



## MEETING AGENDA

*On August 21, 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, November 4, 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 October 7, 2020 HPC meeting.
- 4. PUBLIC HEARING – CERTIFICATE OF APPROPRIATENESS**
  - a)** Case HPC-10-2020 – 448 E. 6<sup>th</sup> Street - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.
- 5. PUBLIC COMMENT**
- 6. OTHER BUSINESS**
- 7. 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/iom7ut>

**Join from a mobile device** simply click on this link: <https://rb.gy/iom7ut>

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: 955 4687 6177

Password: 747529

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

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

*If you have questions regarding communication to the Commission during the meeting, please contact Village Planner, Chan at 630.789.7035.*

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

October 7, 2020

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

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Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:45 p.m. on October 7, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

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

Absent: Commissioner Gonzalez and Commissioner Braden

Also Present: Chan Yu, Village Planner and Applicants for Cases: **HPC-11-2020** and **HPC-12-2020**

**Minutes – September 2, 2020**

Chairman Bohnen introduced the minutes from the September 2, 2020, meeting and asked for any comments.

With 1 transcript correction from Commissioner Weinberger: 241 E. 1<sup>st</sup> St, Box 12, line 20, replace “Commissioner Weinberger” with “Commissioner Haarlow”; 2 minor corrections from Commissioner Haarlow: 736 S. Park, Box 11, line 2 add the word “it” to say “it had”, and for 241 E. 1<sup>st</sup> St, Box 12, line 22, correct the spelling of the last name “Fureys”; the HPC **unanimously approved** the minutes for the September 2, 2020, HPC meeting, 4-0, (2 absent).

**Public Meeting**

**Case HPC-11-2020 – 301 S. Park Avenue - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.**

**Please refer to Attachment 1, for the transcript for Public Meeting Case HPC-11-2020**

The HPC **was neutral** with the request for a certificate of appropriateness to construct the new house as presented at 301 S. Park Avenue, 2-2, (2 absent).

**Public Meeting**

**Case HPC-12-2020 – 419 S. Oak Street - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District. (new plans compared to July 1, 2020, Case HPC-02-2020)**

**Please refer to Attachment 2, for the transcript for Public Meeting Case HPC-12-2020**

The HPC **was neutral** with the request for a certificate of appropriateness to construct the new house as presented at 419 S. Oak Street., 2-2, (2 absent).

**Public Comment**

Chairman Bohnen introduced a discussion item regarding exterior appearance review for Nabuki to expand next door at 16 E. 1<sup>st</sup> Street, and asked Chan what elements of the application the HPC should opine on.

Chan gave a background on why the Village Board would like the HPC's input regarding the front façade at a public meeting.

Chairman Bohnen explained that the Plan Commission reviewed this and was discussed at the Village Board meeting the night before the HPC meeting. He asked Chan if the paint is still being proposed.

Chan replied that the applicant removed the paint above the awning per the request by the Plan Commission.

Ryan Nestor, the project architect introduced himself and stated that they are willing to remove all paint that is of concern. He stated that the window must be replaced regardless. The most important element of the 1,200 SF space is that the entry way door be removed.

Chairman Bohnen asked if a revised elevation was submitted.

Ryan Nestor replied yes, to the Village Board and noted that he found out the day before that this would be discussed at the HPC. To this end, he doesn't have a presentation ready.

Chairman Bohnen asked if the HPC has any thoughts.

Commissioner Prisby reviewed the architectural elements of the building, and is OK with the proposal as long as the limestone band course and everything above it stays as is because this is the most historic aspects of the building. And Commissioner Prisby is fine with the continuation of the paint, color and awning from the space next door (Nabuki) to the subject property.

Commissioner Weinberger agreed with Commissioner Prisby and is fine with everything as long as the terracotta element is not altered.

The applicant, Peter Burdi asked if it would be OK to paint below the awning.

Commissioner Prisby replied that he has no issues below the limestone.

Commissioner Weinberger stated she is OK with the paint as long as none of the decorative elements of the building are painted, below or above the awning.

Peter Burdi asked if the HPC was OK with the proposed windows.

Chan stated it was Trustee Stifflear's preference to keep the windows single paned.

Commissioner Haarlow concurred with Trustee Stifflear's recommendation and doesn't think the horizontal fenestration is appropriate, but is OK with the paint below the limestone.

Ryan Nestor asked if the HPC would be OK with fenestration on the inside of the window to expand the Nabuki bar experience all the way across.

Peter Burdi mentioned that he may be in the position to purchase the building in the next 3 to 5 years, but currently renting it.

Commissioner Haarlow asked to confirm the fenestration only on the inside of the windows.

Ryan Nestor replied correct, to achieve the Asian theme inside without impact to the exterior.

Commissioner Haarlow believes this is a better approach to preserve the building.

Commissioner Weinberger and Chairman Bohnen agreed.

Commissioner Haarlow asked Chan why this request did not appear before the HPC.

Chan replied that between the two historic districts, there's three types of permits that comes before the HPC. New construction or demo in the Robbins District and signage in the Downtown Historic District. This came before you because the Plan Commission made a recommendation to receive feedback from the HPC, and after the Village Board recommended to seek feedback at a public meeting.

Commissioner Haarlow asked if this is similar to what happened at the Hartley building.

Chairman Bohnen responded correct, and this process would change according to the Title 14 recommendation.

Chan mentioned that this is a conflict the Village is working through since the Plan Commission (PC) makes recommendations to the Village Board.

Commissioner Prisby stated that he believes the Title 14 recommendation was for the HPC to make a recommendation to the PC.

Commissioner Weinberger agreed.

Chairman Bohnen agreed that the HPC would have the first review for a recommendation to the PC. He also reviewed that the Village hired a consultant to move the Title 14 amendments along and believes should be introduced to the HPC.

Chan reviewed that Nate, the consultant is working on the incentives part with President Cauley and Michael Marrs and is a separate document than the Title 14 amendment the HPC and Mike D'Onofrio have worked on.

Chairman Bohnen asked why the Title 14 amendment isn't moving.

Chan replied that staff is creating a summary and decision making matrix while the Village Attorney is reviewing for conflicts with the Zoning Code and incentives document.

Chairman Bohnen asked if there's a timetable.

Chan responded staff is aiming for the next couple of weeks.

