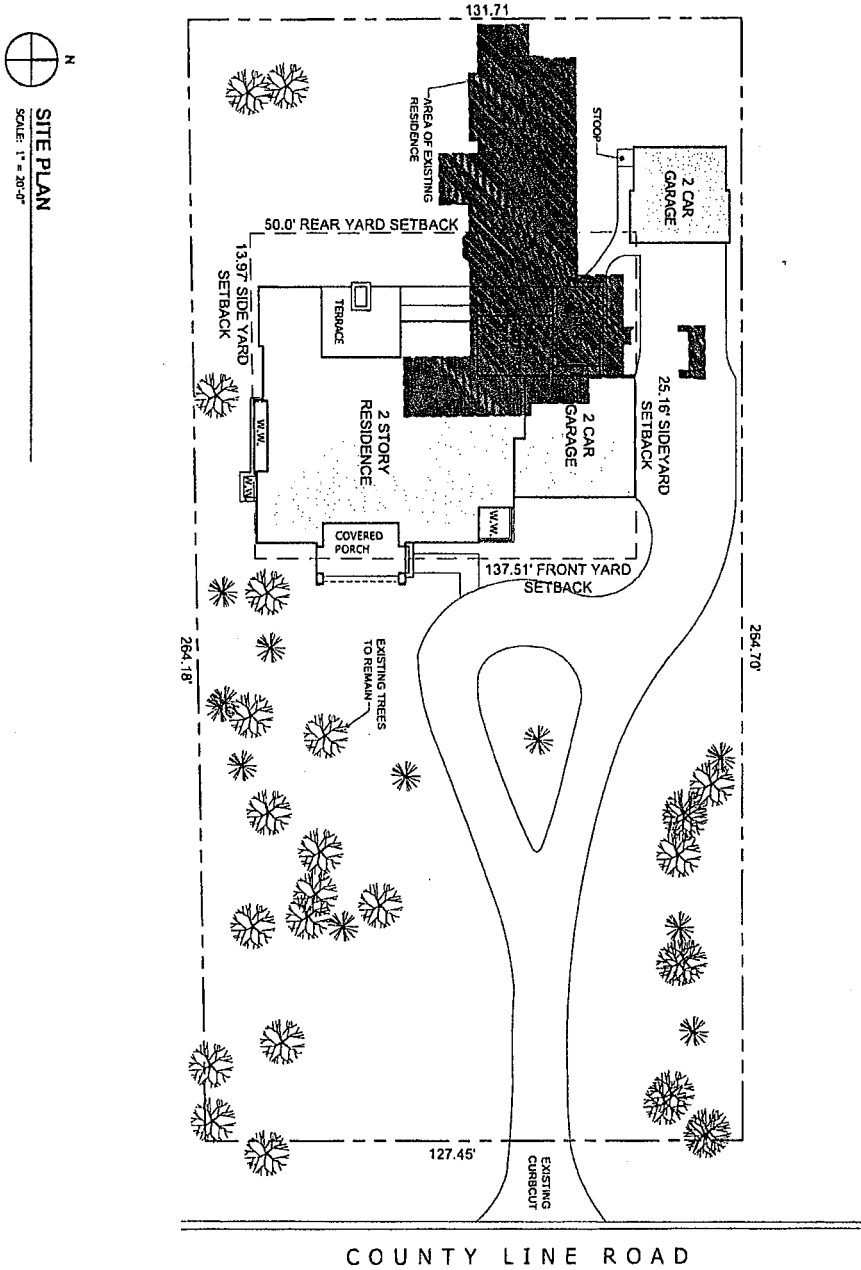


909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60528  
SCHOMIG-SUREY@SBCGLOBAL.NET  
WWW.LAND-SUREY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

**COMMON ADDRESS: 12 SOUTH COUNCIL LINE RD., HANOVER, MA 01927**

[illegible]





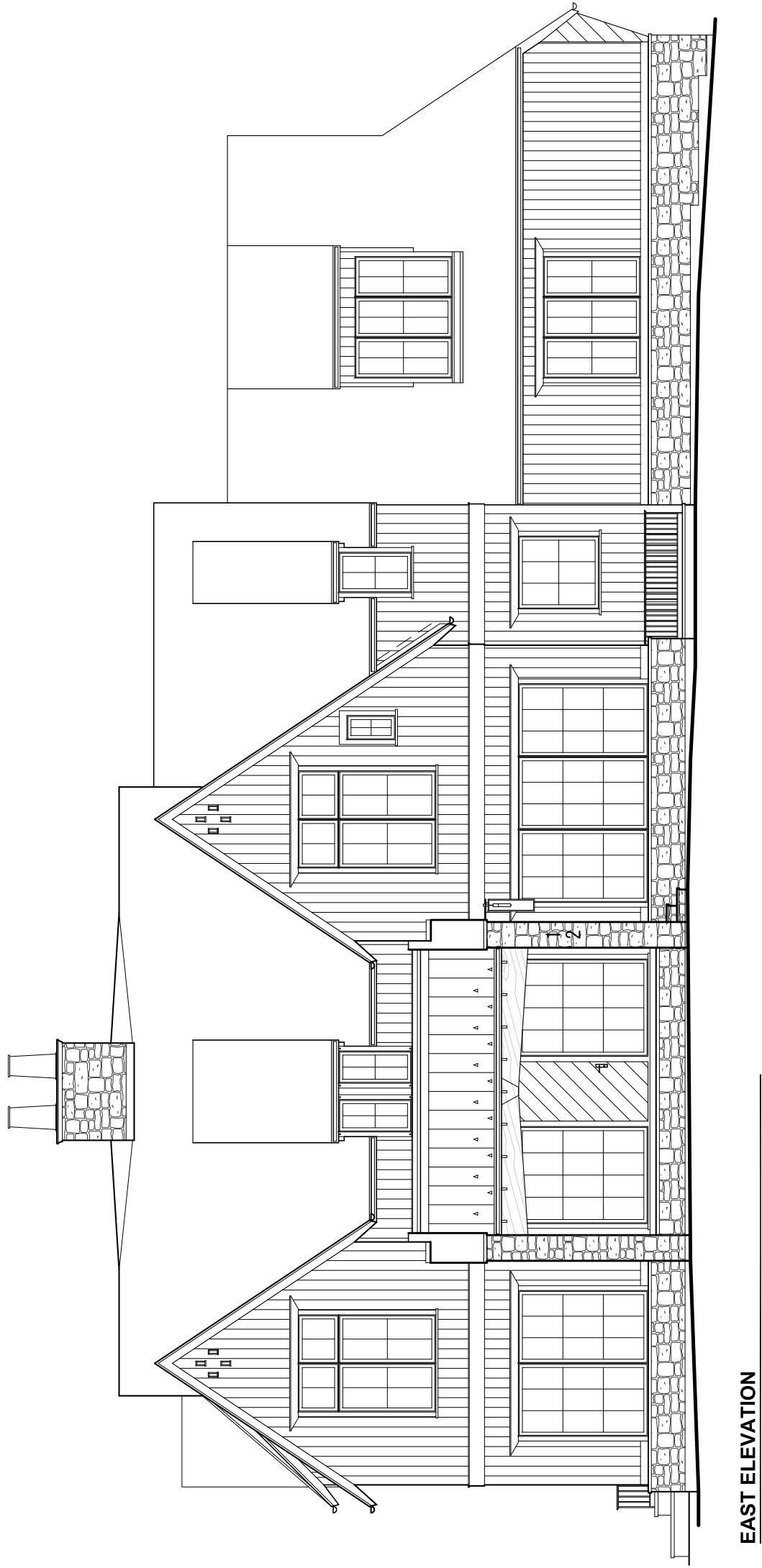
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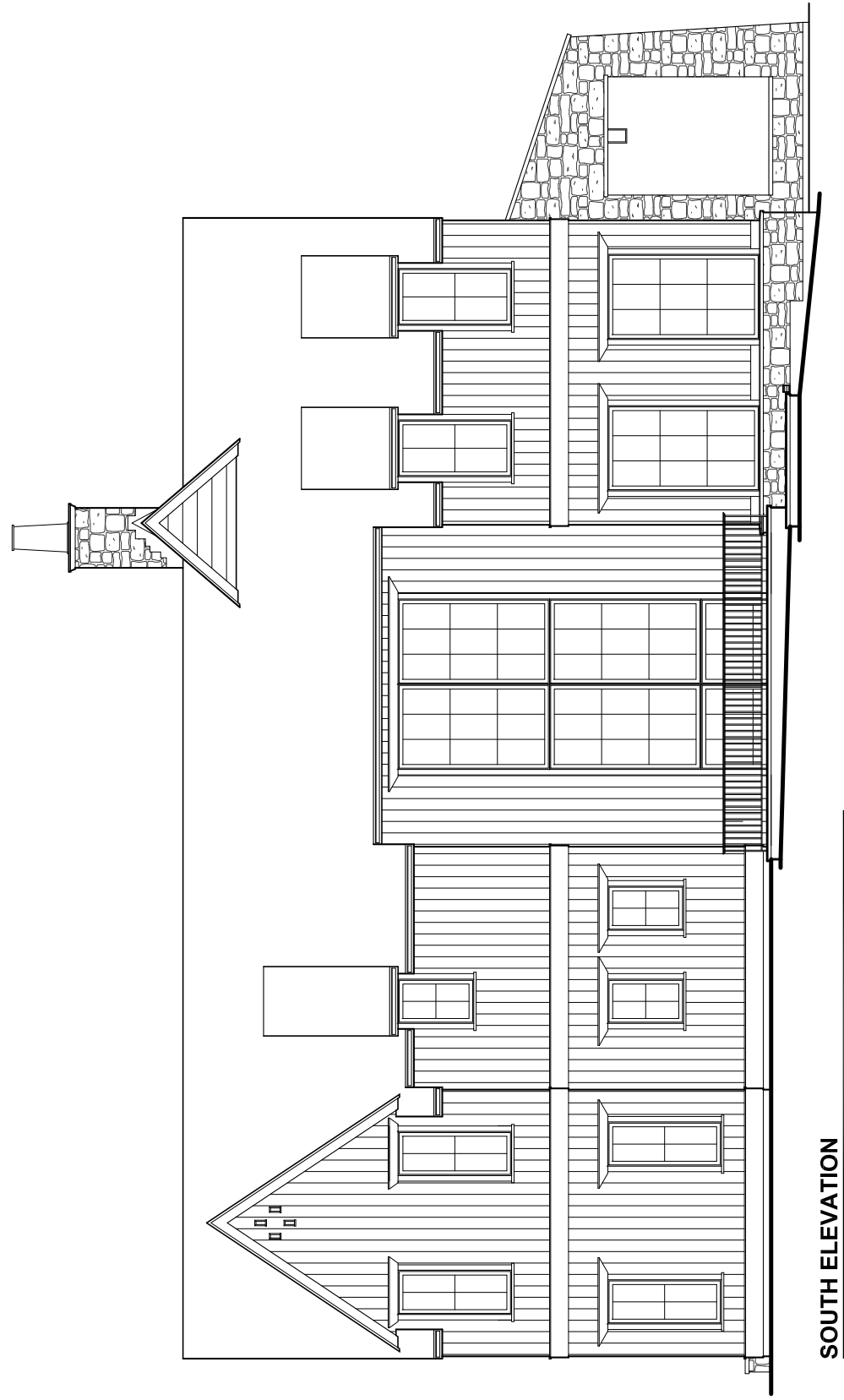


EAST ELEVATION



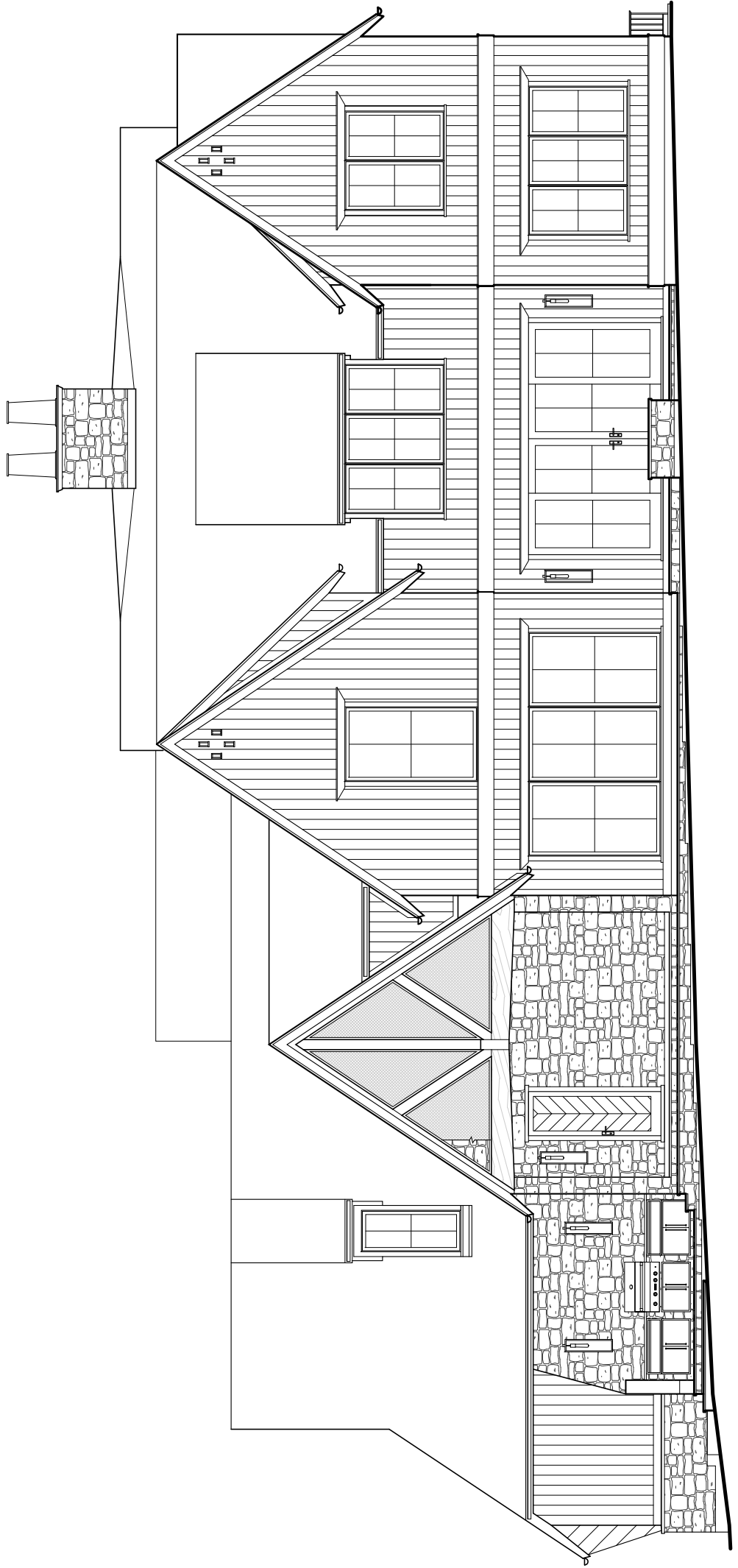


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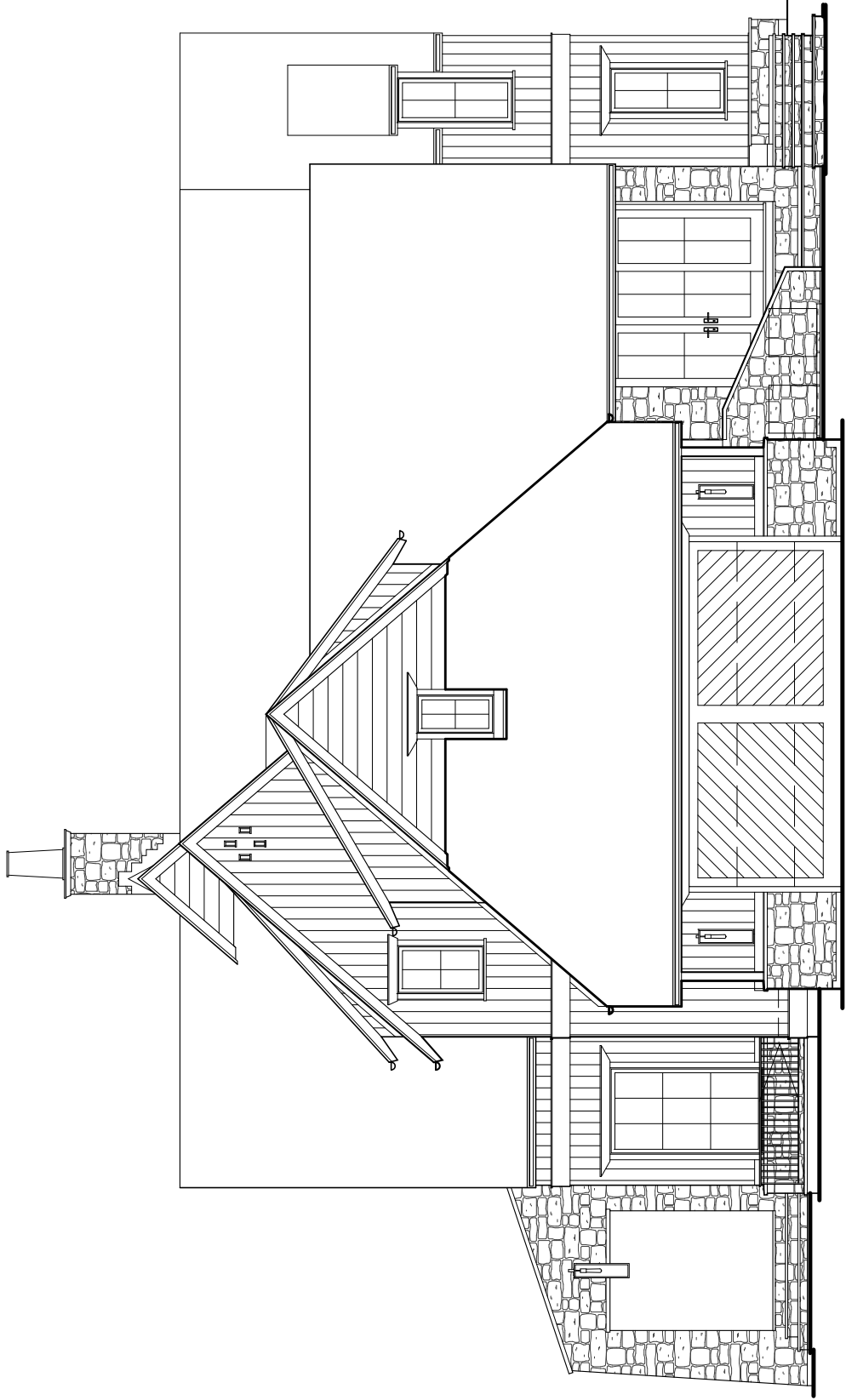