### **Adjournment**

The HPC unanimously agreed to adjourn at 7:56PM on October 7, 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-11-2020 - 301 South Park Avenue )  
 Request for Certificate of )  
 Appropriateness to construct )  
 a new home in the Robbins )  
 Park Historic District )

REPORT OF PROCEEDINGS had and testimony  
 taken via Zoom at the meeting of the  
 above-entitled matter before the Hinsdale  
 Historic Preservation Commission at 19 East  
 Chicago Avenue, Hinsdale, Illinois, on the  
 7th day of October, 2020, at 6:40 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
 MR. BILL HAARLOW, Member;  
 MR. JIM PRISBY, Member;  
 MS. SHANNON WEINBERGER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PATRICK FORTELKA, Moment Design;</p> <p>4 MR. CHRIS ILEKIS, Owner.</p> <p>5 * * *</p> <p>6 CHAIRMAN BOHNEN: Tonight we have two</p> <p>7 public meetings, not hearings, so there is no</p> <p>8 need to swear anybody in. The first is</p> <p>9 Case HPC-11-2020 for 301 South Park Avenue.</p> <p>06:42PM 10 It's a vacant lot and Mr. and Mrs. Ilekis are</p> <p>11 proposing a home there with Patrick as their</p> <p>12 architect I understand. Mr. Ilekis is tuned in.</p> <p>13 How are you, Chris?</p> <p>14 MR. ILEKIS: Doing well. Thanks for</p> <p>15 having me this evening and wanted to say we look</p> <p>16 forward to starting a new chapter in our lives</p> <p>17 in moving to Hinsdale. We are in Chicago now.</p> <p>18 Unfortunately, my wife is putting our young</p> <p>19 children to bed; but she would have otherwise</p> <p>06:42PM 20 joined us. You are stuck with me this evening</p> <p>21 so thank you.</p> <p>22 CHAIRMAN BOHNEN: Thank you for joining</p>	<p style="text-align: center;">4</p> <p>1 The Ilekises may be upgrading for a slate roof</p> <p>2 because cedar is actually quite expensive right</p> <p>3 now. We are planning on some cut limestone</p> <p>4 detailing around the windows and some of the</p> <p>5 fireplace tops, as well as dark-clad windows on</p> <p>6 the exterior.</p> <p>7 One of the kind of fun program</p> <p>8 requirements that they had for us was to do an</p> <p>9 exterior fireplace in the front of the house.</p> <p>06:44PM 10 We have got a pretty good front yard setback,</p> <p>11 and they wanted to make best use of the front</p> <p>12 yard. So we built a little courtyard on the</p> <p>13 front of the house with an exterior fireplace</p> <p>14 that they hope to use, weather permitting, where</p> <p>15 the kids can play out in the driveway and be</p> <p>16 part of the front of the property as well.</p> <p>17 That's about it.</p> <p>18 MS. WEINBERGER: So, Chan, I just have</p> <p>19 a clerical piece that I found on the</p> <p>06:45PM 20 application. Actually under the site</p> <p>21 information, property designation, it should be</p> <p>22 checked yes, that it's located in a designated</p>
<p style="text-align: center;">3</p> <p>1 us. We appreciate that.</p> <p>2 How should we start this out, guys?</p> <p>3 There is no demo involved because it's a vacant</p> <p>4 lot. So who would like to start out for</p> <p>5 discussion about the home that's being proposed?</p> <p>6 Patrick, do you think you ought to lead that</p> <p>7 off?</p> <p>8 MR. FORTELKA: Yes. Can you hear me</p> <p>9 okay?</p> <p>06:43PM 10 CHAIRMAN BOHNEN: Sure.</p> <p>11 MR. FORTELKA: I have problems with my</p> <p>12 video as well so you just have to imagine what I</p> <p>13 look like.</p> <p>14 So, yes, we have a new house for</p> <p>15 the Ilekises. It's going to be a 2-story house</p> <p>16 with a 3-car attached garage. It is going to be</p> <p>17 more of an Acadian, southern, kind of a low</p> <p>18 country style on the interior with painted or</p> <p>19 mineral painted brick, parapet walls on the</p> <p>06:43PM 20 facade, as well as a cedar component, exterior</p> <p>21 veneer stone, as well as a cedar roof. Actually</p> <p>22 the cedar roof might be up for grabs right now.</p>	<p style="text-align: center;">5</p> <p>1 historic district.</p> <p>2 MR. YU: Got it. Thank you.</p> <p>3 CHAIRMAN BOHNEN: Mr. Prisby?</p> <p>4 MR. PRISBY: Yes. How may I help you?</p> <p>5 CHAIRMAN BOHNEN: As our representative</p> <p>6 architect.</p> <p>7 MR. PRISBY: Yes. Frank couldn't make</p> <p>8 it tonight, huh?</p> <p>9 CHAIRMAN BOHNEN: I understand he is</p> <p>06:45PM 10 not able to.</p> <p>11 MR. PRISBY: Okay. Yes. I'm</p> <p>12 continuing to flip through it at the moment,</p> <p>13 right? You know, I hate to say this is standard</p> <p>14 Patrick stuff, right? You know, Patrick?</p> <p>15 MR. FORTELKA: Pretty straightforward.</p> <p>16 MR. PRISBY: Yes. It looks like a lot</p> <p>17 of the things you have done. You have got this</p> <p>18 locked and loaded especially in this District.</p> <p>19 You know, a couple things. I have got the two</p> <p>06:46PM 20 houses that you have out tonight or in tonight,</p> <p>21 I have got them both out on my desk at the same</p> <p>22 time. And just kind of flipping through them, I</p>