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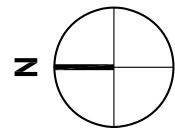
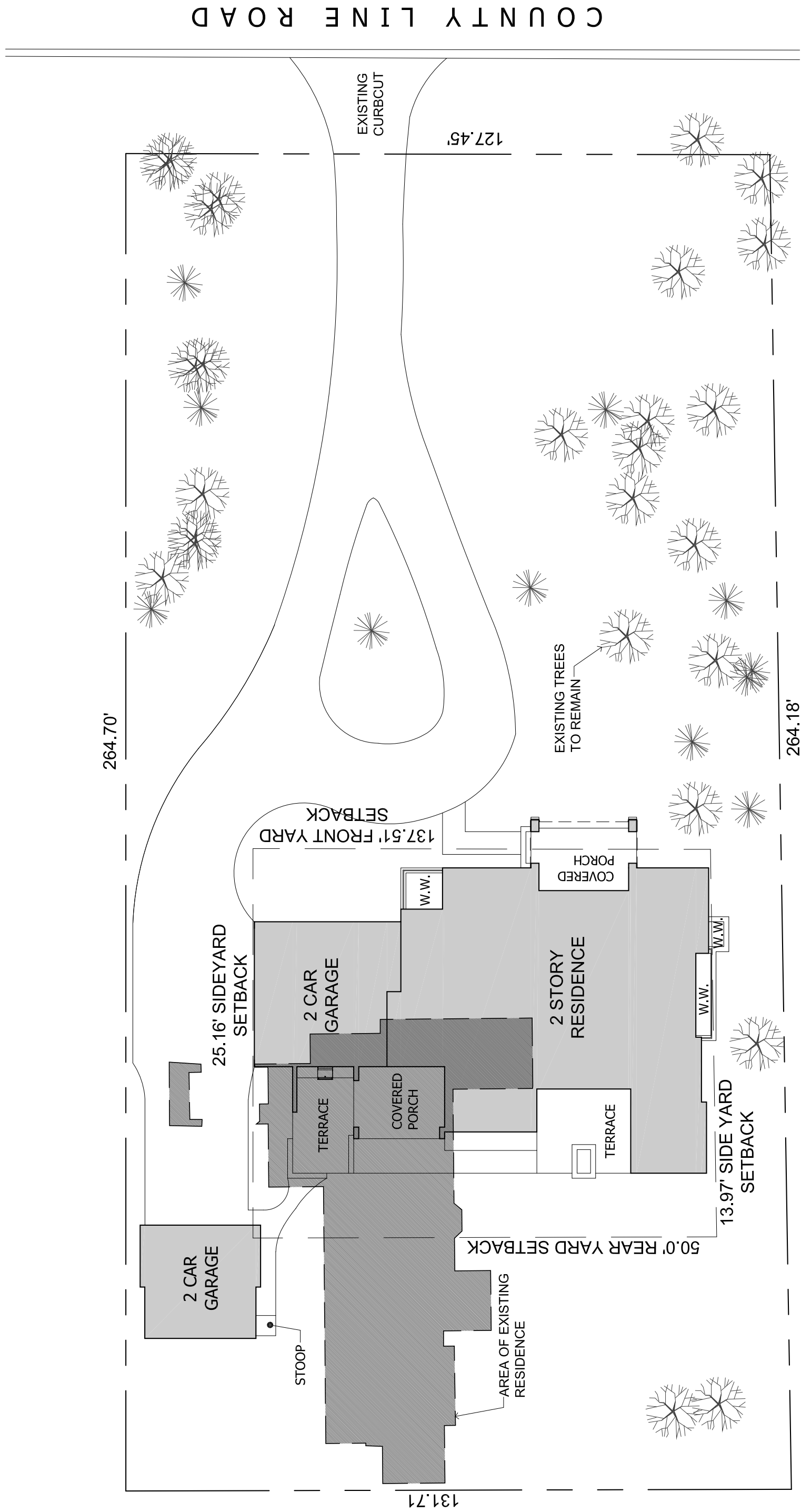


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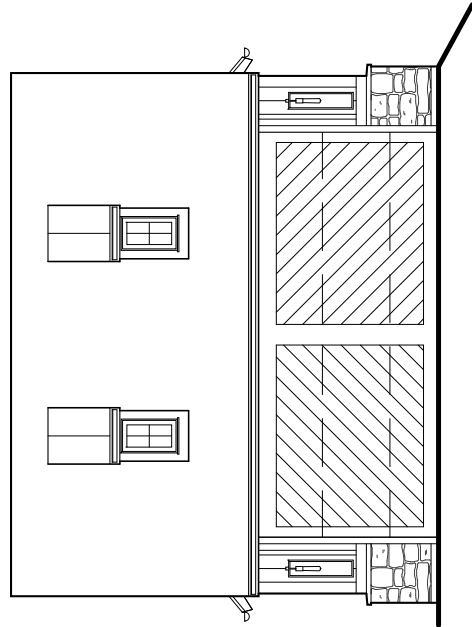


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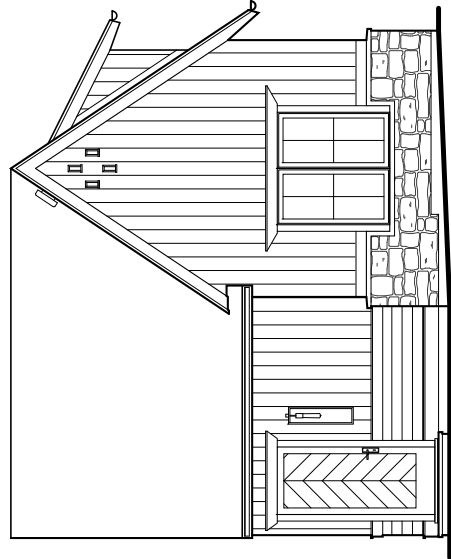




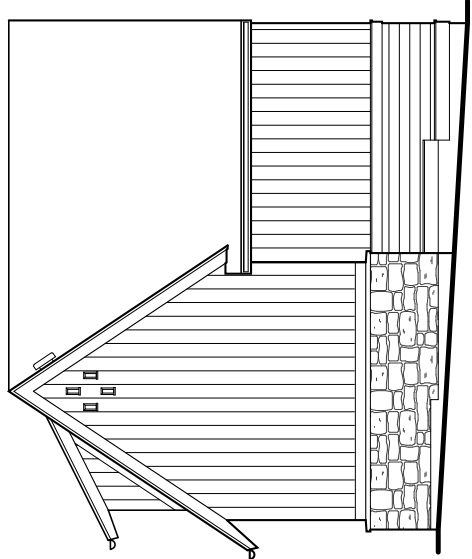
SITE PLAN



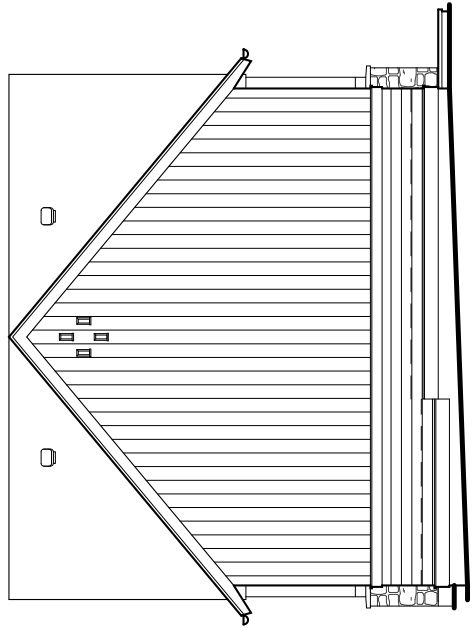
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SOUTH ELEVATION

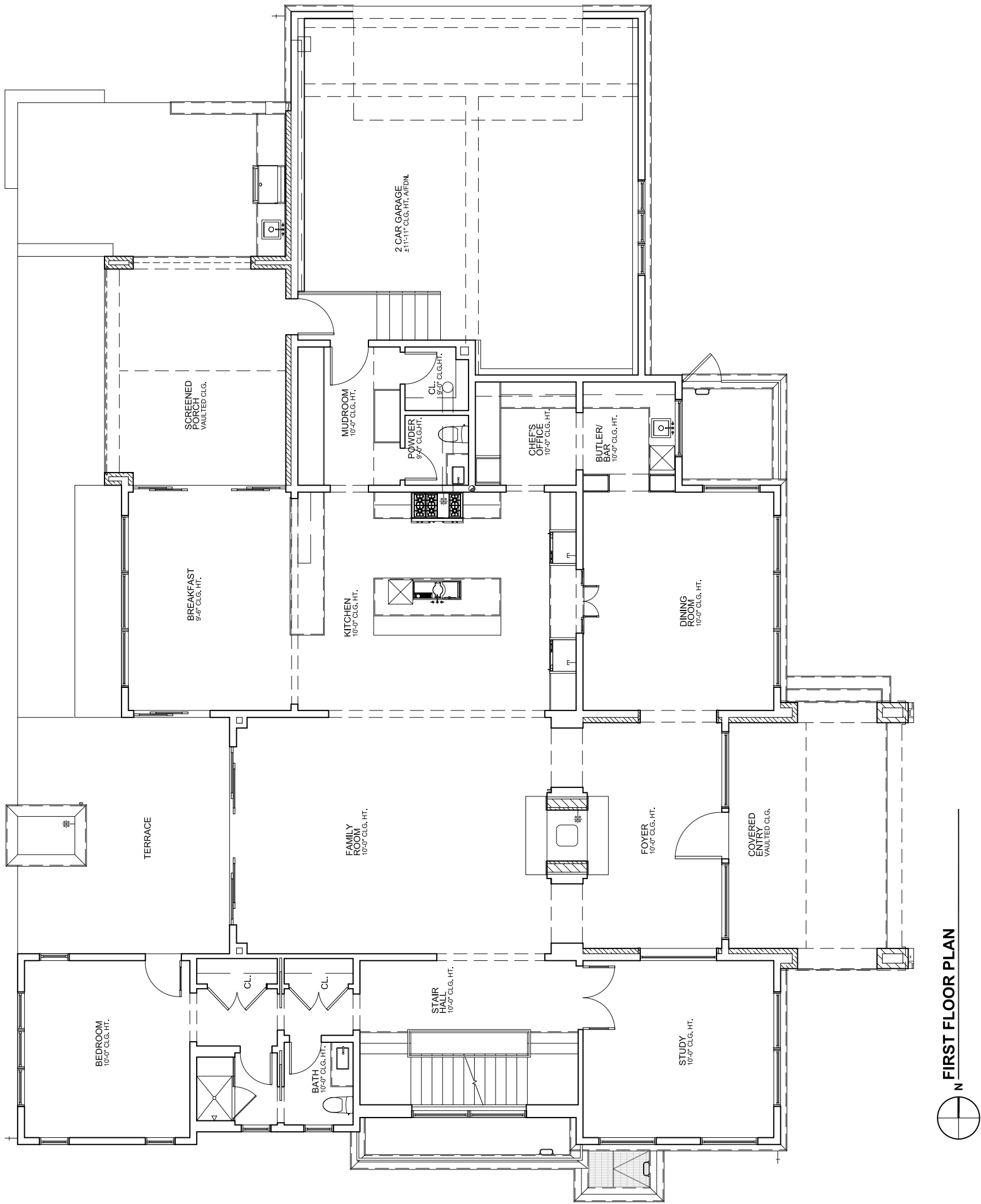


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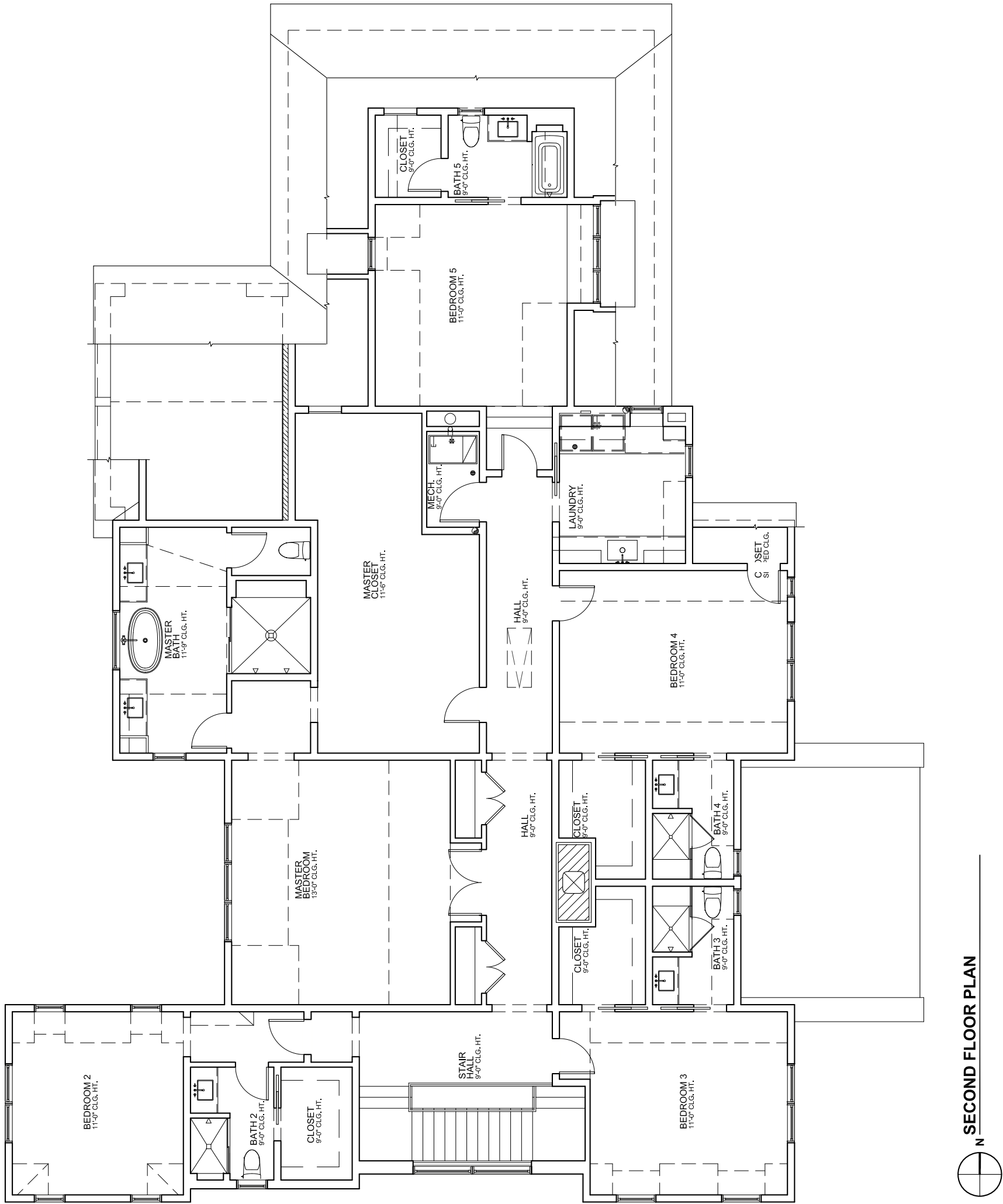


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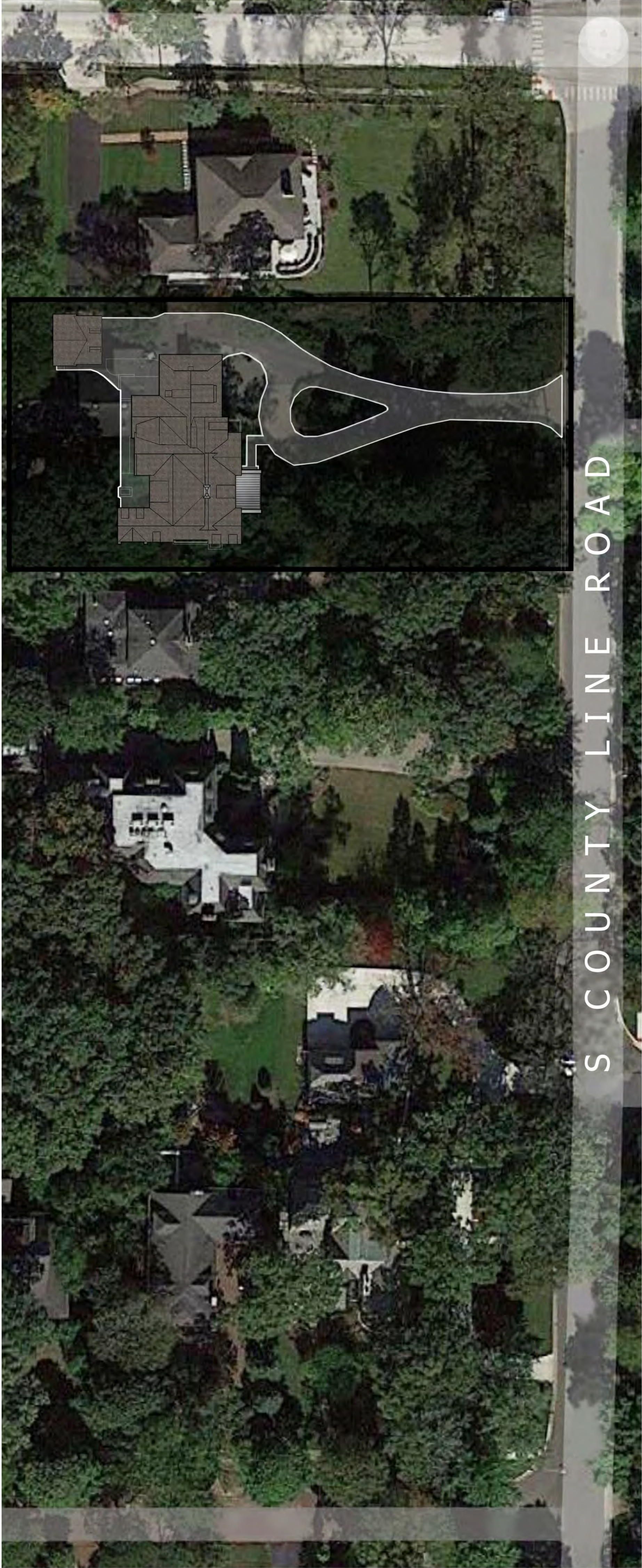










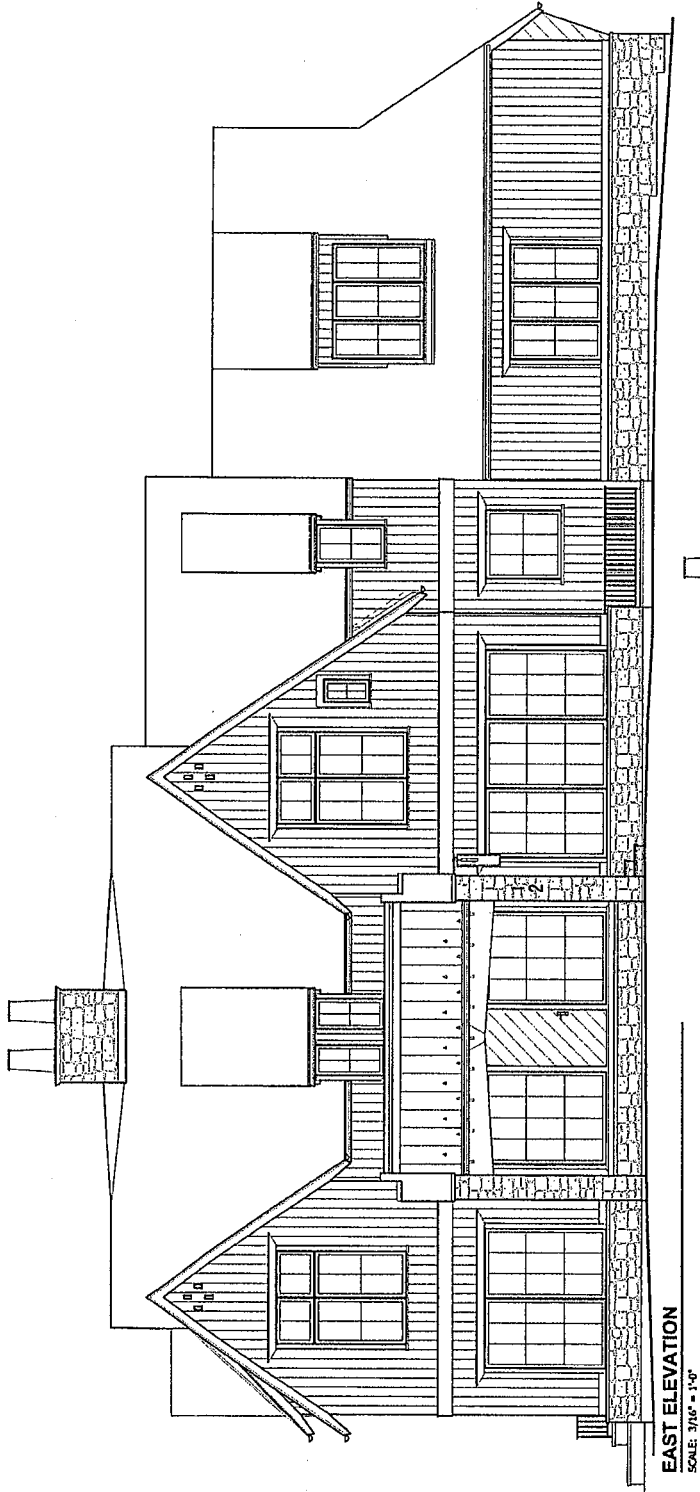


PROPOSED

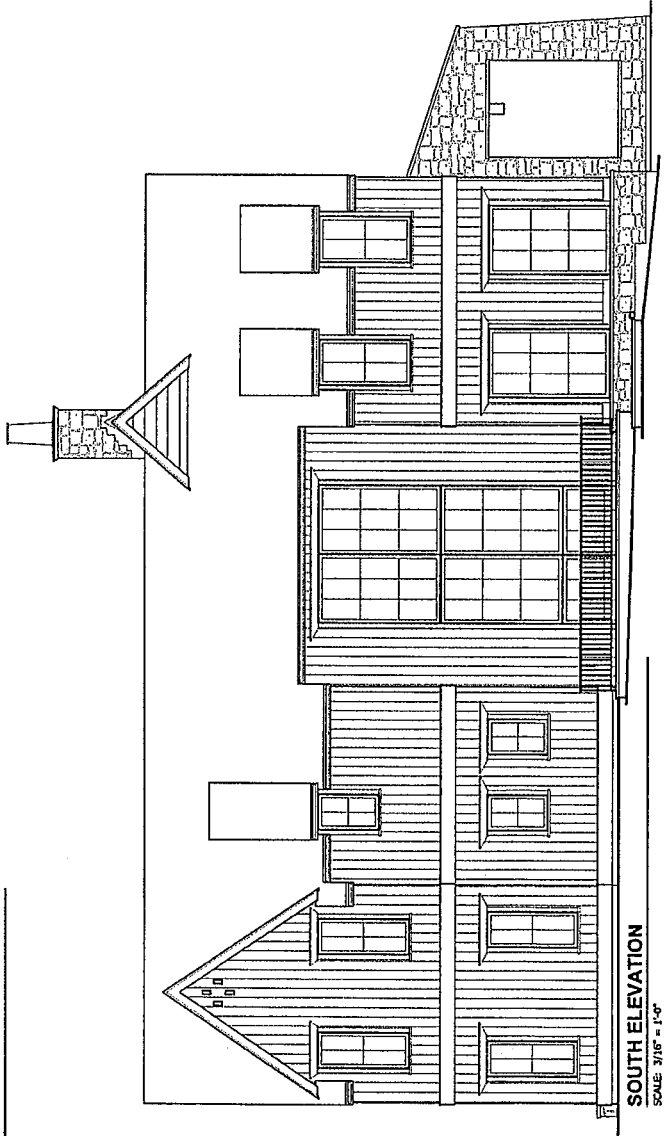


EXISTING





EAST ELEVATION  
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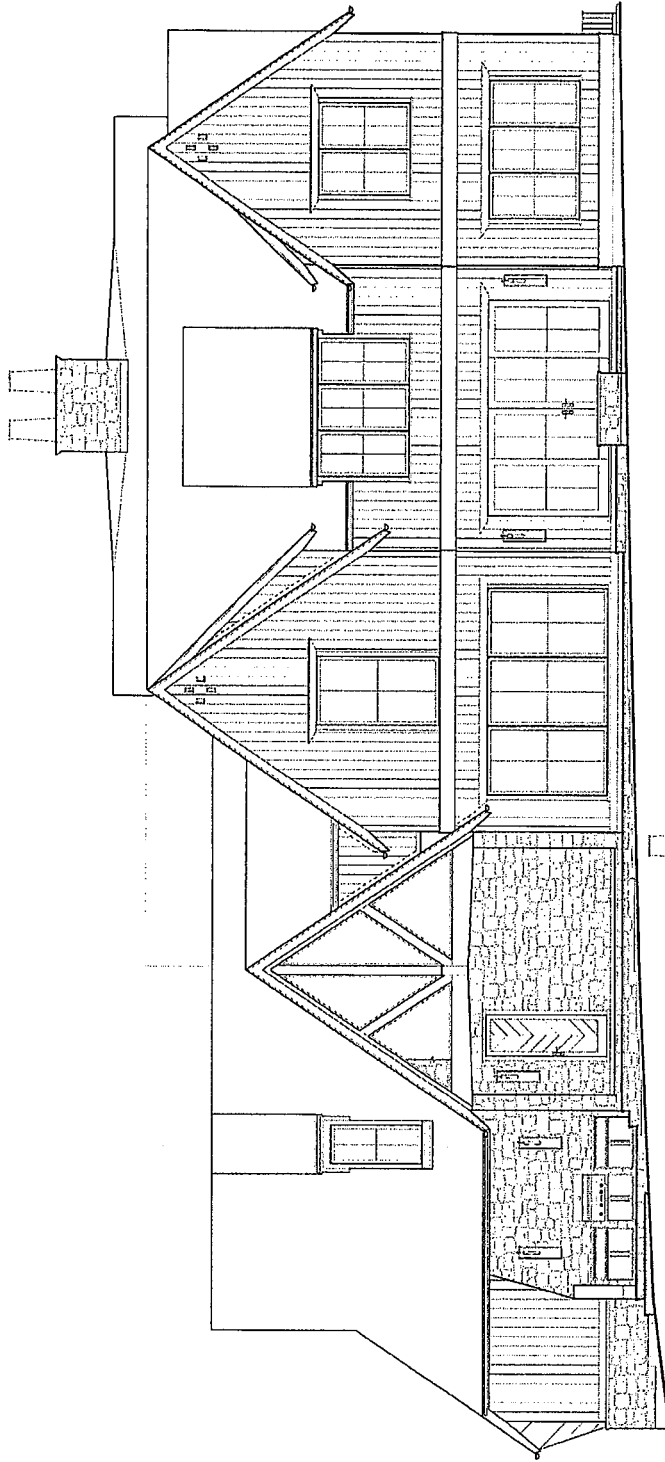


SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

g haben house  
125 COUNTY LINE ROAD  
MINSOALE, IL 61212  
10.15

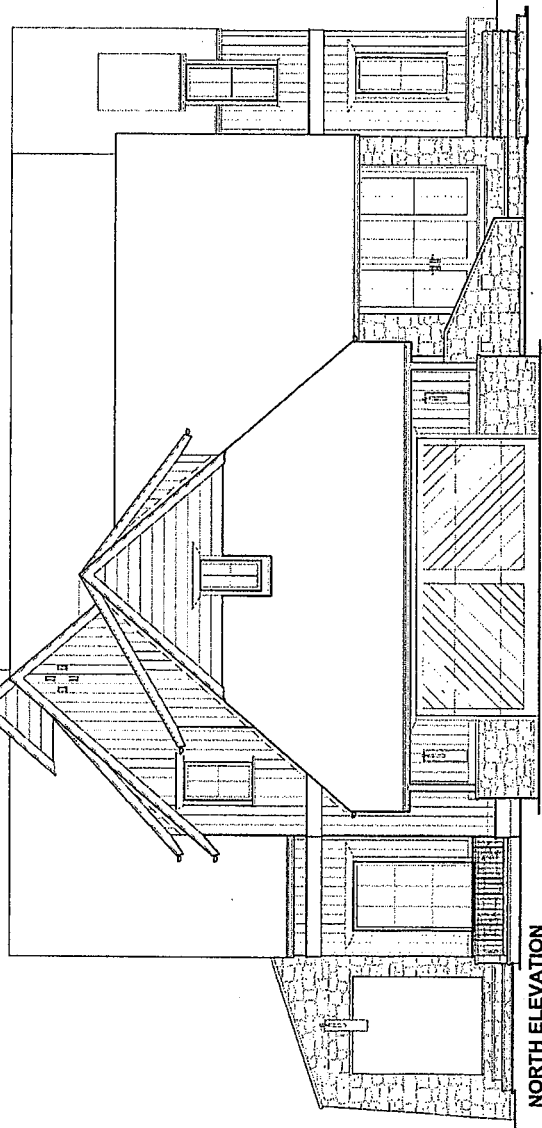
[moment] DESIGN  
- ARCHITECTURE + INTERIORS  
535.625.8181 www.momentdesign.net





WEST ELEVATION

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



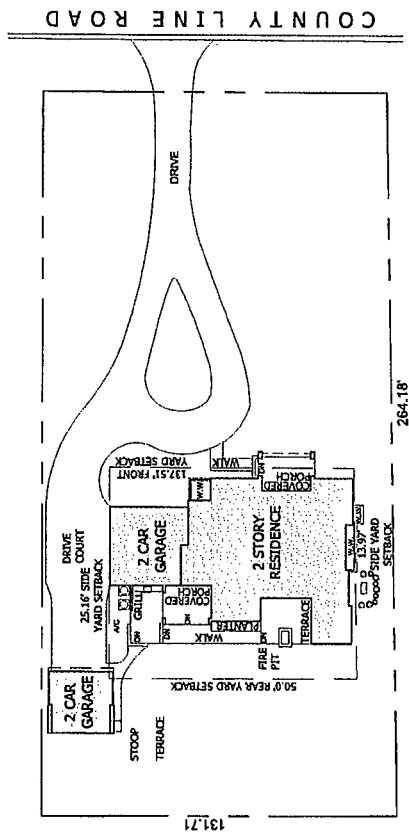
NORTH ELEVATION

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

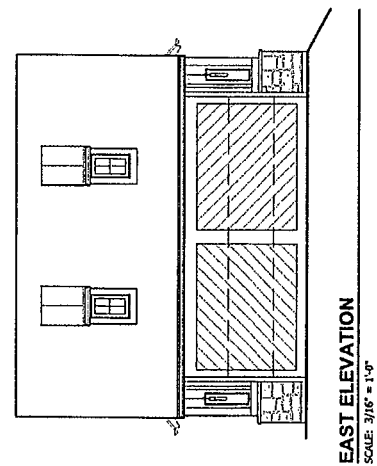
[moment] DESIGN  
ARCHITECTURE + INTERIORS  
630 826 8161 www.momentdesign.net

ghaben house  
255 COUNTY LINE ROAD  
HINSDALE, IL 60142  
01.21.20 19.15

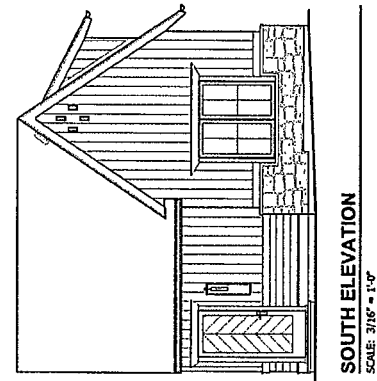




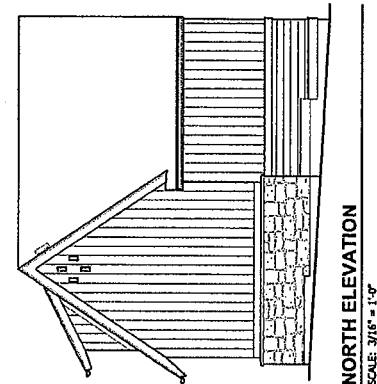
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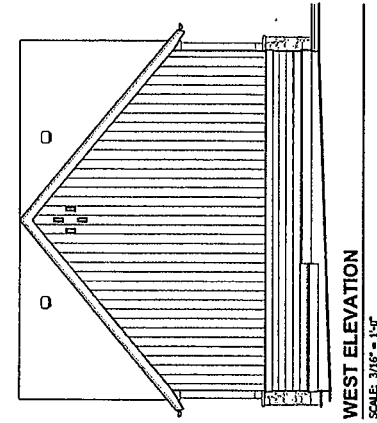
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SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

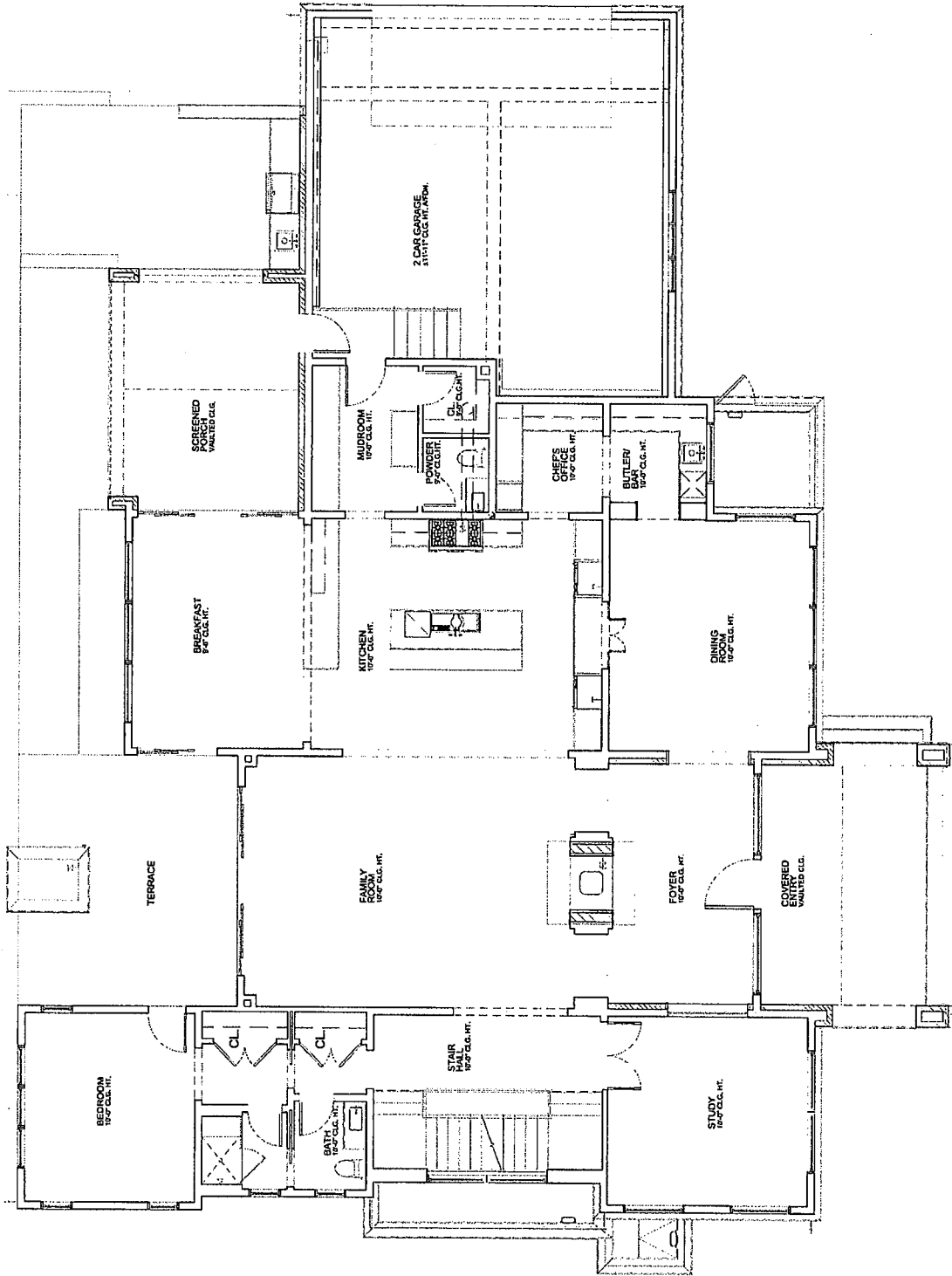


**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



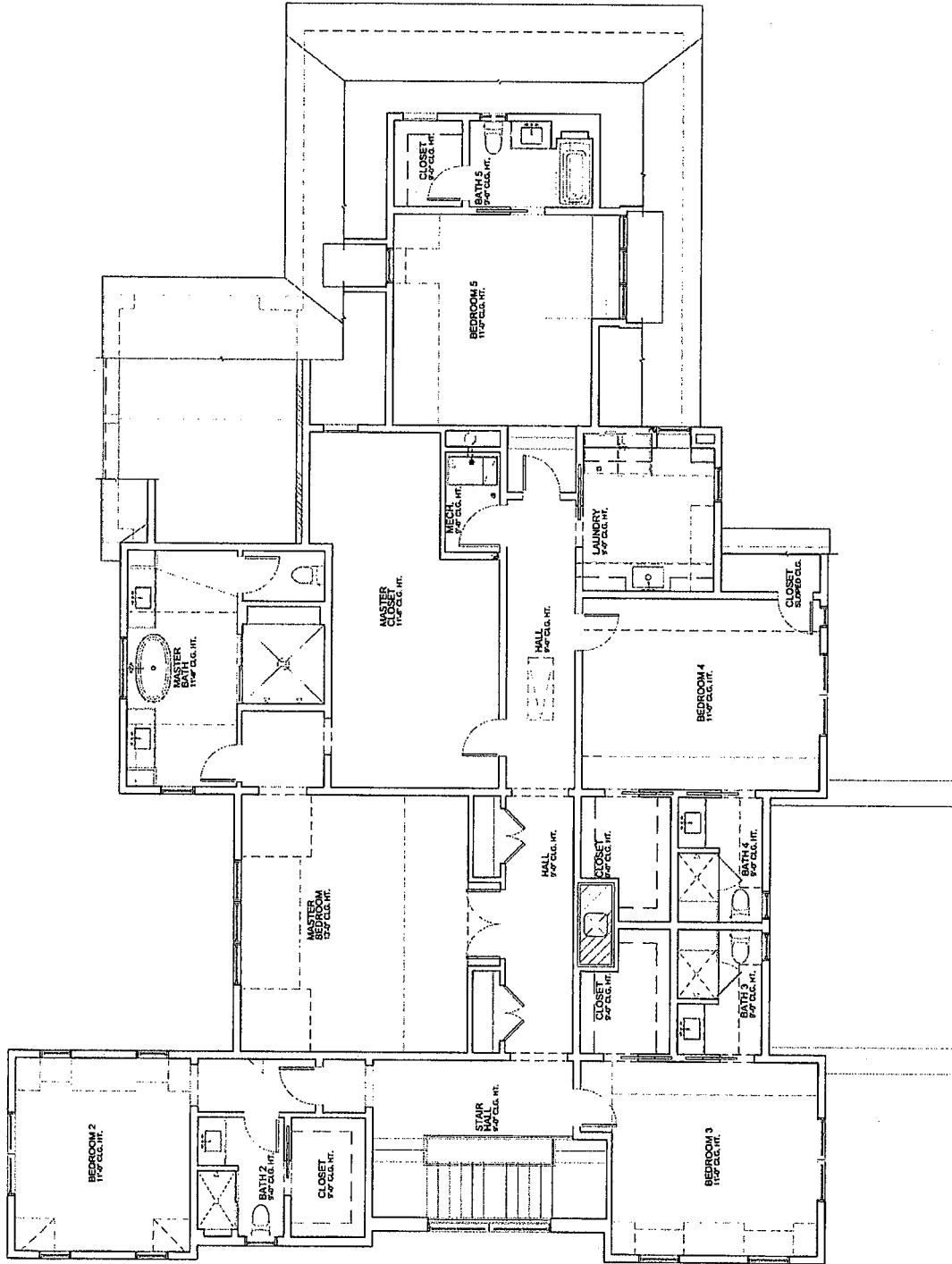


**FIRST FLOOR PLAN**  
 N SCALE: 3/16" = 1'-0"  
 FIRST FLOOR: 2869.1 SQ. FT.  
 GARAGE: 750.5 SQ. FT.  
 SCREENED PORCH: 256.5 SQ. FT.