<p style="text-align: center;">6</p> <p>1 notice in both of these houses they have kind of</p> <p>2 the same details on a couple of the houses, like</p> <p>3 the angled chimney top. It looks like the front</p> <p>4 entry with a sloping roof, a lot of glass kind</p> <p>5 of wedged between a couple of buttressing walls.</p> <p>6 Just in general, I'm looking at the two,</p> <p>7 wondering if we can somehow avoid mimicking</p> <p>8 details between the two houses. Can we do</p> <p>9 different chimney caps? Can we do a different</p> <p>06:47PM 10 covered front entry somehow in one of the two?</p> <p>11 MR. FORTELKA: Yes.</p> <p>12 MR. PRISBY: I know we aren't putting</p> <p>13 them together here, but I don't want things to</p> <p>14 be looking the same in that District if I can</p> <p>15 help it.</p> <p>16 MR. FORTELKA: Understood, yes.</p> <p>17 Actually on the second house we are going to</p> <p>18 talk about, the front covered entry continues to</p> <p>19 be an open design component. So I would say the</p> <p>06:47PM 20 Ilekses are a little kind of further along in</p> <p>21 the progression of this design; so definitely</p> <p>22 have some wiggle room on making some changes.</p>	<p style="text-align: center;">8</p> <p>1 our architect Mr. Prisby spoke first. I have to</p> <p>2 say, when I opened this up and I was looking at</p> <p>3 that, I had much the same reaction was these</p> <p>4 houses look very similar to each other. They</p> <p>5 look very similar to what we have seen from</p> <p>6 Moment. All their houses are beginning to look</p> <p>7 the same. The treatment of the brickwork</p> <p>8 reminds me -- It's identical to what's going up</p> <p>9 on 5th Street, the narrowed dormer windows into</p> <p>06:49PM 10 the roof line, same as 5th Street.</p> <p>11 So I guess I would echo what Jim is</p> <p>12 saying. I think in and of itself the house is</p> <p>13 attractive. That lot has been vacant for years,</p> <p>14 it's potentially a challenging lot because of</p> <p>15 its dimensions; but I would echo what Jim is</p> <p>16 saying. This is not meant as any sort of slight</p> <p>17 toward Patrick, but I feel like we keep seeing</p> <p>18 the same thing over and over again. These</p> <p>19 houses are starting to seem pretty cookie-cutter</p> <p>06:50PM 20 to me; and I think in the District that's not</p> <p>21 appropriate but that doesn't mean that I have</p> <p>22 got any particular recommendations for this, for</p>
<p style="text-align: center;">7</p> <p>1 MR. PRISBY: Patrick, don't</p> <p>2 misunderstand me. I mean this is a nice looking</p> <p>3 house, right? That's just one of the things</p> <p>4 that stands out to me is that the details were</p> <p>5 the same, and I'm trying to avoid some of that</p> <p>6 between the houses.</p> <p>7 MR. FORTELKA: Understood.</p> <p>8 MR. PRISBY: I actually like the</p> <p>9 fireplace on the front. I like the gate. I</p> <p>06:48PM 10 like the fact that it's still low proportions,</p> <p>11 and we are not doing a massive 2-story house;</p> <p>12 but those two things really stood out to me</p> <p>13 initially.</p> <p>14 MR. FORTELKA: Okay. Good.</p> <p>15 MS. WEINBERGER: Are there any issues</p> <p>16 with having a fireplace on the front of the</p> <p>17 house? I mean Villagewise.</p> <p>18 MR. FORTELKA: No.</p> <p>19 MS. WEINBERGER: No? Okay.</p> <p>06:48PM 20 CHAIRMAN BOHNEN: Bill, do you have any</p> <p>21 comments?</p> <p>22 MR. HAARLOW: Well, so I'm glad that</p>	<p style="text-align: center;">9</p> <p>1 this home. I do think that the front fireplace</p> <p>2 is a very distinguishing characteristic that is</p> <p>3 something that's unique. But otherwise, it</p> <p>4 looks rather formulaic at this point.</p> <p>5 MS. WEINBERGER: I would agree with the</p> <p>6 comments so far. I would love to see a house</p> <p>7 that fits with the streetscape a little more.</p> <p>8 We have some pretty significant homes to the</p> <p>9 south and the north of this lot. It would be</p> <p>06:51PM 10 nice to have a more front porch-type home. I</p> <p>11 think both houses, the one on the south and the</p> <p>12 one on the north are both Victorian. This</p> <p>13 certainly does not look compatible with its</p> <p>14 neighbors. You go one more house to the south</p> <p>15 and you have got the Bradley home; and even</p> <p>16 though that's a newer home, they did put front</p> <p>17 porches on it. It looks a little more in</p> <p>18 keeping with the streetscape.</p> <p>19 You know, again, I agree with Jim</p> <p>06:51PM 20 and Bill. It's a great home and I really --</p> <p>21 The fireplace in front is pretty cool. But it,</p> <p>22 yeah, it is not compatible with the streetscape</p>

<p style="text-align: right;">10</p> <p>1 that it sits on.</p> <p>2 MR. FORTELKA: Can I interject?</p> <p>3 MS. WEINBERGER: Yes.</p> <p>4 MR. FORTELKA: I think you called it</p> <p>5 the Bradley home that would be on the --</p> <p>6 Would that be the north?</p> <p>7 CHAIRMAN BOHNEN: No. Bradley is to</p> <p>8 the south on 3rd and Park.</p> <p>9 MR. FORTELKA: Okay. There is a house</p> <p>06:52PM 10 immediately across the street on the other side</p> <p>11 of 3rd that's a newer construction.</p> <p>12 CHAIRMAN BOHNEN: Right.</p> <p>13 MR. FORTELKA: That's an all-brick</p> <p>14 house, and we do have a front porch on this</p> <p>15 house by the way.</p> <p>16 MS. WEINBERGER: Is that where the</p> <p>17 person is walking out the front door?</p> <p>18 MR. FORTELKA: Yes. It's a pretty big</p> <p>19 front porch actually.</p> <p>06:53PM 20 MS. WEINBERGER: Yes. In the packet,</p> <p>21 205 East 3rd I think is the house you are</p> <p>22 talking about. That's more similar to what</p>	<p style="text-align: right;">12</p> <p>1 particularly when we are only an advisory stage</p> <p>2 and we are really just being asked to pass a</p> <p>3 blessing on these. So absent any glaring</p> <p>4 changes that you folks have on the Commission or</p> <p>5 any conditions that you would attach to an</p> <p>6 approval for this house, I'm going to recommend</p> <p>7 that we simply have a motion to approve it and</p> <p>8 take a vote and move on to the next item.</p> <p>9 MS. WEINBERGER: I guess the only other</p> <p>06:55PM 10 thing I would just want to make sure that we say</p> <p>11 is that the south elevation has that 2-story</p> <p>12 window, two windows, a window; and I'm assuming</p> <p>13 that there is going to be landscaping so that</p> <p>14 that remains private and does not effect</p> <p>15 neighbors.</p> <p>16 CHAIRMAN BOHNEN: I think the Ryan</p> <p>17 house to the south sits a bit higher --</p> <p>18 MS. WEINBERGER: Okay.</p> <p>19 CHAIRMAN BOHNEN: -- to begin with,</p> <p>06:56PM 20 joining up the hill.</p> <p>21 MR. FORTELKA: And further back.</p> <p>22 CHAIRMAN BOHNEN: Yes.</p>
<p style="text-align: right;">11</p> <p>1 you've designed.</p> <p>2 MR. FORTELKA: Yes.</p> <p>3 MR. PRISBY: Is this in for permit or</p> <p>4 is this still in early design phase?</p> <p>5 MR. FORTELKA: No. We have I think</p> <p>6 received all of our comments from the Village.</p> <p>7 MR. PRISBY: Oh, okay. So, again,</p> <p>8 guys, this gets back to the whole Title 14</p> <p>9 discussion. They are already way down the road</p> <p>06:53PM 10 on this thing, right? We can make these</p> <p>11 comments all day long, but I'm not sure exactly</p> <p>12 what's going to change at this point.</p> <p>13 CHAIRMAN BOHNEN: I agree, Jim. My</p> <p>14 attitude is until such time as the Board acts on</p> <p>15 Title 14 I think we simply review these; and if</p> <p>16 we have some glaring problems with designs or</p> <p>17 features, we bring them up. Otherwise, we give</p> <p>18 it a blessing and down the road they go. It</p> <p>19 just doesn't serve any purpose to be the only</p> <p>06:54PM 20 body of government in the Village that has</p> <p>21 concerns about the continuity of the Historic</p> <p>22 District and how it's being redeveloped,</p>	<p style="text-align: right;">13</p> <p>1 MS. WEINBERGER: Okay.</p> <p>2 CHAIRMAN BOHNEN: I think it minimizes</p> <p>3 the problems that we have seen on some of the</p> <p>4 other designs that match up too closely with</p> <p>5 windows in my opinion.</p> <p>6 MR. PRISBY: Shannon, I haven't found</p> <p>7 all this, the privacy thing and the big window,</p> <p>8 to be much of an issue in this town over the</p> <p>9 last few years. I continue to see these houses</p> <p>06:56PM 10 go up where if they want to watch ESPN on the TV</p> <p>11 in their backyard I can see it from the street.</p> <p>12 So to have this at a staircase, I'm not sure</p> <p>13 what landscaping or other features that are</p> <p>14 going to up between these two houses that will</p> <p>15 change the view of that house or whether</p> <p>16 actually anybody cares.</p> <p>17 MS. WEINBERGER: I just needed to</p> <p>18 mention it.</p> <p>19 CHAIRMAN BOHNEN: Well, I agree,</p> <p>06:56PM 20 Shannon. We were reprimanded by some gentleman</p> <p>21 on the 324 South Elm Street when we were worried</p> <p>22 about matching up 2-story staircase windows with</p>