ghaben house  
 12 S. COUNTY LINE ROAD  
 HINSDALE, IL 60142  
 91.21.10 19.15

[moment] DESIGN  
 ARCHITECTURE + INTERIORS  
 530 622 6141 www.momentdesign.net





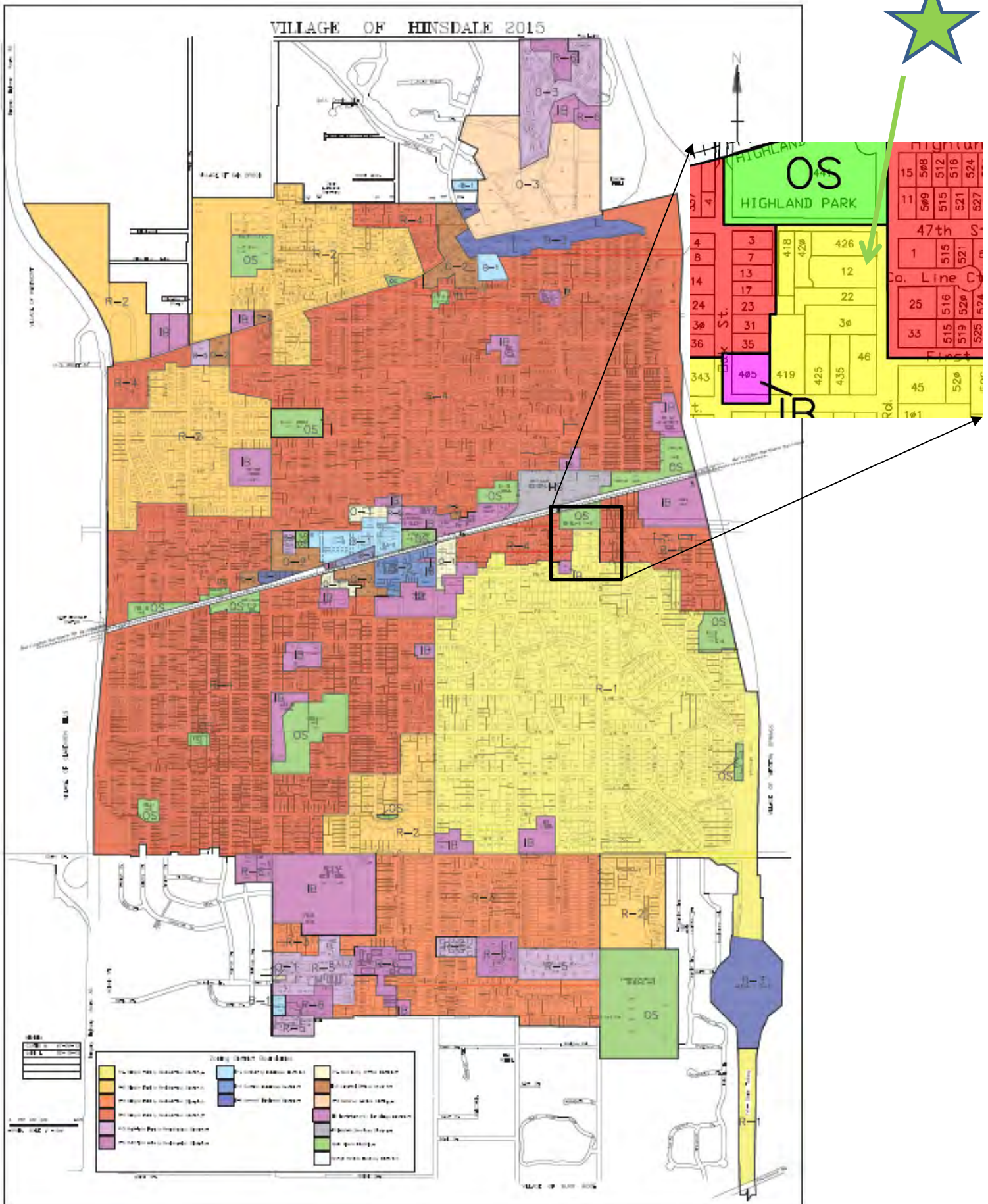

**N SECOND FLOOR PLAN**  
 AREA: 3139.5 SQ. FT.  
 UNFINISHED AREA: 292.50 SQ. FT.  
 SCALE: 3/16" = 1'-0"

ghaben house  
 12 S. COUNTY LINE ROAD  
 HINSDALE, IL 60141-2015

[moment] DESIGN  
 ARCHITECTURE + INTERIORS  
 630.613.8161 www.momentdesign.net

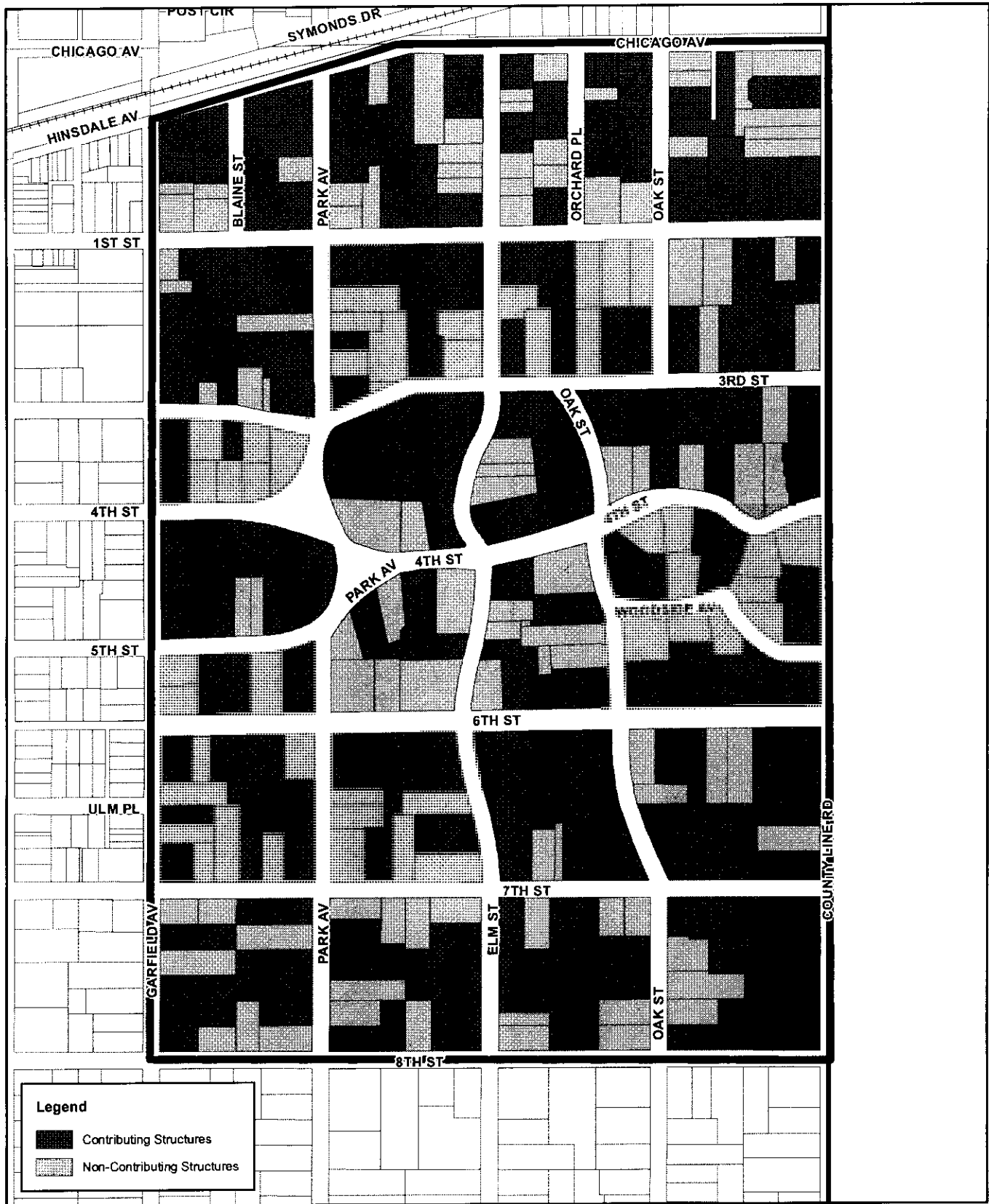


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





# ROBBINS PARK HISTORIC DISTRICT





## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

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

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



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

## **B. Design Standards:**

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



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

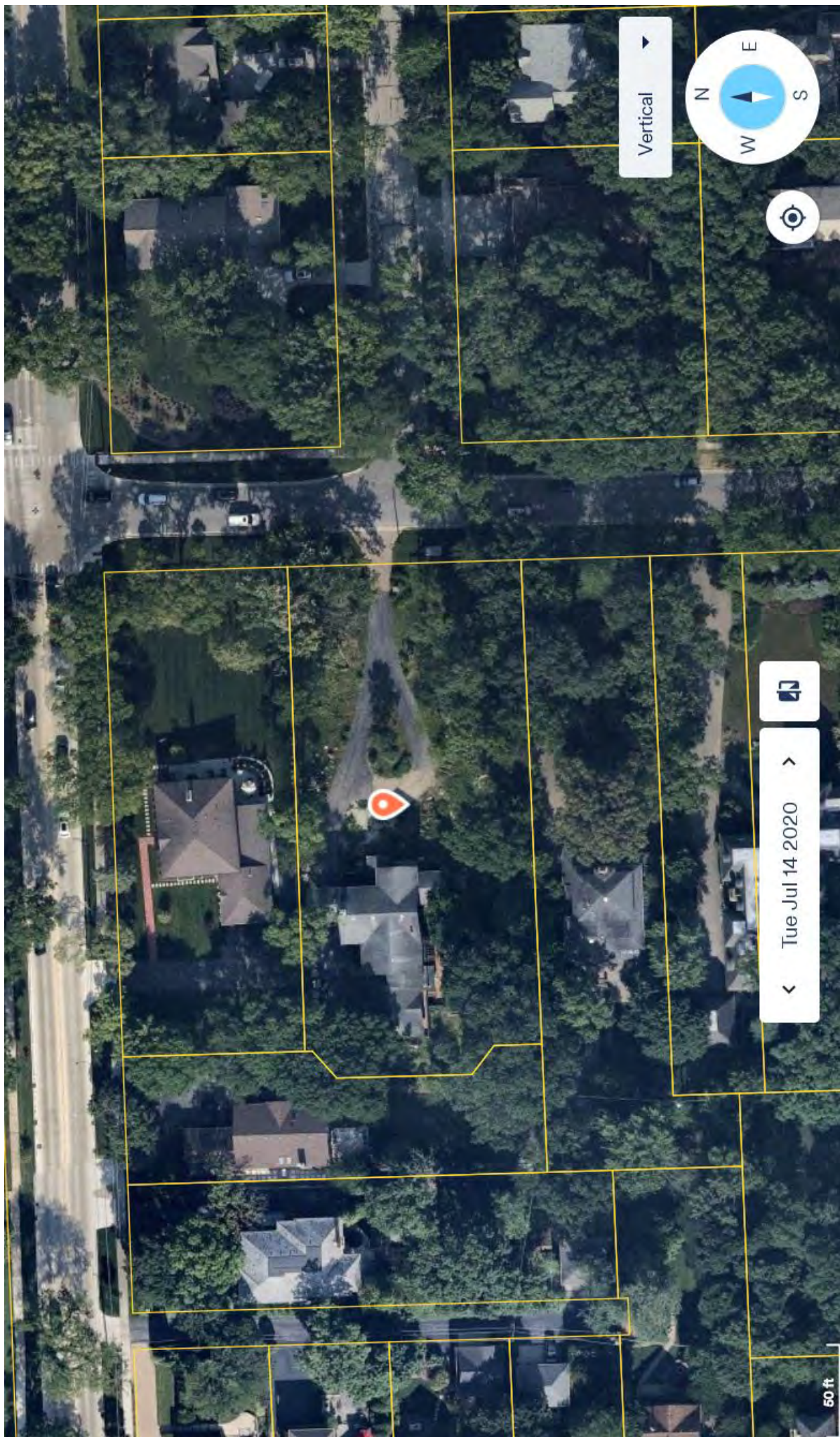
Section number 7 Page 7

Robbins Park Historic District  
Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORICNAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
230	E CHICAGO	Neo-Traditional	2000		NC	-			
304	E CHICAGO	Queen Anne - Free Classic	c. 1895		C	NC			detached garage
332	E CHICAGO	Gable Front	c. 1885		C	-			
418	E CHICAGO	Prairie	c. 1910		C	C			detached garage
420	E CHICAGO	Tudor Revival	1977		NC	-	Jankowsky, George	Mac Diarmad-Polumbo, Inc.	
426	E CHICAGO	Neo-Traditional	1971	Wright, Fred House	NC	-	Kramer, Peter S.	Mangan, John Jr., Inc.	
12	S COUNTY LINE	Prairie	1905	Blackman, Jr., Willis House	C	-	Spencer & Powers		
22	S COUNTY LINE	American Four-square	c. 1910		NC	NC			detached garage
30	S COUNTY LINE	Neo-Traditional	2001-02		NC	-			
46	S COUNTY LINE	Tudor Revival	1928	Smith, Stewart B. House	C	C	Zook, R. Harold	Mellbom Bros.	detached garage
118	S COUNTY LINE	Split-Level	1958	Roudebush, Mr. & Mrs. Marshall House	C	-	Soucek, Lambert L.	Roudebush, Marshall	
306	S COUNTY LINE	Late Prairie	1923	Klock, Harold F. Residence	C	-	Van Bergen, John	Gerschefske, Gustave	
330	S COUNTY LINE	Dutch Colonial Revival	1925	Capes, Lawrence Reginald House	C	C	Pashley, Alfred F.	Soltwisch, William & Sons	detached garage
420	S COUNTY LINE	Colonial Revival	c. 1930		C	C			detached garage
436	S COUNTY LINE	Colonial Revival	1940	Dean, Howard M. House	C	NC	West, Philip Duke		detached garage
600	S COUNTY LINE	French Eclectic	1956	Anderson, O. A. House	C	C	Edlund, Lawrence L., engineer	Bellevue Builders	detached garage
620	S COUNTY LINE	Split-Level	1958	Greer, Mr. & Mrs. R. G. House	C	-	Wendell, A. W. & Son	Wendell, A. W. & Son	
628	S COUNTY LINE	Colonial Revival	1947	Elsey, George House	C	-	Yeretsky, Norman		
636	S COUNTY LINE	Neo-Traditional	1996		NC	NC	Estenssoro, Sergio G.	Barrett Builders, Inc.	detached garage
644	S COUNTY LINE	Colonial Revival	1928	Burnell, George House	C	C	Harlow, M. Jr.		detached garage



Attachment 6: Aerial View 12 S. County Line Road








## MEMORANDUM

**DATE:** September 2, 2020

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

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

**FROM:** Chan Yu, Village Planner 

**RE:** 24 Chicago Avenue, Unit B – Cryoeffect– New Illuminated Wall Sign - Case A-18-2020

---

### Summary

The Village of Hinsdale has received a sign application from Sign Central, on behalf of Cryoeffect, requesting approval to install a new illuminated wall sign at 24 Chicago Avenue, unit B, within the Historic Downtown District in the B-1 Community Business District.

### Request and Analysis

The requested wall sign will feature aluminum channel letters, acrylic face and internally illuminated by white LEDs. The featured colors of the wall sign include light blue, light green and white text. The proposed sign is 3' tall and 12'-6" wide for an area of 37.5 SF.

The former business Freeze Fix, and next door tenant, Elysian Nail Spa wall signs are 2' tall and 8' wide for an area of 16 SF each. The maximum allowable area for wall signage is based on 5 percent of the square footage of the wall for the multi-tenant building (1,300 SF) and is 65 SF. The proposed 37.5 SF Cryoeffect wall sign and 16 SF Elysian Nail Spa combine for an area of 53.5 SF and is Code compliant.

### Process

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

### Attachments:

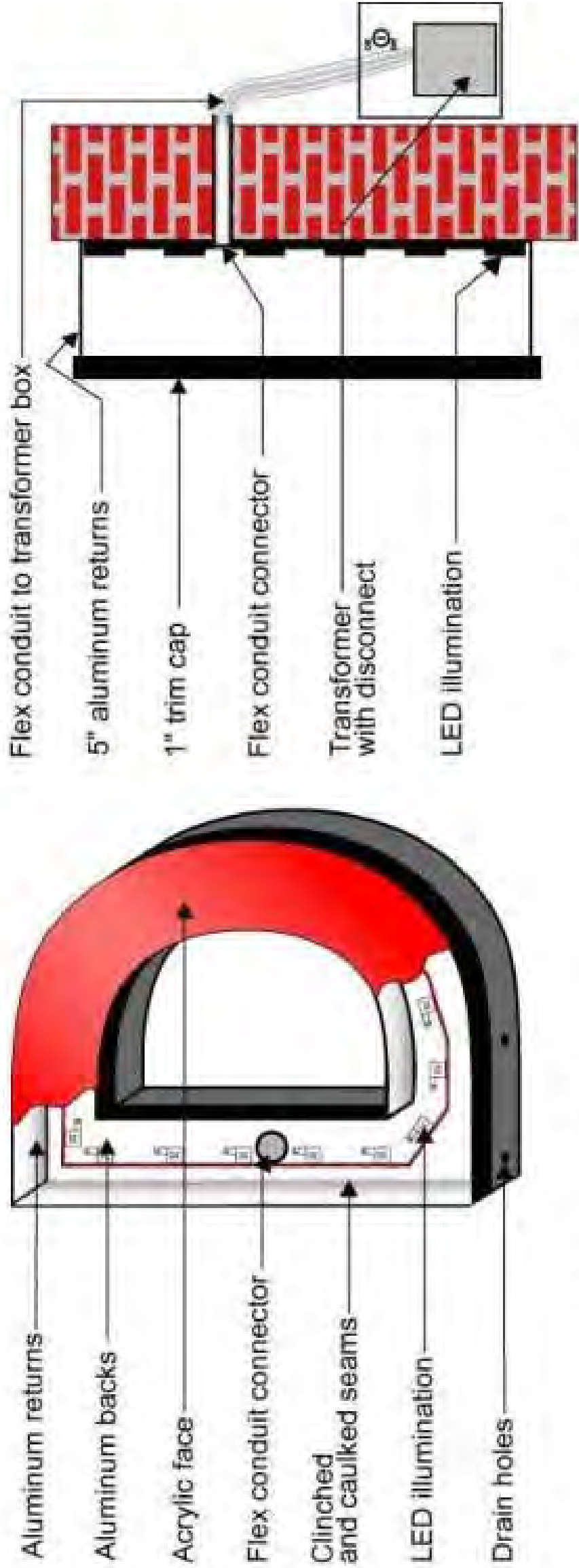
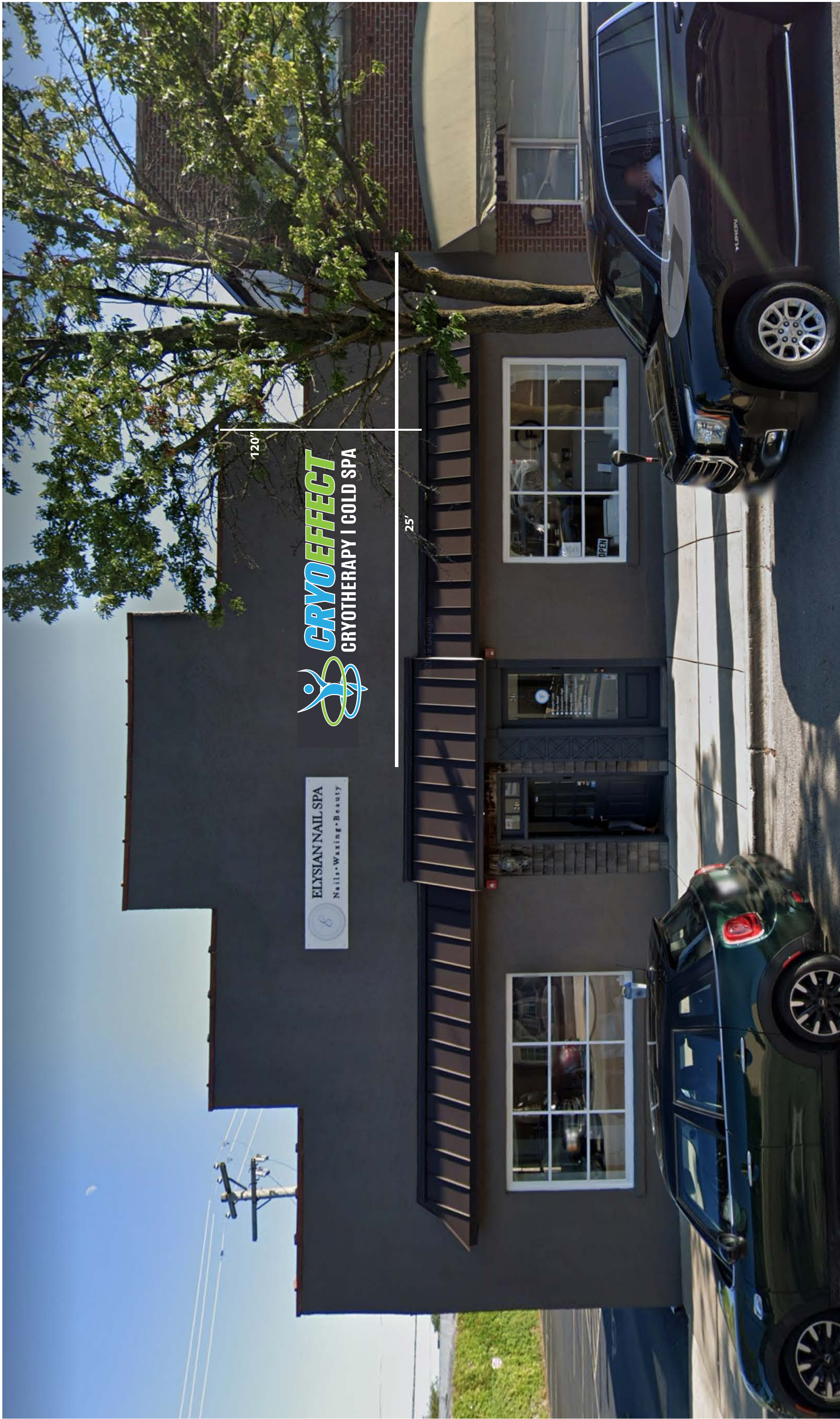
Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 24 Chicago Avenue



Illuminated Channel letters  
Flush Mounted  
Installed in Hinsdale



FRONT VIEW

SIDE VIEW FLUSH MOUNT



I HAVE PROOFED MY ORDER FOR SPELLING, GRAMMAR, LOCATION AND PRINT COLORS AND APPROVE THE FINISHED JOB. I REQUEST THAT PRODUCTION BEGIN AND UNDERSTAND THAT I AM RESPONSIBLE FOR ERRORS AND FURTHER CHANGES.

☐ YES. This artwork proof and its details are correct.

☐ NO. This artwork proof is not correct. See changes indicated (A new proof will be re-sent with changes for approval.)

AUTHORIZED SIGNATURE

DATE





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: CRYO EFFECT  
Address: 2413 CHICAGO AVE  
City/Zip: HINSDALE 60521  
Phone/Fax: ( )        /         
E-Mail:         
Contact Name: AJAY

**Contractor**

Name: SIGN CENTRAL  
Address: 34039 N. HAINESVILLE  
City/Zip: ROUND LAKE IL  
Phone/Fax: 847 543 17600  
E-Mail: jack@signcentral.com  
Contact Name: JACK BUTTACAVO

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** Please Select One

**SIGN TYPE:** Please Select One

**ILLUMINATION** Please Select One

ILLUMINATION CHANNEL LETTERS  
WITH LED

**Sign Information:**

Overall Size (Square Feet): 37.5 (3' x 12 1/2')

Overall Height from Grade: 14' Ft.

Proposed Colors (Maximum of Three Colors):

- ①
- ②
- ③

**Site Information:**

Lot/Street Frontage:       

Building/Tenant Frontage: 50'

Existing Sign Information:

Business Name: CRYO EFFECT

Size of Sign: 37 1/2 Square Feet

Business Name:       

Size of Sign:        Square Feet

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

JACK BUTTACAVO  
Signature of Applicant

5-18-2020  
Date

REBECCA HOFMAN  
Signature of Building Owner

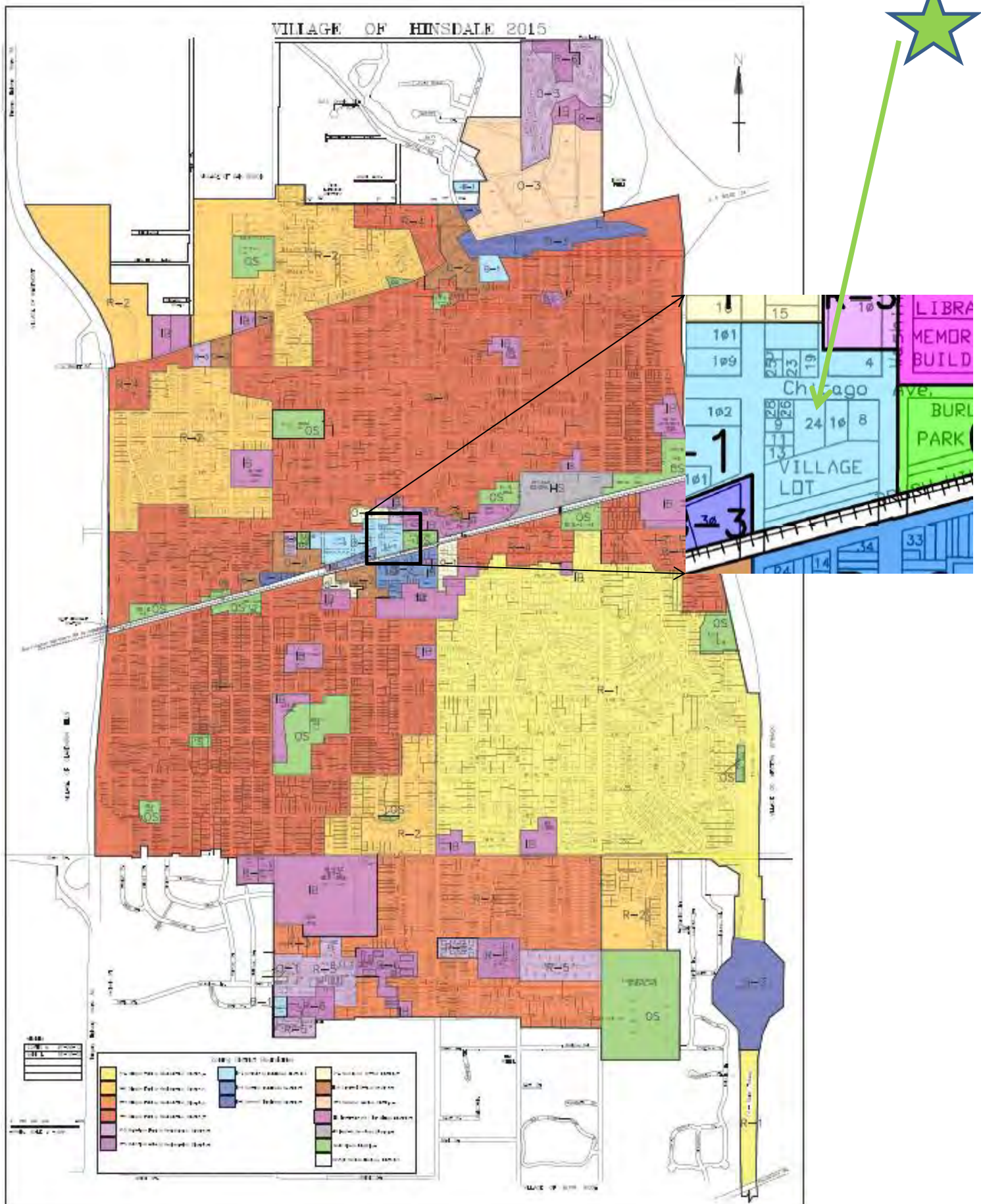
5-18-2020  
Date ATTACHED EMAIL

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

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

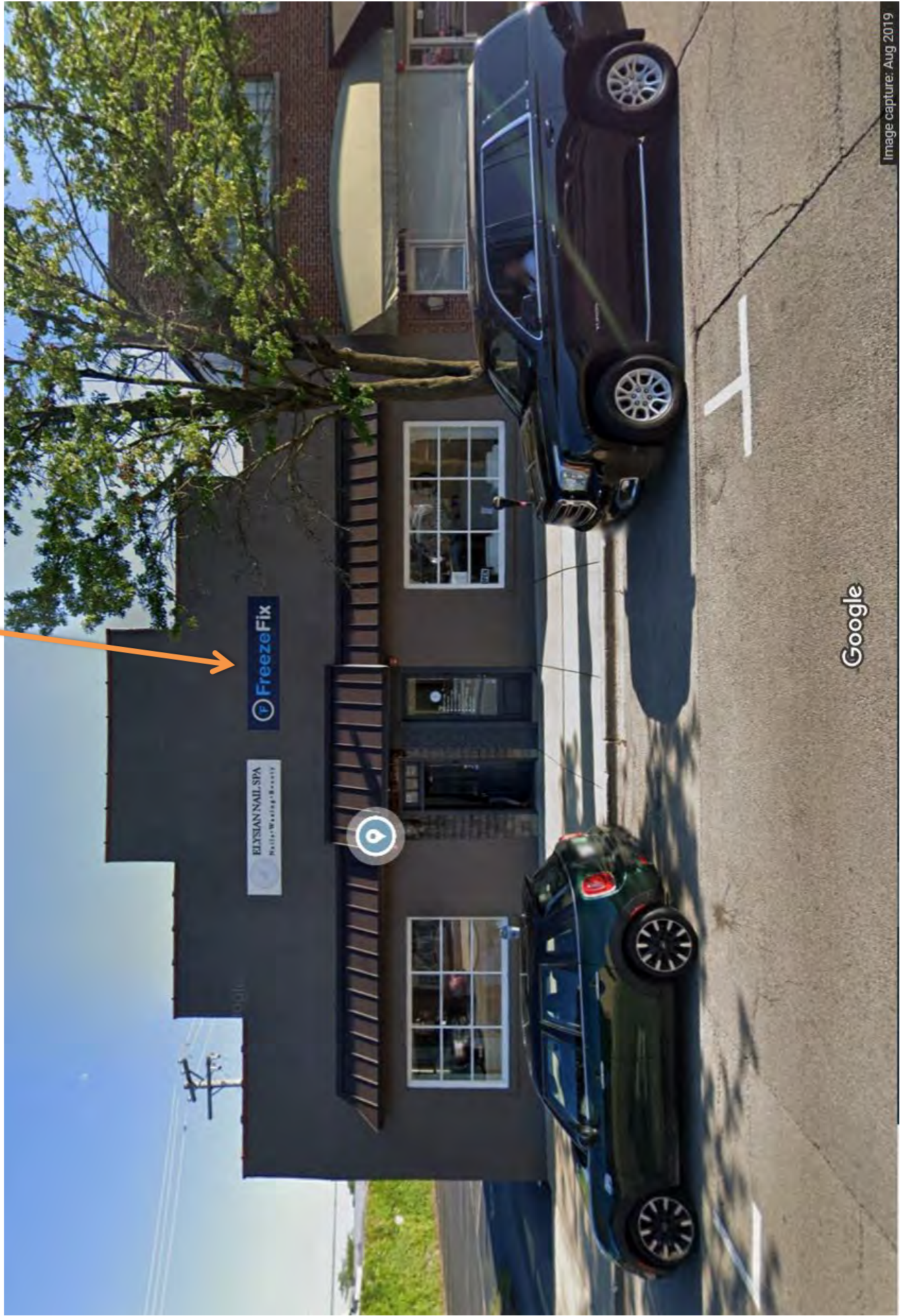


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Street View 24 Chicago Ave., unit B (facing south)**  
**Proposed Sign Location**








## MEMORANDUM

**DATE:** September 2, 2020

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

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

**FROM:** Chan Yu, Village Planner 

**RE:** 108 S. Washington St. – County Line Properties – Reface Existing Wall Sign  
Case A-21-2020

---

### Summary

The Village of Hinsdale has received a sign application from Sign Identity on behalf of County Line Properties to reface an existing wall sign at 108 S. Washington Street in the B-2 Central Business District and within the Historic Downtown District.

### Request and Analysis

The requested wall sign features dark grey and green text and green tree logo on a white background. The proposed dimensions are 3'-4" tall and 6'-7" long for an area of 21.94 SF. The proposed wall sign appears similar to the existing wall sign and comparable in size at 20.5 SF.

### Process

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

### Attachments:

- Attachment 1 – Sign Application and Exhibits
- Attachment 2 - Village of Hinsdale Zoning Map and Project Location
- Attachment 3 - Street View of 108 S. Washington Street





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

**Applicant**

Name: County Line Properties  
 Address: 108 South Washington St.  
 City/Zip: Hinsdale/60521  
 Phone/Fax: (630) 789-3030 / 630-789-4595  
 E-Mail: jack.brennan@clphomes.com  
 Contact Name: Jack Brennan

**Contractor**

Name: Sign Identity  
 Address: 415 Taft Avenue  
 City/Zip: Glen Ellyn/60137  
 Phone/Fax: (630) 942-1400 /   
 E-Mail: steve@signidentity.com  
 Contact Name: Steve Peterson

**ADDRESS OF SIGN LOCATION:** 108 South Washington Steet, Hinsdale

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

**SIGN TYPE:** Wall Sign

**ILLUMINATION** None

**Sign Information:**

Overall Size (Square Feet): 21.95 ( 79" x 40" )

Overall Height from Grade: 10 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Pantone 7540 C - Dark Gray
- ② Pantone 2259 C - Warm Green
- ③ Pantone Warm White

**Site Information:**

Lot/Street Frontage: 21 Feet

Building/Tenant Frontage: 21 Feet

Existing Sign Information:

Business Name: County Line Properties

Size of Sign: 20.5 Square Feet

Business Name: Tree

Size of Sign: 1.125 Square Feet

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

John J. Brennan  
 Signature of Applicant

06/29/2020

Date

DocuSigned by:  
Steve Peterson 6/29/2020  
 Signature of Building Owner

06/29/20

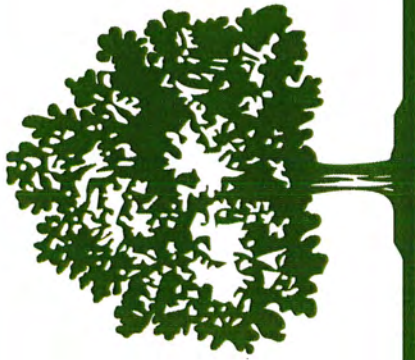
Date

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

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

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





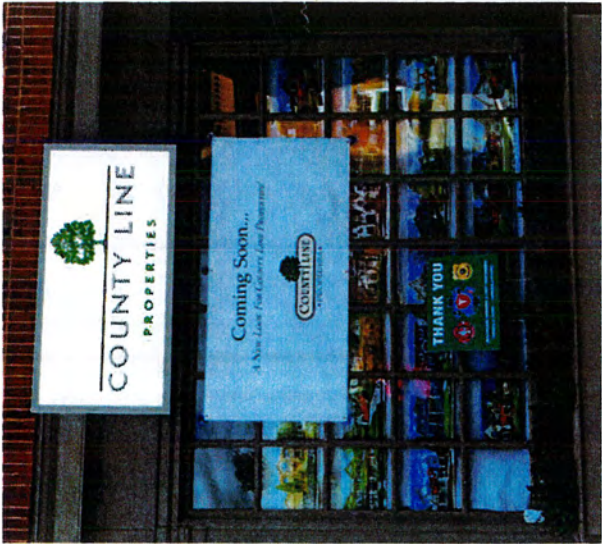
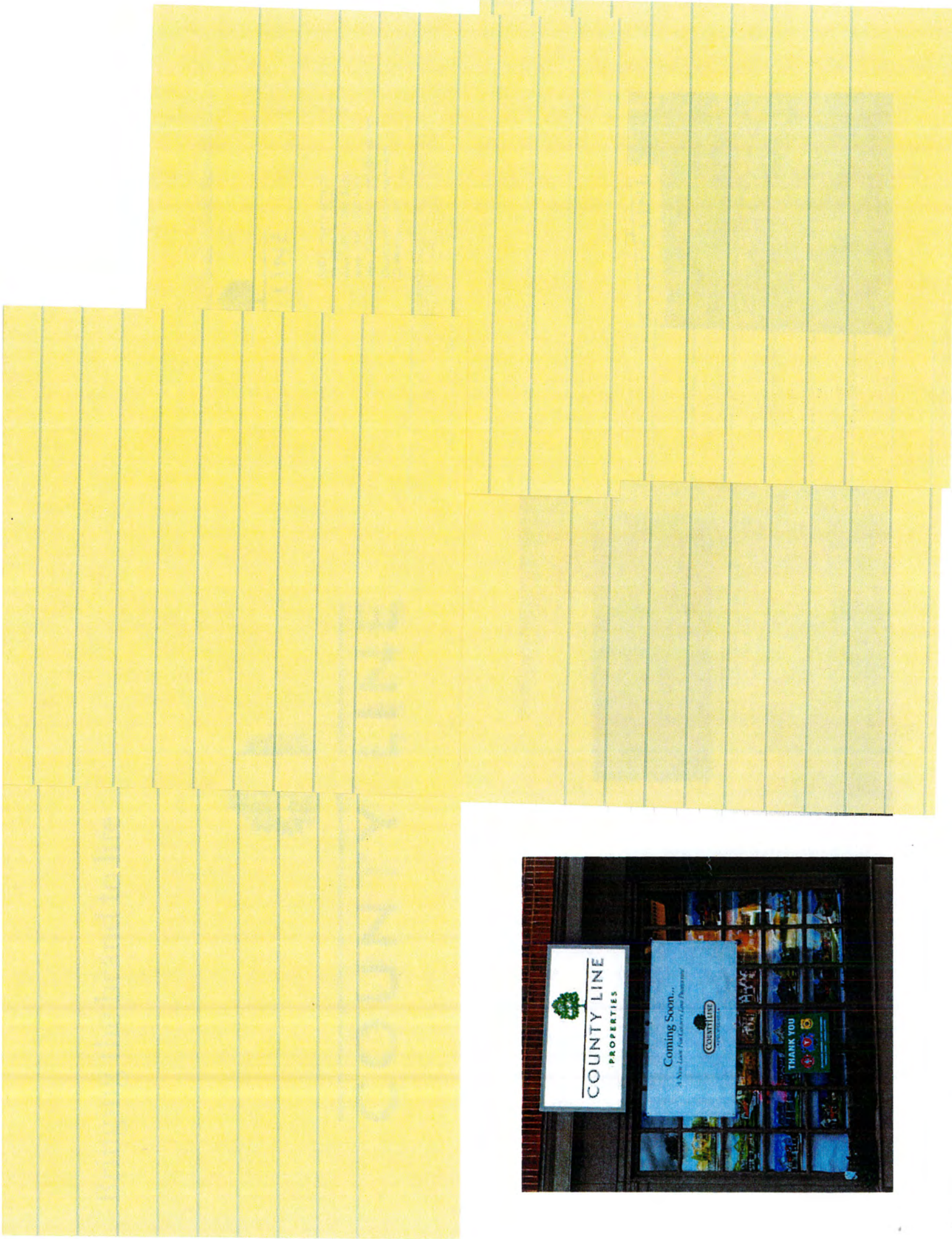
40"

COUNTY LINE

PROPERTIES

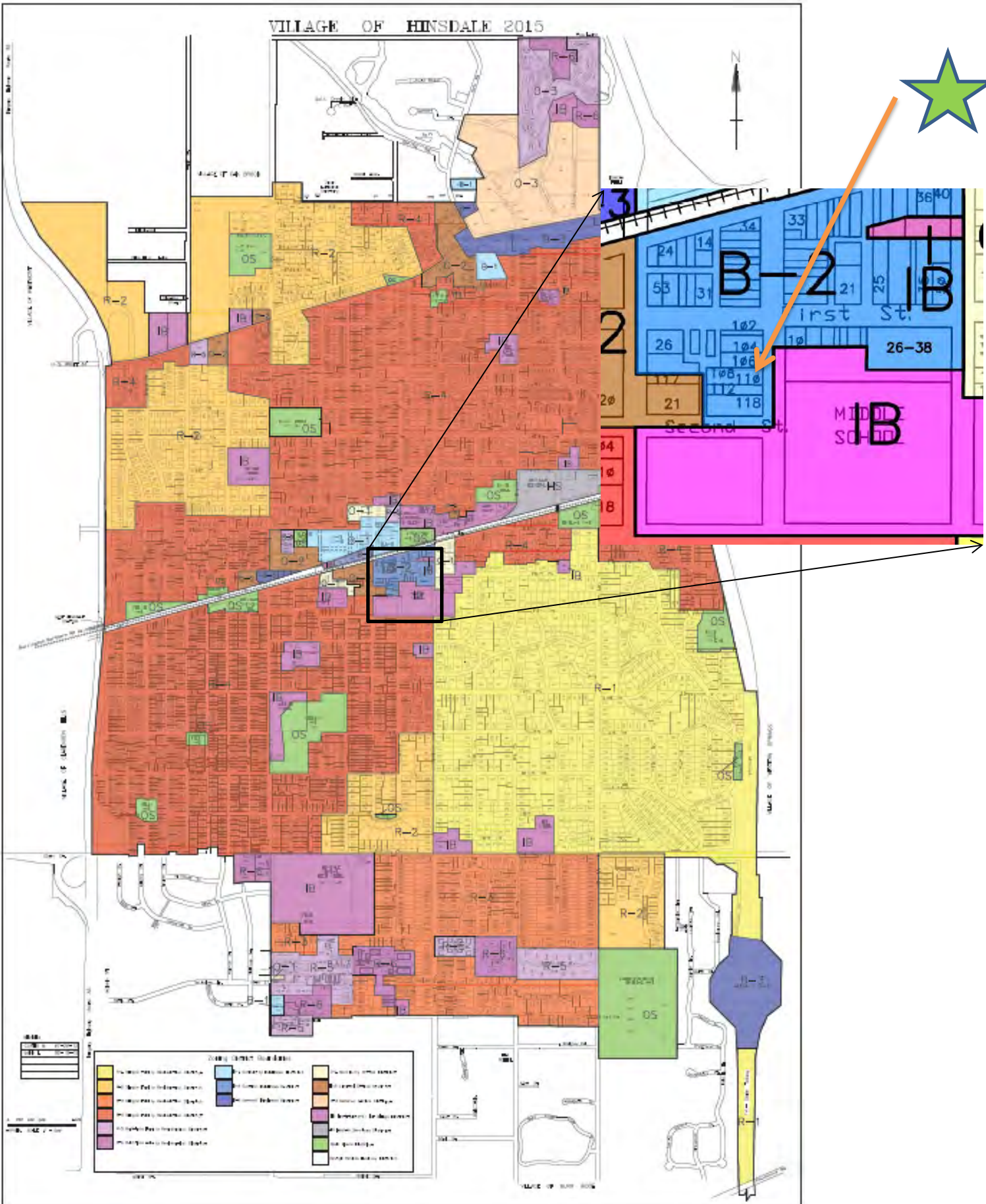
79"







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





**Attachment 3: Street View of 108 S. Washington St. (facing west)**  
**Wall Sign Replacement**








## MEMORANDUM

**DATE:** September 2, 2020

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

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

**FROM:** Chan Yu, Village Planner 

**RE:** 241 E. 1<sup>st</sup> Street – Application for Certificate of Appropriateness to Construct a New Home in the Robbins Park Historic District – Case HPC-07-2020

---

### Summary

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

### Request and Analysis

The subject property is located in the R-1 Single Family Residential (SFR) District and borders the same to the east, south and west and R-4 SFR to the north. It is a legal nonconforming vacant R-1 corner lot that is 23,379 SF in area. The applicant would like to seek the right to construct a new single family house (attached). The application includes a front (south) and side (east) elevations, site plan and floor plans of the new proposed house. Final elements of the house, including the height, lot coverage and F.A.R. have not been finalized yet.

### Process

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

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





## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness (CoA) and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - Aerial View 241 E. 1st Street





general aesthetic



over-sized coach light



brass front door



color scheme



color scheme



over-sized coach light

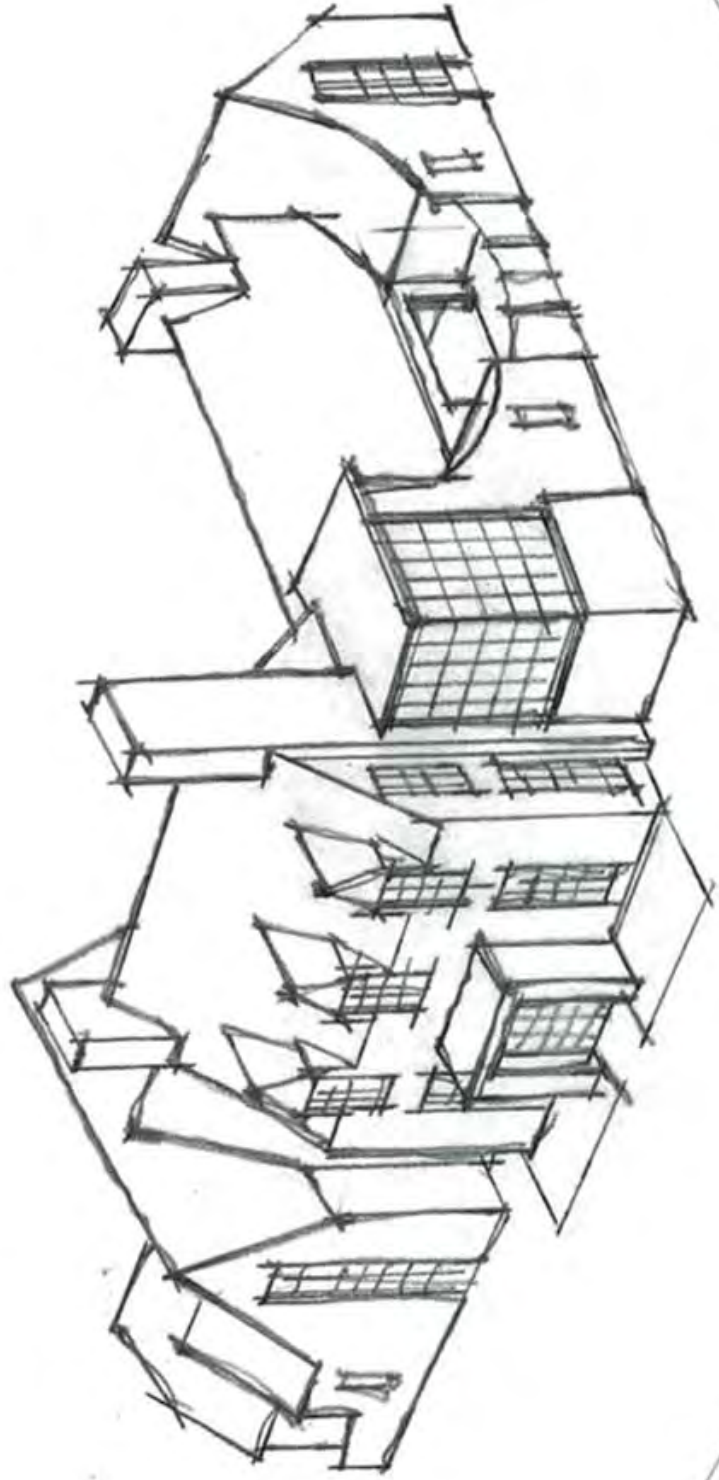


general aesthetic



stucco & limestone detail

**[moment]** DESIGN  
ARCHITECTURE + INTERIORS  
630 828 8161 [www.momentdesign.net](http://www.momentdesign.net)



first street

elm street

house massing sketch



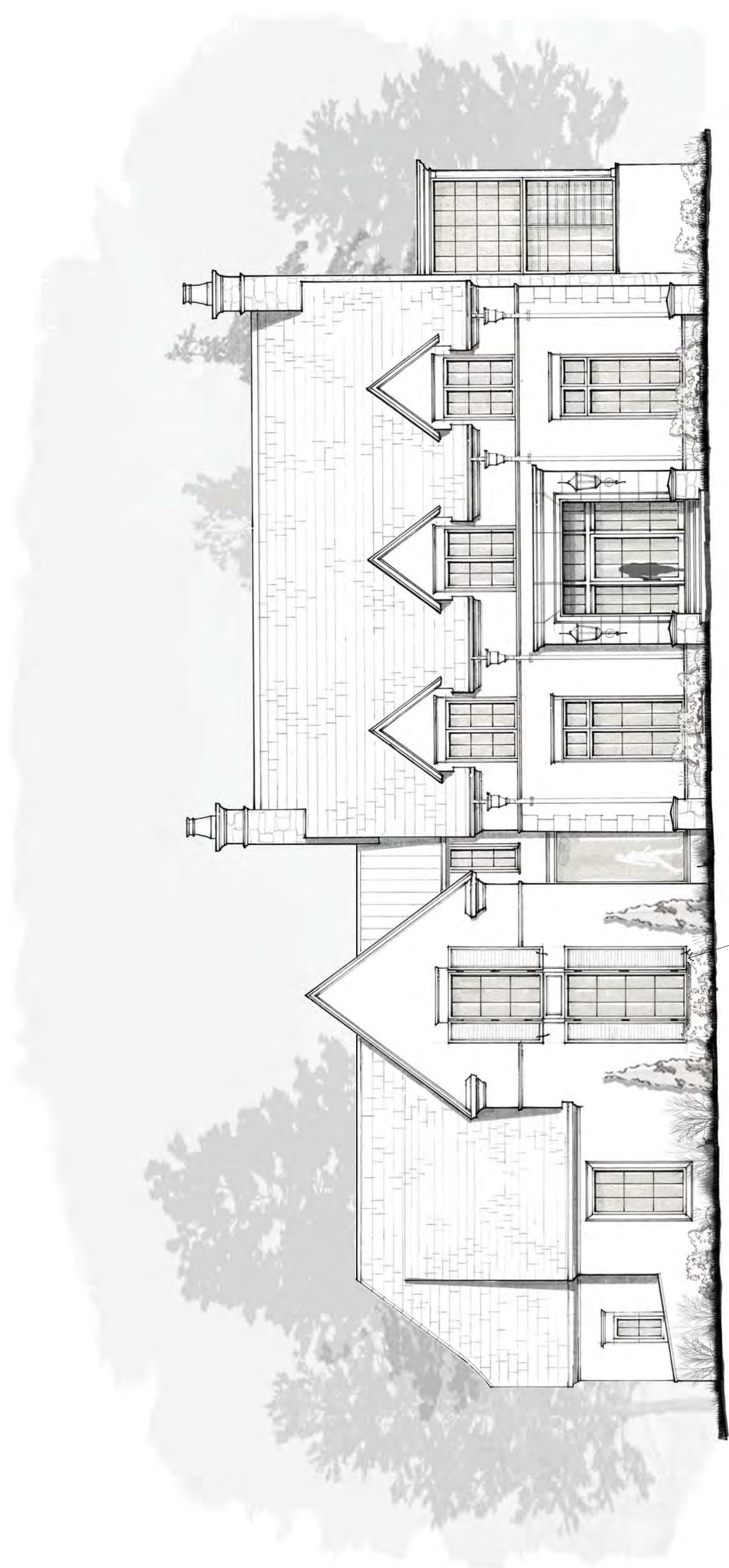
light colored stone accent



light colored stone accent

**piemonte house**  
241 E FIRST STREET  
HINSDALE, IL  
08 05 20 2014



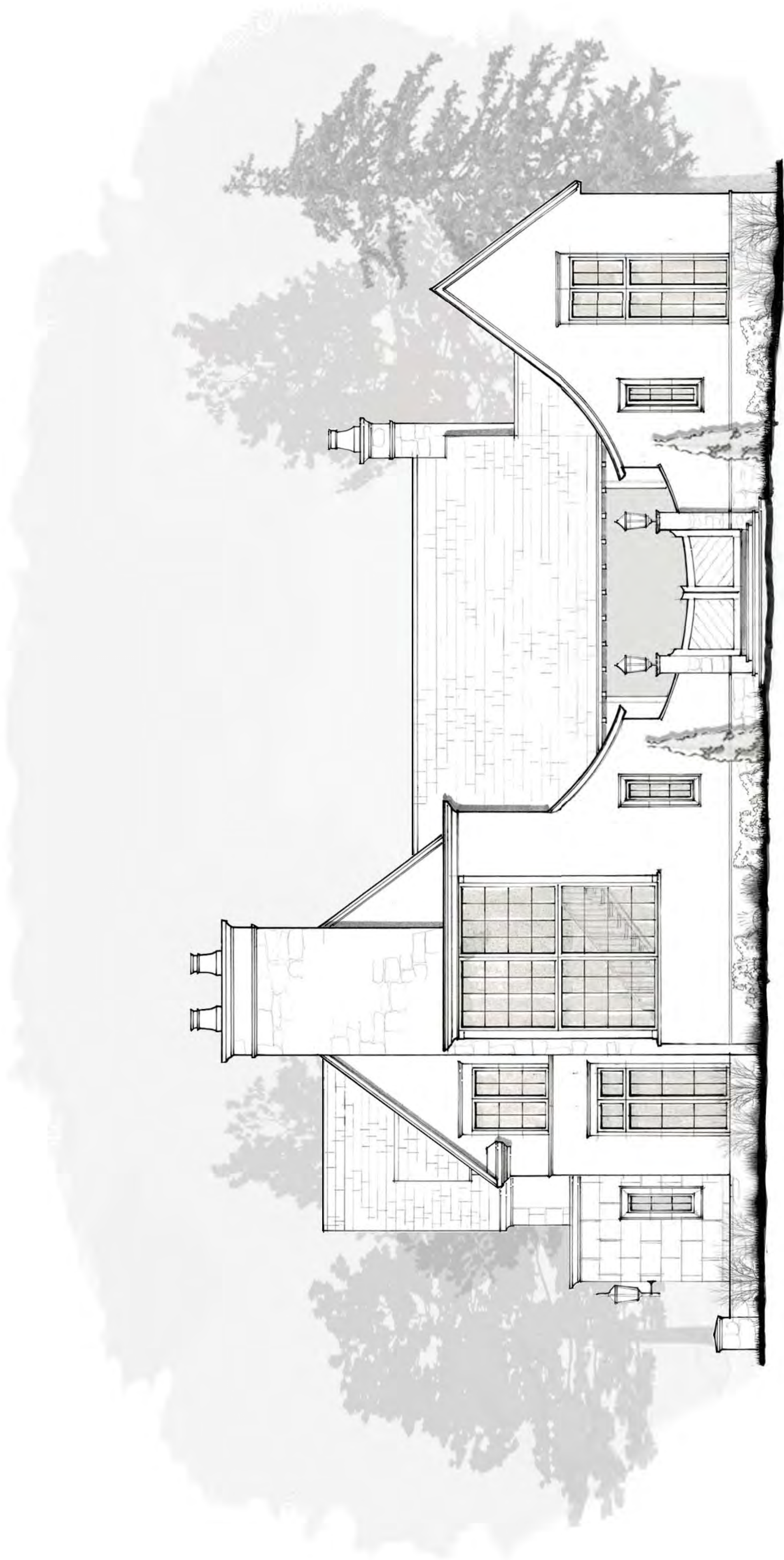


south elevation (front)

scale: 1/8"=1'-0"