1 the people to the south at the Kenny Carlin  
 2 house that was built; and some feel it's none of  
 3 our business. So I mean I have an issue with  
 4 the fenestration on probably 70 percent of the  
 5 houses that we have looked at in the last three  
 6 or four years as it pertains to a Historic  
 7 District. I've voiced it so many times I'm  
 8 tired of doing it.

06:57PM

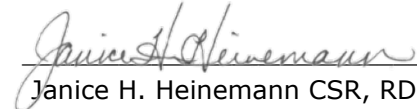
9 Evidently, the world is changing  
 10 their opinion of these things; and it's going to  
 11 be the new world's chore to get after them I  
 12 guess. So absent somebody really invading  
 13 someone's privacy with an existing house on  
 14 either side of a new structure, I think this is  
 15 a subject that we have exhausted. We keep  
 16 seeing it and seeing it and seeing it, and we  
 17 seem to be the only ones that are concerned.

06:58PM

18 So, again, if we don't have any  
 19 further comments, why don't we move along and  
 20 have a motion to approve this and take a vote.  
 21 MR. HAARLOW: I will move to approve  
 22 Case HPC-11-2020, 301 South Park Avenue.

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

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



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

1 MS. WEINBERGER: Second.  
 2 MR. PRISBY: I'll second.  
 3 CHAIRMAN BOHNEN: Roll call vote,  
 4 please.  
 5 MR. YU: Commissioner Weinberger?  
 6 MS. WEINBERGER: Nay.  
 7 MR. YU: Chairman Bohnen?  
 8 CHAIRMAN BOHNEN: Aye.  
 9 MR. YU: Commissioner Haarlow?  
 10 MR. HAARLOW: Nay.  
 11 MR. YU: Commissioner Prisby?  
 12 MR. PRISBY: Aye.  
 13 \* \* \*  
 14 (Which were all the proceedings had  
 15 in the above-entitled cause.)  
 16  
 17  
 18  
 19  
 20  
 21  
 22

06:58PM

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**YU** [5] - 5:7, 15:10,  
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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-12-2020 - 419 South Oak Street )  
 Request for Certificate of )  
 Appropriateness to construct a new )  
 home in the Robbins Park Historic )  
 District )