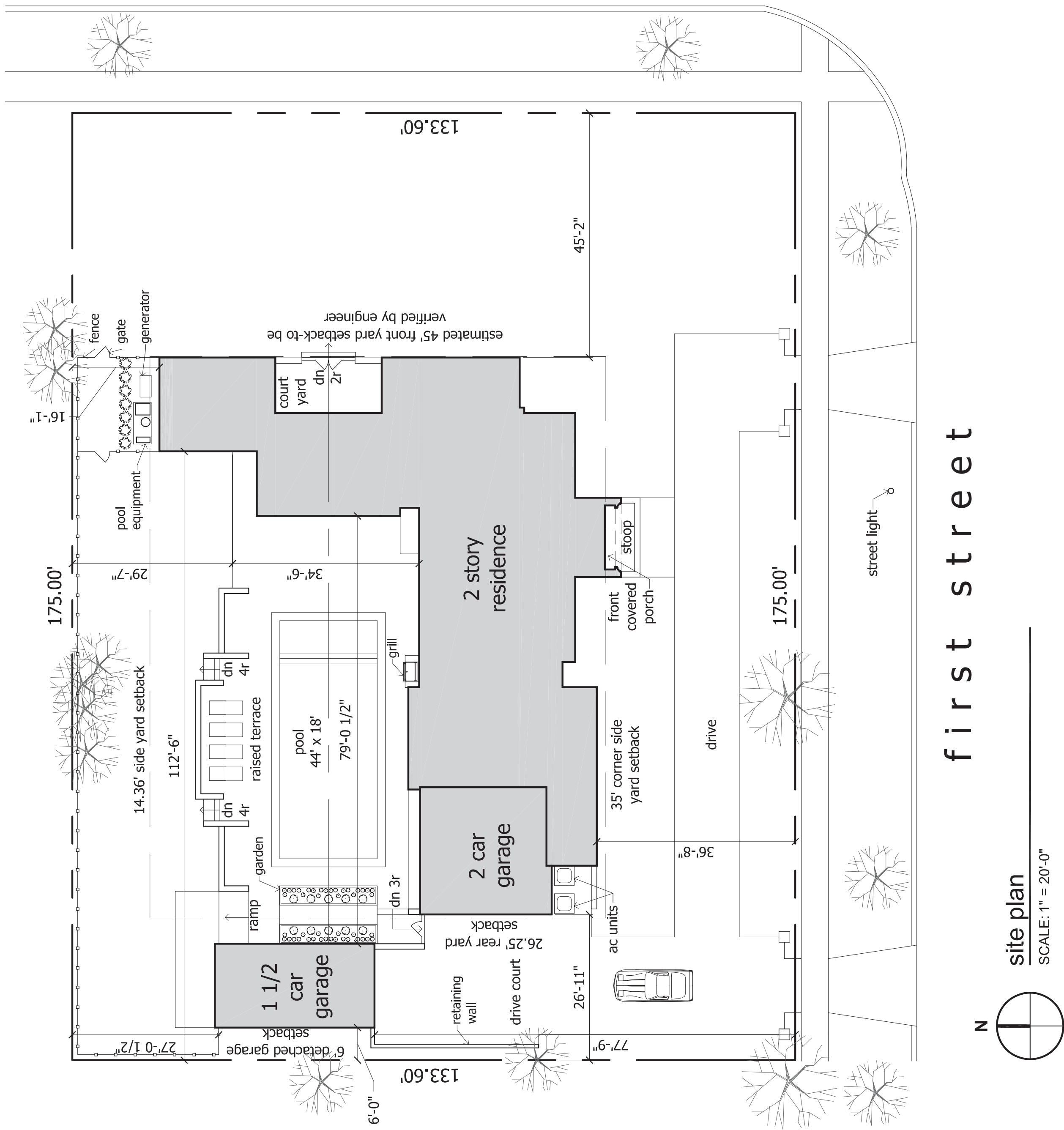
— optional shutters



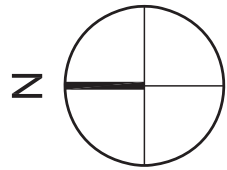
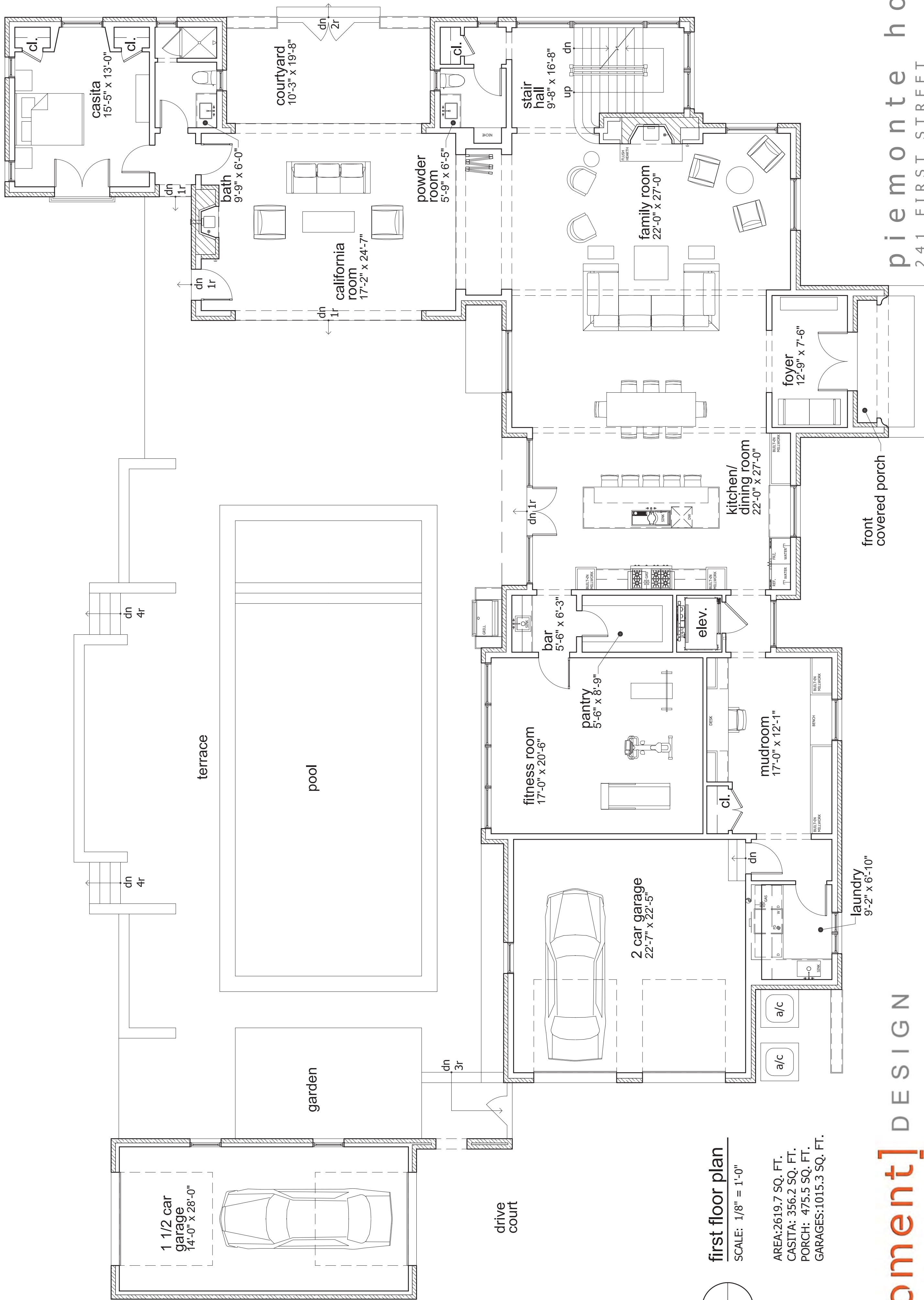


east elevation  
scale: 1/8"=1'-0"









first floor plan

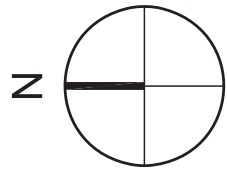
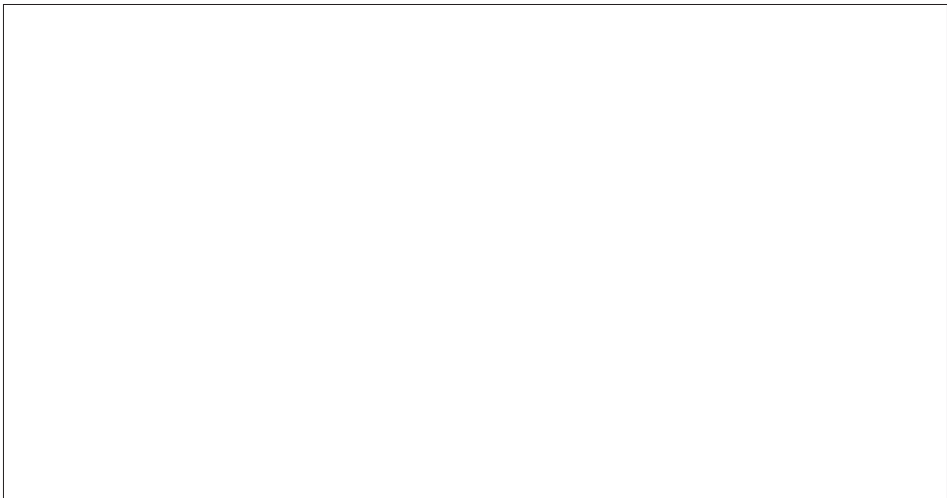
SCALE: 1/8" = 1'-0"

AREA: 2619.7 SQ. FT.  
CASITA: 356.2 SQ. FT.  
PORCH: 475.5 SQ. FT.  
GARAGES: 1015.3 SQ. FT.

**[moment]** DESIGN  
ARCHITECTURE + INTERIORS  
630 828 8161 [www.momentdesign.net](http://www.momentdesign.net)

piemonte house  
241 FIRST STREET  
HINSDALE, IL  
08 05 20

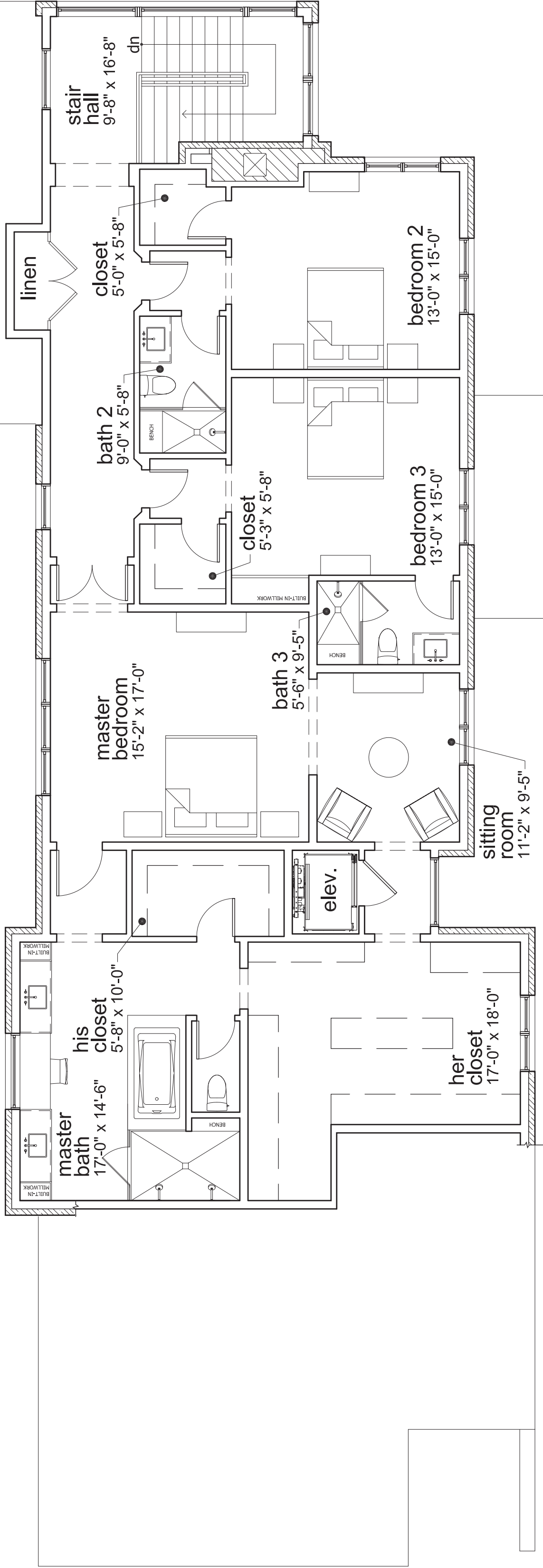




**second floor plan**

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

AREA: 2229.1 SQ. FT.





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

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

Address \_\_\_\_\_ of \_\_\_\_\_ Property \_\_\_\_\_ under \_\_\_\_\_ review:  
Property Identification Number: 09-12-203-026

**I. GENERAL INFORMATION**

1. Applicants Name: Chicago Title Land Trust Co., as Trustee  
Address: Under Trust Agreement dated May 19, 2020  
and known as Trust. NO. 8002383323  
Telephone Number: \_\_\_\_\_
2. Owner of Record (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design - 201 E Ogden Ave., Ste 20,  
Hinsdale, 60521 630-828-8161  
Attorney: Brad Ader - Burke, Warren, Mackay & Serritella, P.C.  
300 N Wabash Ste. 2100, Chicago 60611 312-840-7137  
Builder: J Jordan Torres LLC - 112 S Grant St., Hinsdale  
60521 630-455-0855  
Engineer: Exacta Land Surveyors, LLC - 316 E. Jackson St.,  
Morris 60450 773-305-4011

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Vacant property

2. Property Designation:

Listed on the National Register of Historic Places? \_\_\_\_\_ YES ☒ NO

Listed as a Local Designated Landmark? \_\_\_\_\_ YES ☒ NO

Located in a Designated Historic District? ☒ YES ☒ NO



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

New home



## 5. TABLE OF COMPLIANCE

Address of subject property: 241 E. FIRST ST.

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 S.F.	23,379 S.F.	23,379 S.F.
Lot Depth	125 FT	175 FT	175 FT
Lot Width	125 FT	133.6 FT	133.6 FT
Building Height	30.0 FT	N/A	N/A
Number of Stories	2 1/2	N/A	N/A
Front Yard Setback	N/A	N/A	N/A
Corner Side Yard Setback	35 FT	N/A	35.5 FT
Interior Side Yard Setback	14.36 FT	N/A	15.29 FT
Rear Yard Setback	26.25 FT	N/A	35.5 FT
Maximum Floor Area Ratio (F.A.R.)*	6,676.0 SF	N/A	N/A
Maximum Total Building Coverage*	5,845.0 SF	N/A	N/A
Maximum Total Lot Coverage*	11,690.0 SF	N/A	N/A
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	2,338.0 SF	N/A	N/A

\* Must provide actual square footage number and percentage.

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



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

### ☐ INDIVIDUAL OWNERS

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

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

### ☐ CORPORATION

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

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

### ☐ PARTNERSHIP

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

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

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

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

### LAND TRUST

Monica Penate  
Signature

### OTHER

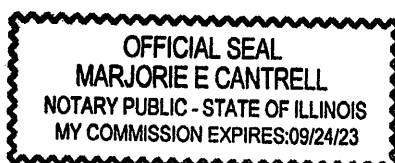
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Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this 23<sup>rd</sup> day of

June, 2020.