REPORT OF PROCEEDINGS had and testimony  
 taken via Zoom at the meeting of the  
 above-entitled matter before the Hinsdale  
 Historic Preservation Commission at 19 East  
 Chicago Avenue, Hinsdale, Illinois, on the  
 7th day of October, 2020, at 7 o'clock p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SHANNON WEINBERGER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. PATRICK FORTELKA, Moment Design;</p> <p>4 MS. JULIE LAUX, J. Jordan Homes;</p> <p>5 MR. MARCO PIEMONTE, Owner;</p> <p>6 MS. ALEXA PIEMONTE, Owner.</p> <p>7 * * *</p> <p>8 CHAIRMAN BOHNEN: Next item on the</p> <p>9 agenda, Case HPC-12-2020. We have 419 South Oak</p> <p>06:59PM 10 Street. Evidently what's happened is that the</p> <p>11 Piemontes have decided they want to build a</p> <p>12 different house with a different builder and a</p> <p>13 different architect. We had already approved</p> <p>14 the prior iteration but now they have decided to</p> <p>15 make a change.</p> <p>16 So this comes to you, the demo has</p> <p>17 already been approved. Now you have a new plan</p> <p>18 again being designed by Mr. Fortelka. And so</p> <p>19 because we are not going to be talking about a</p> <p>06:59PM 20 demo, maybe Mr. Fortelka would like to start a</p> <p>21 discussion on this one, please.</p> <p>22 MR. FORTELKA: Very good, will do.</p>	<p style="text-align: center;">4</p> <p>1 You will notice over to the</p> <p>2 right-hand side of the house is the attached</p> <p>3 garage component. We didn't want the house to</p> <p>4 loom on the street because it does sit up high.</p> <p>5 So you can see on the south and north ends we</p> <p>6 have gone out of our way to keep the house kind</p> <p>7 of nice and low in scale and kind of graduated</p> <p>8 the form of the house up to the center points.</p> <p>9 Another fun detail is the</p> <p>07:01PM 10 procession to get to the covered entry. There</p> <p>11 is going to be a walkway that's centered on the</p> <p>12 bank of staircase windows that you see. There</p> <p>13 is a bank of 6 windows there that the staircase</p> <p>14 is in front of. Then you take a left turn and</p> <p>15 go underneath a parapet wall that takes you to</p> <p>16 the covered porch. So similar detail to the</p> <p>17 house that we just reviewed but a much more</p> <p>18 scaled-down version of a covered entry. The</p> <p>19 Piemontes don't envision kind of hanging out on</p> <p>07:02PM 20 the front porch so it's just kind of there to</p> <p>21 cover Amazon packages and such.</p> <p>22 Yes. Other than that, any</p>
<p style="text-align: center;">3</p> <p>1 Yes, very similar in color appearance to the</p> <p>2 first house but quite different architecturally</p> <p>3 and in the details other than our patented large</p> <p>4 windows. This house is going to have a slate</p> <p>5 roof with a shaved copper ridge, will be lime</p> <p>6 washed brick as well. Unfortunately, the lime</p> <p>7 washed brick is very popular. It's not just</p> <p>8 Hinsdale. We are doing houses like this all</p> <p>9 over the country. It's just a popular material</p> <p>07:00PM 10 right now. We will also have zinc roofing</p> <p>11 material as well as an exterior stone veneer</p> <p>12 belt course all the way around the house. We</p> <p>13 will have dark-clad windows as well.</p> <p>14 And kind of a fun design aspect, if</p> <p>15 you look over to the left-hand side of the</p> <p>16 house, there is going to be a game room of sorts</p> <p>17 on the 1st floor that we were kind of harkening</p> <p>18 back to the original house had a sun room I</p> <p>19 believe on the same side of the house with a</p> <p>07:01PM 20 bunch of glass on the front as well as along the</p> <p>21 side so kind of tying in that detail from the</p> <p>22 original house.</p>	<p style="text-align: center;">5</p> <p>1 questions?</p> <p>2 CHAIRMAN BOHNEN: If I might, Patrick.</p> <p>3 Again, you will excuse me for not being able to</p> <p>4 accurately define the styles of these homes.</p> <p>5 The last one was low country/Acadian?</p> <p>6 MR. FORTELKA: Yes.</p> <p>7 CHAIRMAN BOHNEN: And what would you</p> <p>8 characterize this house as?</p> <p>9 MR. FORTELKA: This is definitely more</p> <p>07:02PM 10 of a English-manor style. There are not parapet</p> <p>11 walls on the front of this house, much shorter</p> <p>12 roof overhang, as well as fascia board</p> <p>13 conditions. It's a more formal house. You can</p> <p>14 tell the first house was a little bit more</p> <p>15 casual and rustic with the cedar wood components</p> <p>16 on the exterior.</p> <p>17 CHAIRMAN BOHNEN: Right.</p> <p>18 MR. FORTELKA: This one is just a</p> <p>19 little bit cleaner, kind of a more edited form.</p> <p>07:03PM 20 CHAIRMAN BOHNEN: Do you feel, Patrick,</p> <p>21 that this borders on a modern interpretation of</p> <p>22 an English-manor home?</p>



<p style="text-align: center;">6</p> <p>1 MR. FORTELKA: Sure. Yes, I would say</p> <p>2 modern. Modern is a specific architectural</p> <p>3 style so it's probably more of a contemporary</p> <p>4 English style. Arts and Crafts is the first</p> <p>5 thing that comes to mind because Arts and Crafts</p> <p>6 is a kind of a modern reaction to Tudor, which</p> <p>7 the house started out that way and we kind of</p> <p>8 went to a little bit more of an edited form of</p> <p>9 English through the design process.</p> <p>07:04PM 10 MS. WEINBERGER: So, Patrick, the</p> <p>11 drawings that you submitted where you have your</p> <p>12 house on top and then another house sketched on</p> <p>13 the bottom, is that a comparison to a historic</p> <p>14 style?</p> <p>15 MR. FORTELKA: I believe Julie</p> <p>16 submitted that package.</p> <p>17 MS. WEINBERGER: Okay.</p> <p>18 MS. PIEMONTE: I believe that that's</p> <p>19 actually, the bottom home is the Pickell home</p> <p>07:04PM 20 that we originated with, that we came to you</p> <p>21 guys with.</p> <p>22 MS. WEINBERGER: Okay.</p>	<p style="text-align: center;">8</p> <p>1 bothers me is the game room. You know, John has</p> <p>2 always talked about the windows. He did on the</p> <p>3 last house. At least the windows on the rest of</p> <p>4 the house are windows. They look like frame</p> <p>5 around them, something that's purchased, popped</p> <p>6 in place, tacked up as an individual window.</p> <p>7 This game room looks like it is corner-to-corner</p> <p>8 almost floor-to-ceiling glass.</p> <p>9 MR. FORTELKA: You have got a good eye.</p> <p>07:06PM 10 MR. PRISBY: It looks like a glass box</p> <p>11 attached to the side of the house. I understand</p> <p>12 your point that there was a glass room there</p> <p>13 before; but it had so much landscaping in front</p> <p>14 of it, one, you didn't even see it; right? Two,</p> <p>15 it was set way back from the street where this</p> <p>16 is going to be prominently out on the corner.</p> <p>17 And the old one kind of tied into the old</p> <p>18 Georgian kind of plantation look where it had a</p> <p>19 couple of pilasters in the corner, the transom</p> <p>07:06PM 20 windows, had a lot more molding that were tied</p> <p>21 to that style. But even that, it may have been</p> <p>22 a lot of glass but it was still individual</p>
<p style="text-align: center;">7</p> <p>1 MS. PIEMONTE: And the top one is the</p> <p>2 current home that we submitted to you guys.</p> <p>3 MS. WEINBERGER: Okay. Thank you.</p> <p>4 MS. PIEMONTE: You're welcome.</p> <p>5 MS. WEINBERGER: Because I was a little</p> <p>6 confused what --</p> <p>7 MS. PIEMONTE: -- the two homes were.</p> <p>8 MS. WEINBERGER: Awesome, thank you.</p> <p>9 MS. PIEMONTE: You're welcome.</p> <p>07:04PM 10 MR. HAARLOW: Yes. Shannon, the</p> <p>11 bottom, those are the renderings that we</p> <p>12 approved in July.</p> <p>13 MS. WEINBERGER: Okay.</p> <p>14 MR. FORTELKA: Yes. And to your</p> <p>15 comments on the entryway, I think Jim Prisby had</p> <p>16 brought it up, the Piemontes aren't 100 percent</p> <p>17 there on the entryway either. So we are still</p> <p>18 working on that component. So knowing that is</p> <p>19 of interest to change on your part, I will</p> <p>07:05PM 20 definitely take a harder look at that.</p> <p>21 MR. PRISBY: Patrick, you know, as far</p> <p>22 as the elevations go, the only thing that really</p>	<p style="text-align: center;">9</p> <p>1 windows; right?</p> <p>2 This just looks like a very modern</p> <p>3 piece on that corner. I am concerned about how</p> <p>4 that's going to look with that much glass</p> <p>5 without landscaping to protect it and to have it</p> <p>6 sticking way out on that corner much farther out</p> <p>7 than the original house was. (Zoom audio</p> <p>8 interruption) -- using for that.</p> <p>9 MR. FORTELKA: What was that, Jim? I'm</p> <p>07:07PM 10 sorry.</p> <p>11 MR. PRISBY: I'm sorry, yes. It's hard</p> <p>12 for me to hear, too.</p> <p>13 What window system were you using</p> <p>14 for that? I'm assuming it's not kind of a</p> <p>15 standard Marvin window?</p> <p>16 MR. FORTELKA: No. It's actually going</p> <p>17 to be a custom unit. I'm drawing a blank on the</p> <p>18 manufacturer right now. It was going to be like</p> <p>19 a curtain wall-type system. It's a very</p> <p>07:07PM 20 expensive steel, steel-frame system that we are</p> <p>21 probably not going to be able to pull off. So</p> <p>22 to your point, we will probably end up with some</p>

<p style="text-align: center;">10</p> <p>1 framework on the corner. It was kind of being  2 done to clean up all the structure and get away  3 from the pilasters and the ornamentation of the  4 original room but still keep the idea of the sun  5 room space.  6 MR. PRISBY: I like the concept of a  7 sun room there, it could be a game room. I just  8 don't think that ties in with the rest of the  9 architecture. And it's to me the most prominent  07:07PM 10 corner of that house, right? I would ask you  11 guys take another look at that. See if you can  12 get that to be still significant glass if you  13 want it but something that ties in a little bit  14 better. This looks like kind of a unilock, fine  15 line, big window kind of system that I don't --  16 It's very pricey. I just know that in my  17 opinion -- okay, it's just my opinion -- it just  18 doesn't look right on that corner. That's a  19 concern for me.  07:08PM 20 MR. FORTELKA: Understood.  21 MR. PRISBY: Now, is this one in for  22 permit or still in development?</p>	<p style="text-align: center;">12</p> <p>1 I do like the lower scale of the  2 revised plan. I definitely applaud the use of  3 high-quality materials, I think that's  4 important. One of the things that is noted in  5 the application is that this is a very prominent  6 location and a very significant corner within  7 the District. With the prior plans that we  8 approved in July, the Orren Pickell plans, they  9 went to great lengths when we had that hearing  07:10PM 10 to talk about the historical precedence for what  11 was going to be put on that spot. We were given  12 all of these handouts that I pulled out from  13 back in July. References to historical  14 buildings around the country, symmetry and so  15 forth.  16 This new home, these new plans I  17 think, unfortunately, all of that is lost. I  18 mean it's a very nice home. I don't think it  19 does justice to the lot the way that the prior  07:11PM 20 plans did. I would have to say I was  21 disappointed in seeing these changes. The  22 Piemontes, it's their lot, their house, they</p>
<p style="text-align: center;">11</p> <p>1 MR. FORTELKA: This one is in for  2 permit as well. And just as a matter of record,  3 I'm not calling anybody out on this but I, I  4 emailed Jim and -- Or Jim, you and Chan,  5 probably, I don't know, four or five months ago,  6 about both of these projects to get out in front  7 of these. And because of Covid and all the  8 crazy business going on, I think it just kind of  9 went to the wayside. So we are really trying to  07:09PM 10 get out in front of these when we are in  11 schematic design but the clients just can't wait  12 four months.  13 MR. PRISBY: No, understood.  14 CHAIRMAN BOHNEN: Any further comments?  15 MR. HAARLOW: Well, I echo Jim's  16 concerns about the game room. I think because  17 the house is being pushed forward a lot on the  18 lot and the way that it sits up on the hill  19 that's going to become a very -- That's a very  07:09PM 20 public space, a very public room, that everyone  21 is going to see. So I think that I would concur  22 with what Jim was saying before.</p>	<p style="text-align: center;">13</p> <p>1 should do what they want. But I feel that much  2 of what was persuasive and compelling in what we  3 approved in July has been lost. I think that's  4 a disappointment given the prominence of the  5 house that was there and the prominence of this  6 lot now. So I guess I would hope that as much  7 attention is given, as much consideration is  8 given to that as possible and then the game room  9 is maybe a place to start.  07:12PM 10 MR. FORTELKA: Okay.  11 MS. WEINBERGER: I would echo what Bill  12 just said. The work that went into the first  13 design historically was a lot of work. We had a  14 lot of discussion on it, and this house just  15 doesn't reflect that same historic conversation  16 that we had. I do appreciate that both the  17 north and south elevations do not have bulk,  18 which is similar to the house that was torn down  19 was. But, yes, I agree with Bill's comments.  07:13PM 20 CHAIRMAN BOHNEN: I think that, if I  21 might speak for the Commission members, I think  22 what we are concerned about is that going years</p>