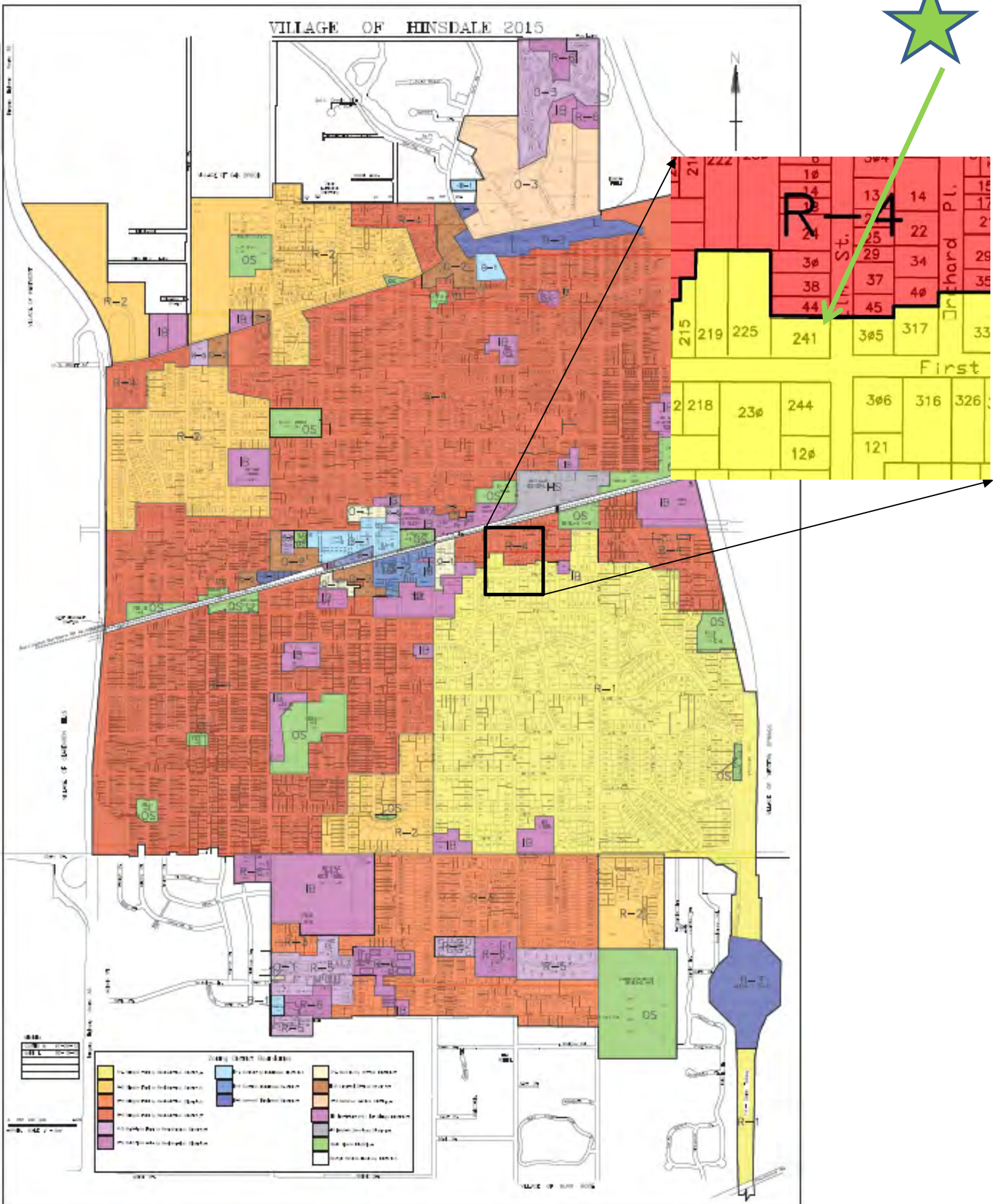
Marjorie E. Cantrell  
Notary Public

April 2020



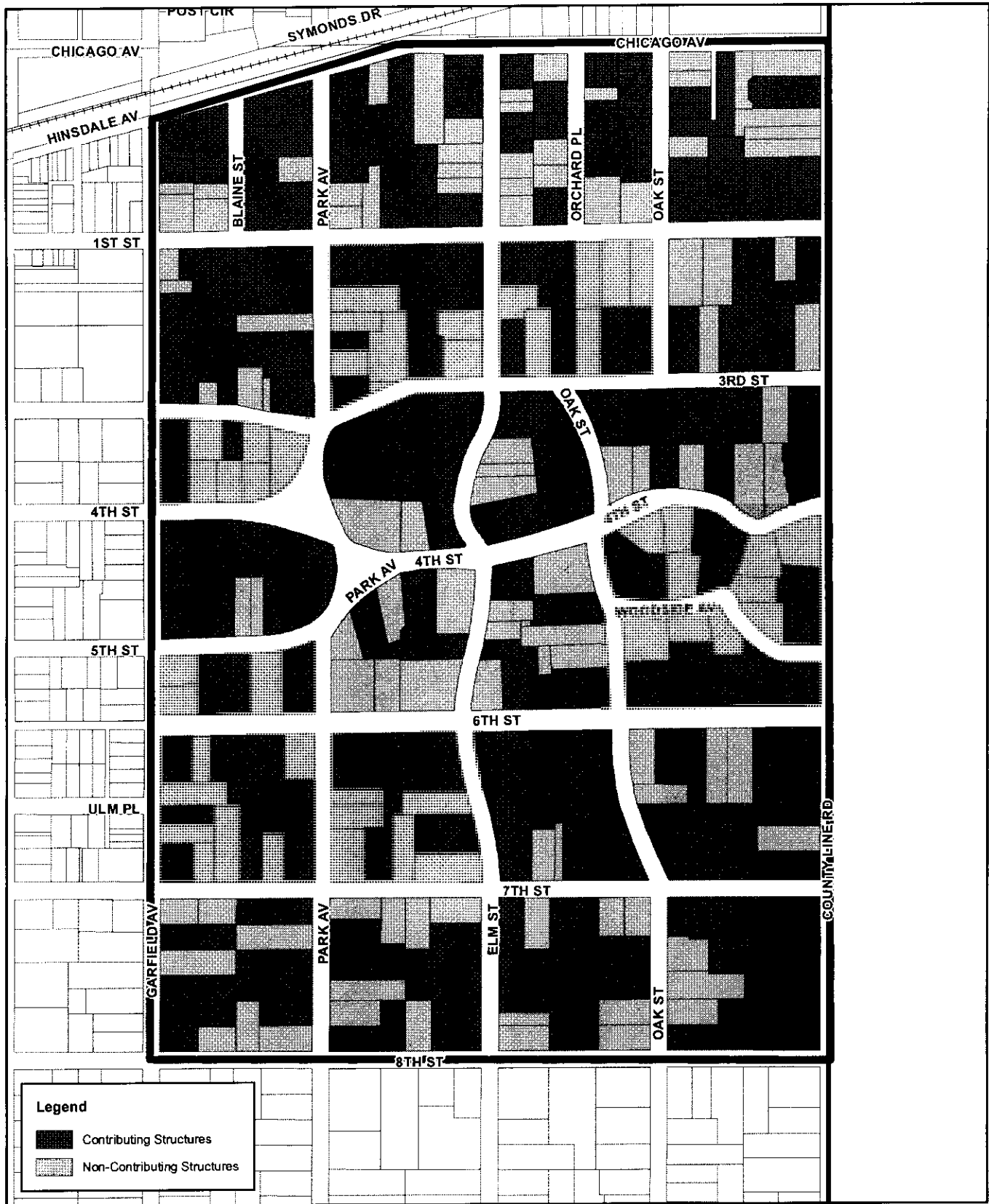


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





# ROBBINS PARK HISTORIC DISTRICT





## Attachment 4

## CERTIFICATE OF APPROPRIATENESS

### 14-5-2: CRITERIA:

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

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

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



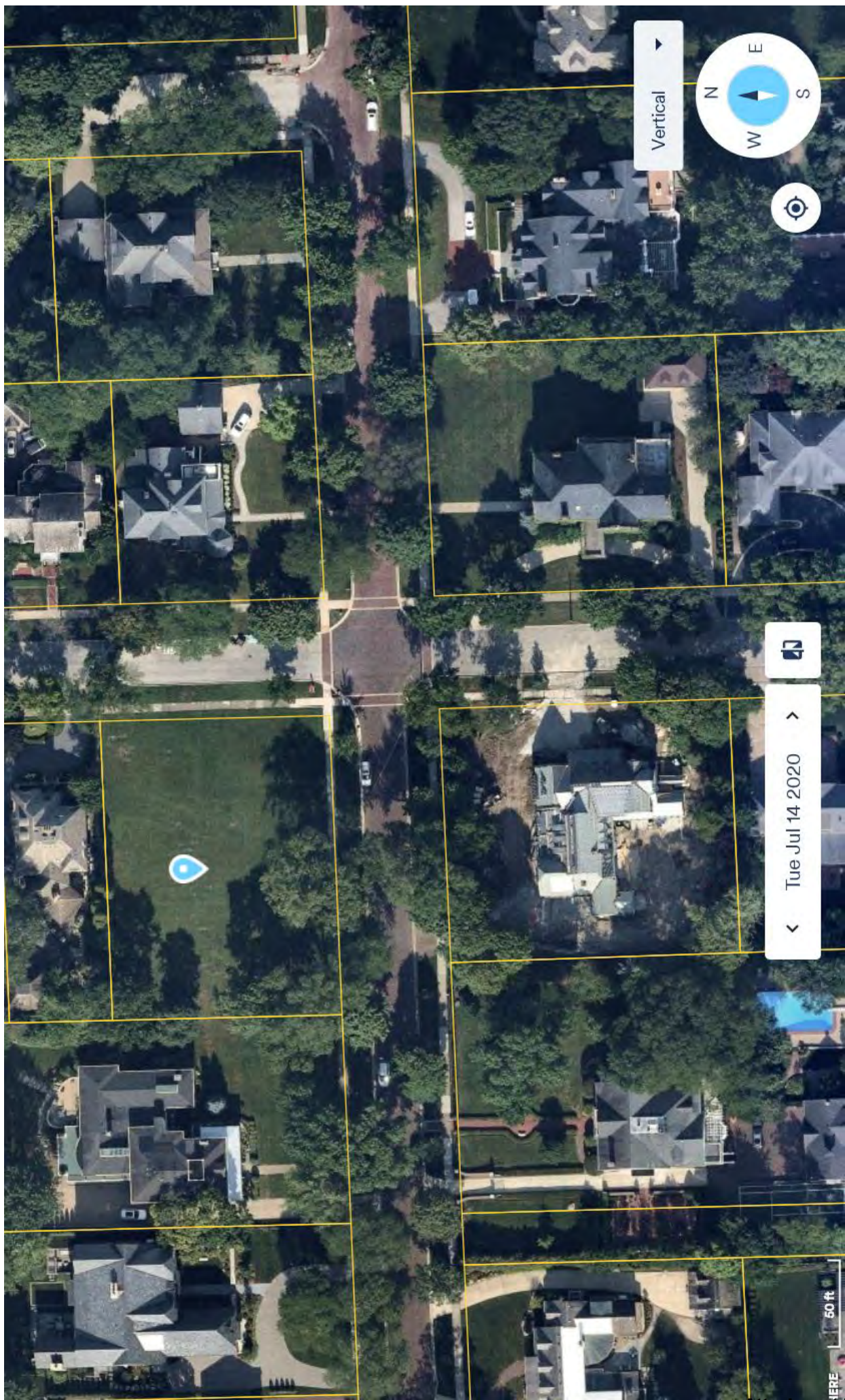
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

## **B. Design Standards:**

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



Attachment 5: Aerial View 241 E. 1<sup>st</sup> Street








## MEMORANDUM

**DATE:** September 2, 2020

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

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner  
Michael D'Onofrio, Consultant, GovTemps USA

**FROM:** Chan Yu, Village Planner 

**RE:** Historic Preservation Regulations Review on July 1, 2020

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### Summary

At the July 1, 2020, Historic Preservation Commission (HPC) meeting, a discussion occurred during the review of the Title 14 regulations with Mr. Michael D'Onofrio, and the following changes were made based on the feedback from the HPC:

1. Sec. 14-5-1-B - the "final decision" was change for "advisory only" to "be mandatory".
2. Sec. 14-5-2-C-11-b - added "including both interior and exterior" to the photo requirements
3. Sec. 14-5-2-C-11-d - added a new section, Streetscape plans
4. Sec. 14-5-5-D - the last portion of this section was eliminated. This portion addressed the "advisory" portion of a denial for an application in a historic district.

The above changes have been added to Attachment 1.



Chapter 5  
CERTIFICATE OF APPROPRIATENESS

- 14-5-1: REQUIRED:
- 14-5-2: CRITERIA:
- 14-5-3: APPLICATION:
- 14-5-4: REVIEW OF APPLICATION:
- 14-5-5: DECISION OF THE COMMISSION:
- 14-5-6: CERTIFICATE OF ECONOMIC HARDSHIP:
- 14-5-7: NATURAL DESTRUCTION OR DEMOLITION:
- 14-5-8: PENALTIES:
- 14-5-1: REQUIRED:

A. Landmarks: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a certificate of appropriateness in accordance with the procedures and criteria specified in this chapter.

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

1. In the Downtown Historic District, all exterior improvements, regardless of whether a permit is required, i.e. tuck-pointing, painting, etc., must be reviewed and approved by the Commission.

2. In the Robbins Park Historic District, any type of improvement visible from a public right-of-way is required to be reviewed and approved by the Commission.

C. Exemption: Certificates of appropriateness shall not be required in connection with permits necessary for compliance with a lawful order of a village, including, without limitation, any permit necessary to correct what is determined by the issuing officer to be an immediate health or safety problem; provided that such order expressly exempts the alteration, demolition, signage, or other physical modifications from certificate of appropriateness procedures; and provided further that such order may be subject to appropriate conditions to advance the purpose and goals of this title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-2: CRITERIA

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

A. General Standards:

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1. ~~1.~~ Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.

a. Landscaping, fountains, streetscape, flagpoles and similar type appurtenances are included.

2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.

3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.

6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.

8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.

9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.

10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.

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

**B. Design Standards:**

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.

2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.

3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.

4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.

5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.

6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.

7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.



8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

14-5-3: APPLICATION:

A. Formal Application Requirements: Any person proposing an alteration to, or seeking a building, demolition, sign, or other permit for, any designated landmark, or for any structure, building, site, or area within a designated historic district, shall submit a formal application for a certificate of appropriateness as a precondition to commencing such alteration or obtaining such permit. The formal application for a certificate of appropriateness shall include the following information and specifications:

1. Applicant's name;
2. Owner's name, if different from applicant;
3. Street address and legal description of the site;
4. An overall site plan of the site, including front, side, and rear elevation drawings in the case of alteration or partial demolition;
5. Brief description of the structures, buildings, and objects on the site and the structures, buildings, and objects on site adjacent to and across from such original site;
6. Detailed description of the proposed alteration or demolition, together with any architectural drawings, sketches, and photographs indicating how and to what extent such alteration or demolition shall affect a landmark or historic district;
7. Names and addresses of the owners of property adjacent to and access from the site;
8. A list and photographs of significant architectural features in relation to the structures, buildings, or objects on the site previously designated by the commission as being worthy of protection and preservation;
9. Identification of any architect or developer involved in the alteration or demolition; and
10. Such other relevant information as requested by the village manager or the commission.

11. For properties to be demolished, the following information is required.

- a. Proof of ownership; application must be signed and notarized by the applicant and owner.
- b. Color photos, including both interior and exterior of the structure to be demolished.
- c. Current topographic survey of property; including location, size and type of trees.

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d. Streetscape plans illustrating: adjacent properties, including building elevations, landscaping, driveways, parkway improvements, above ground utilities, etc.; elevations of significant structures near the subject property, i.e. across the street; cross-sections of right-of-way to include the street, parkway, front yards and details of the front elevations of the subject property and the existing property directly across the street.

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B. Preliminary Application Requirements: Preliminary applications for nomination shall be filed with the village manager, on forms provided by the village manager and shall include such information required by subsection A of this section as are necessary to allow review by the commission. No applicant shall be required to file a preliminary application prior to filing a formal application. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

#### 14-5-4: REVIEW OF APPLICATION:

##### A. Review Of Formal Application:

1. 1. Public Meeting If No Demolition: After the filing of a properly completed formal application for a certificate of appropriateness that does not include any request for demolition, the commission shall conduct a public meeting on the application. Notice of the meeting shall be given in accordance with section 14-1-4 of this title. The meeting shall be conducted within ninety (90) days after the properly completed formal application has been filed.
2. Historic Preservation Design Advisory Meeting If Demolition, Relocation, Or Removal: After filing of a properly completed formal application for a certificate of appropriateness that includes a request for demolition, relocation, or removal, the commission shall conduct a public meeting on the application. The applicant and design professional must be in attendance at the meeting. Notice of such meeting shall be given in accordance with section 14-1-4 of this title. The meeting shall be commenced within ninety (90) days after the properly completed formal application has been filed.

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32. Public Hearing If Demolition, Relocation, Or Removal: Not sooner than 120 days following the adjournment of the Historic Preservation Design Advisory Meeting. After the filing of a properly completed formal application for a certificate of appropriateness that includes a request for demolition, relocation, or removal, the commission shall conduct a public hearing on the application. Notice of the hearing shall be given in accordance with section 14-1-4 of this title, and the hearing shall be conducted in accordance with section 14-1-5 of this title. The hearing shall be commenced within ninety (90) days after the properly completed formal application has been filed. (Ord. O2002-37, 6-18-2002)

B. Review Of Preliminary Applications: Following the proper filing of a complete preliminary application, the village manager shall cause such application to be on the agenda of the next regular commission meeting after the date of its filing. The commission shall, not later than the first regular commission meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application.

The purpose of such review shall be to broadly acquaint the commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the commission may have at the time in the process when positions are still flexible and adjustment is still possible and



prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

At the meeting at which the preliminary application is considered, any member of the commission may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no recommendation shall be made, and no final or binding action shall be taken, with respect to any preliminary application by the Commission. Any views expressed in the course of the Commission's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Commission, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Title. Applications by the Village shall not be subject to the provisions of this subsection. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

#### 14-5-5: DECISION OF THE COMMISSION:

A. Approval: If the application is approved without conditions, the Commission shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. The Commission shall notify the applicants of its decision within thirty (30) days after the close of the public hearing. All decisions of the Commission shall be accompanied by Findings of Fact.

B. Approval With Conditions: If the application is approved with conditions, the Commission shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the Commission in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the Commission shall issue the certificate of appropriateness, subject to the conditions.

C. Changes to Approved Plans: In the event that exterior modifications are made to plans following the commission's approval, the must reviewed and approved by the commission.

~~C-D. Denial: If the application is denied, the Commission shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the Commission issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark. If the Commission issues a denial of a certificate of appropriateness for a structure, building, site, or area within a designated historic district, such denial is merely advisory and shall not prohibit an applicant from proceeding with the proposed alteration, demolition, signage or any other physical modifications the structure, building, site, or area within the historic district upon receiving all other required approvals and permits therefore.~~

~~D-E. Validity: A certificate of appropriateness shall be invalid if the plans approved by the Commission are changed, if any conditions of the certificate are not satisfied, or if any building permit issued for the~~



approved work becomes invalid. A certificate of appropriateness shall remain valid for a period of one year.

~~E-F.~~ Appeal: When a certificate of appropriateness for a designated landmark is denied, the applicant may appeal the Commission's decision to the Village Board by filing an appeal in writing to the Village Manager within fifteen (15) days after the applicant is served with notice by personal delivery or certified or registered mail of the Commission's decision. For the purposes of this Section, the date of mailing or delivery shall be the date of service. The Village Board may receive comments on the contents of the record but no new matter may be considered by the Village Board. The Village Board may affirm the decision or recommend changes by a majority vote of the Board after due consideration of the facts contained in the record submitted to the Board by the Commission. The Village Board may overturn the Commission's decision by a majority vote of a quorum of the Village Board. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

#### 14-5-6: CERTIFICATE OF ECONOMIC HARDSHIP:

Notwithstanding any of the provisions of the ordinance to the contrary, the Commission may issue a certificate of economic hardship to allow the performance of work for which a certificate of appropriateness has been denied.

A. State Assistance: Applicants claiming economic hardship shall be required to apply to the State Historic Preservation Agency to determine eligibility for rehabilitation assistance. The eligibility for and availability of financial aid shall be considered by the Commission in making its decision.

B. Application Requirements: An applicant for a certificate of economic hardship may submit any or all of the following information in order to assist the Commission in making its determination on the application:

1. The amount paid for the property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
2. The assessed value of the land and improvements thereon according to the two (2) most recent assessments.
3. Real estate taxes for the previous two (2) years.
4. Remaining balance mortgage, if any, and annual debt service, if any, for the previous two (2) years.
5. All appraisals obtained within the previous two (2) years by the owner or applicant or their lenders in connection with this purchase, financing, or ownership of the property.
6. Any listing of the property for sale or rent, price asked, and offers received, if any.
7. Any consideration by the owner as to profitable adaptive uses for the property.



8. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow before and after debt service, if any, during the same period.

9. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

10. Any other information including income tax bracket of the owner, applicant, or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably sold or yield a reasonable return to present or future owners.

C. Study Period: If the Commission finds that without approval of the proposed work, the property cannot obtain a reasonable economic return therefrom, then the application shall be delayed for a period not to exceed forty five (45) days. During this period of delay, the Commission shall investigate plans and make recommendations to the Village Board to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property. Such plans and recommendations may include, without limitation, the following: a relaxation of the provisions of this Title, a reduction in real property taxes, financial assistance, building code modifications, and/or changes in zoning regulations.

D. Decision: If, by the end of this forty five (45) day period, the Commission has found that without approval of the proposed work, the property cannot be put to a reasonable beneficial use, or the owner cannot obtain a reasonable economic return therefrom, then the Commission shall issue a certificate of economic hardship approving the proposed work. If the Commission finds otherwise, it shall deny the application for a certificate of economic hardship.

E. Appeal: When a certificate of economic hardship is denied, the applicant may appeal the Commission's decision in the same manner provided for certificates of appropriateness, as described in Section 14-5-5 of this Chapter. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)  
14-5-7: NATURAL DESTRUCTION OR DEMOLITION:

In the case of partial or complete natural destruction or demolition of a landmark or structure, building, site, or area within an historic district, the owner of record shall be required to obtain a certificate of appropriateness from the Commission prior to reconstruction. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with:

A. The exterior design of the structure prior to damage, and

B. The character of the historic district, where the structure, building, site or area is within an historic district. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)  
14-5-8: PENALTIES:

Any person who undertakes or causes an alteration, construction, demolition, or removal of any nominated or designated landmark without a certificate of appropriateness shall be guilty of a



misdemeanor and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00). Any person who undertakes or causes an alteration, construction, demolition, or removal of any structure, building, site, or area within a nominated or designated historic district without having obtained a final decision from the Commission on a certificate of appropriateness application shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00). Every day such violation shall continue to exist shall constitute a separate violation. In addition to such penalties, the Village may institute any appropriate action or proceeding to enjoin, correct or abate any violation of this Title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

[Revised 7-6-20](#)