<p style="text-align: center;">14</p> <p>1 into the future, whether or not we are around to</p> <p>2 cast judgment or not, that homes that occupy</p> <p>3 iconic sites like 419 and 716 South Oak, that</p> <p>4 the homes that are built are built with a</p> <p>5 thought towards.</p> <p>6 MALE VOICE: (Zoom audio interruption.)</p> <p>7 CHAIRMAN BOHNEN: The homes are being</p> <p>8 built with a thought towards the importance of</p> <p>9 these sites and the importance of the houses</p> <p>07:13PM 10 that formerly occupied these sites and that our</p> <p>11 architects and new owners, if able, will go the</p> <p>12 extra mile to put detail into these homes that</p> <p>13 will give them a better chance to garner</p> <p>14 admiration and give a historic feeling 50, 60,</p> <p>15 70, 80 years from now.</p> <p>16 Hard call I know to decide what the</p> <p>17 future is going to love but --</p> <p>18 MR. FORTELKA: Well put.</p> <p>19 CHAIRMAN BOHNEN: I guess that's the</p> <p>07:14PM 20 only thing I would say. So any other --</p> <p>21 MR. PIEMONTE: Hey there, any chance I</p> <p>22 can say a few words?</p>	<p style="text-align: center;">16</p> <p>1 CHAIRMAN BOHNEN: Build something that</p> <p>2 is admirable and that the community will</p> <p>3 treasure and you will benefit from that.</p> <p>4 MR. PIEMONTE: We are on the same page.</p> <p>5 I just want to let you guys know that.</p> <p>6 MS. WEINBERGER: Thank you.</p> <p>7 MR. PIEMONTE: Thank you.</p> <p>8 CHAIRMAN BOHNEN: Well put. Okay. Any</p> <p>9 further remarks?</p> <p>07:16PM 10 May we have a motion? In light of</p> <p>11 Marco's last remarks, we may not be seeing the</p> <p>12 final iteration of this. So you might want to</p> <p>13 take that into consideration when you are voting</p> <p>14 with the caveat that Marco and his bride Alexa</p> <p>15 would not take umbrage if you didn't vote in</p> <p>16 favor of this because they, evidently, are going</p> <p>17 to redesign this.</p> <p>18 So having said that, why don't we</p> <p>19 have a motion and see where the motion goes. Or</p> <p>07:17PM 20 we could postpone a vote until we see the new</p> <p>21 design, which maybe does that impact anybody</p> <p>22 negatively?</p>
<p style="text-align: center;">15</p> <p>1 CHAIRMAN BOHNEN: Sure, of course.</p> <p>2 MR. PIEMONTE: I have dreaded these</p> <p>3 Zoom calls but -- I hate to say it -- I almost</p> <p>4 agree, My house looks way too similar to that</p> <p>5 other house. I will have a call with -- I</p> <p>6 never saw it until today. I'm not happy that</p> <p>7 that house looks like my house. So I will have</p> <p>8 a call with Patrick and Julie tomorrow, and we</p> <p>9 are going to discuss it because I'm -- There</p> <p>07:15PM 10 are going to be some changes. I'm not happy.</p> <p>11 So I don't want to agree with you</p> <p>12 guys because like you guys are like my enemy I</p> <p>13 guess in a weird way with this whole process,</p> <p>14 but I'm on your team now so we are going to</p> <p>15 change it.</p> <p>16 CHAIRMAN BOHNEN: That-a-boy. All</p> <p>17 right, Marco. I love your spirit, man.</p> <p>18 MR. PIEMONTE: Thank you. I just hope</p> <p>19 that --</p> <p>07:15PM 20 CHAIRMAN BOHNEN: You are a young guy</p> <p>21 and you are going to be here for a long time.</p> <p>22 MR. PIEMONTE: I am.</p>	<p style="text-align: center;">17</p> <p>1 MS. LAUX: Sorry. I missed a lot of</p> <p>2 the call because I'm in the middle of -- (Zoom</p> <p>3 audio interruption) -- and I had no service.</p> <p>4 CHAIRMAN BOHNEN: I was simply saying</p> <p>5 if, in fact, you are going to come back to us</p> <p>6 with a different design, would it impact you</p> <p>7 negatively if we postponed a vote on this</p> <p>8 design?</p> <p>9 MS. LAUX: Yes, it would, because even</p> <p>07:17PM 10 if they redesign the facade of the home they can</p> <p>11 start to move forward at the foundation. The</p> <p>12 Piemontes have been long in waiting for this.</p> <p>13 So I think a vote would be helpful to get them</p> <p>14 on the track to getting started.</p> <p>15 CHAIRMAN BOHNEN: So what you are</p> <p>16 saying, Julie, is that if changes were made,</p> <p>17 they would not -- It would still be the same</p> <p>18 basic floor plan, foundation?</p> <p>19 MS. LAUX: Correct. Yes. It would</p> <p>07:18PM 20 allow them to get started.</p> <p>21 CHAIRMAN BOHNEN: Right. So we have</p> <p>22 come across this before in commercial work.</p>

<p style="text-align: center;">18</p> <p>1 Oftentimes we go in for foundation permits and  2 then come in for superstructure permits at a  3 later date just to get projects moving.  4 Chan, I don't know if we have those  5 abilities residentially in Hinsdale or not. I  6 don't want to hold these folks up. But by their  7 own admission, they are going to change the  8 design around. Does it serve a purpose to --  9 I mean if we vote yes, they start  07:18PM 10 on their foundation, we are caught in the middle  11 of this thing. Can we have a vote to approve  12 the foundation plan so they can go in for permit  13 and withhold a vote on the final design until  14 they come back to us?  15 MS. LAUX: Or if you just can bring a  16 vote, we are happy to circulate by email to all  17 of the committee members any changes in design  18 for your input and thoughts.  19 CHAIRMAN BOHNEN: Well, what we could  07:19PM 20 do is have a vote pending further considerations  21 on the exterior design.  22 MR. YU: We have done the condition of</p>	<p style="text-align: center;">20</p> <p>1 MS. LAUX: Yes.  2 CHAIRMAN BOHNEN: We are not trying to  3 be obstructionists. What I'm wondering is,  4 Chan, give me a definition. Are we better off  5 approving a foundation situation now and say a  6 subsequent review of the design, or are we  7 better off approving the whole thing with  8 conditions?  9 MR. YU: I think it's just better with  07:21PM 10 conditions. I don't know if you can break up a  11 building permit approval with the foundation  12 versus the rest of the house.  13 MR. PRISBY: Chan, my track record with  14 the Village, they will not do that. Maybe Robb  15 has changed course on that over the years, but I  16 have never seen anyone get issued a foundation  17 permit. It's all or nothing.  18 MR. YU: Me neither.  19 CHAIRMAN BOHNEN: It's standard  07:21PM 20 procedure in commercial work.  21 MR. PRISBY: Commercial, yes.  22 Residential, no.</p>
<p style="text-align: center;">19</p> <p>1 approval with working with the HPC architects.  2 We have done that commonly.  3 MR. PRISBY: Yes, but you know what my  4 opinion is on that right now.  5 CHAIRMAN BOHNEN: Well, give it to us.  6 MR. PRISBY: Okay.  7 CHAIRMAN BOHNEN: I mean it appears  8 that Mr. Piemonte wants to revisit some elements  9 of design.  07:20PM 10 MR. PRISBY: Correct. And you know  11 what, at some level when we get a new design we  12 should review it as a group. But to Julie's  13 point, you know, if they can get the foundation  14 going, I think it might be ideal.  15 CHAIRMAN BOHNEN: Right.  16 MS. LAUX: They have just been at this  17 so long with all of the challenges that they  18 have faced through this committee, Covid,  19 etcetera, etcetera, change of things, all the  07:20PM 20 difficulties that they had.  21 CHAIRMAN BOHNEN: No, we understand. I  22 understand.</p>	<p style="text-align: center;">21</p> <p>1 CHAIRMAN BOHNEN: We do substructure  2 and superstructure. But, again, I'm not here to  3 change the rules. Changing rules, as we know,  4 takes years in this Village.  5 MR. PRISBY: John, here is my input on  6 this. Kind of like we talked about for the  7 first house tonight, right? You know, we are  8 advisory. They can essentially do whatever they  9 want and we don't vote, and they still get to go  07:22PM 10 ahead and pull a permit.  11 I think it's great that Piemonte  12 wants to redesign some aspects to this. I would  13 love to be somehow as a group involved in that  14 process; but I think at this point you can  15 almost do that under good faith and say, Look,  16 you know, give them their approval tonight in  17 hopes that they come back in front of us to get  18 some feedback on the changes as they go; and  19 then we are not holding them up. And whether  07:22PM 20 they accept our recommendations the next time  21 through or not really is insignificant.  22 MS. LAUX: I appreciate that statement.</p>

1 MS. PIEMONTE: Appreciate that, yes.  
 2 MR. PIEMONTE: I would like to vocalize  
 3 this. My intentions for talking weren't to  
 4 shoot myself in the foot. I actually agree with  
 5 what you guys have given me. From what I saw,  
 6 it will be changed. Like when I say it, it's  
 7 done; but I just need a vote. Just give me that  
 8 so I can move forward. Like I said, I have got  
 9 to get my kids into Hinsdale. I'm done with  
 10 Elmhurst.

07:23PM

11 CHAIRMAN BOHNEN: Okay. So Jim, how  
 12 about making a motion we approve this.

13 MR. PRISBY: I would make a motion that  
 14 we approve the design submitted for 419 South  
 15 Oak.

16 CHAIRMAN BOHNEN: Do we have a second?

17 MS. WEINBERGER: Second.

18 CHAIRMAN BOHNEN: Roll call vote,  
 19 please.

07:23PM

20 MR. YU: Commissioner Weinberger?

21 MS. WEINBERGER: Nay.

22 MR. YU: Chairman Bohnen?

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

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



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

1 CHAIRMAN BOHNEN: Aye.  
 2 MR. YU: Commissioner Haarlow?  
 3 MR. HAARLOW: Nay.  
 4 MR. YU: Commissioner Prisby?  
 5 MR. PRISBY: Nay.  
 6 MR. YU: I'm sorry. Can you say that  
 7 again, please.  
 8 MR. PRISBY: Nay.  
 9 MR. YU: Okay. Thank you.  
 10 MR. PRISBY: Excellent.  
 11 CHAIRMAN BOHNEN: Thank you very much.

07:23PM

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13 (Which were all the proceedings had  
 14 in the above-entitled cause.)  
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**HPC-12-2020 - 10.07.20 Min. - Attachment 2**






## MEMORANDUM

**DATE:** November 4, 2020

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

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

**FROM:** Chan Yu, Village Planner 

**RE:** 448 E. 6<sup>th</sup> St. – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District and to Construct a New Home  
Case HPC-10-2020

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### Summary

The Village of Hinsdale has received an application from Michael Ryan of Park Five Homes (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 existing home on 448 E. 6<sup>th</sup> Street was designed by Anderson Walter, constructed by Bellevue Builders in 1954 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 proposed house features limewashed brick parapets, a covered front porch along with a cedar roof, and cedar board and batten siding. The subject property is located in the R-1 Single Family Residential District and borders the same to the north, south, east and west. The parcel is a legal nonconforming 14,979 SF lot. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed 2.5-story 4,789 SF Belgian style farmhouse.

### 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:**

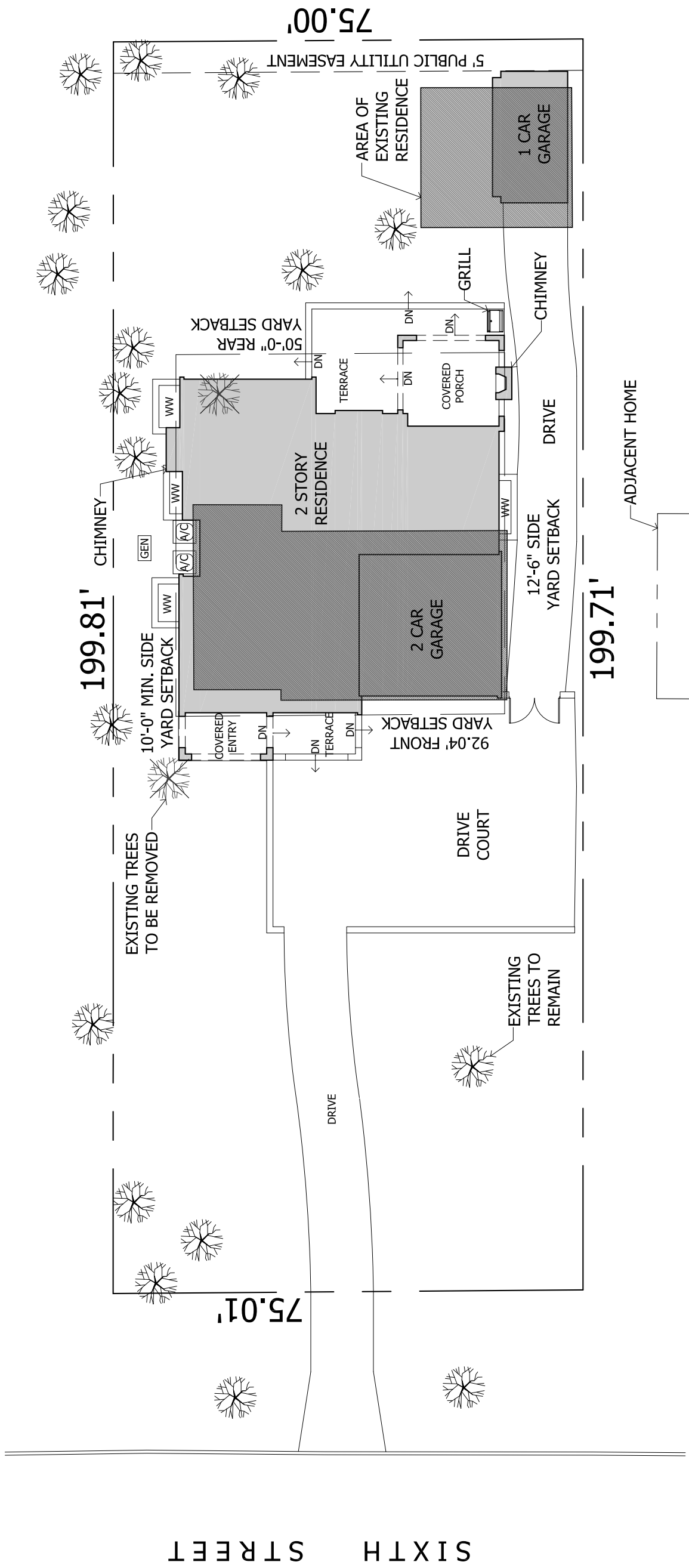
- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 - National Register of Historic Places Sheet
- Attachment 6 - 448 E. 6<sup>th</sup> St. Aerial View

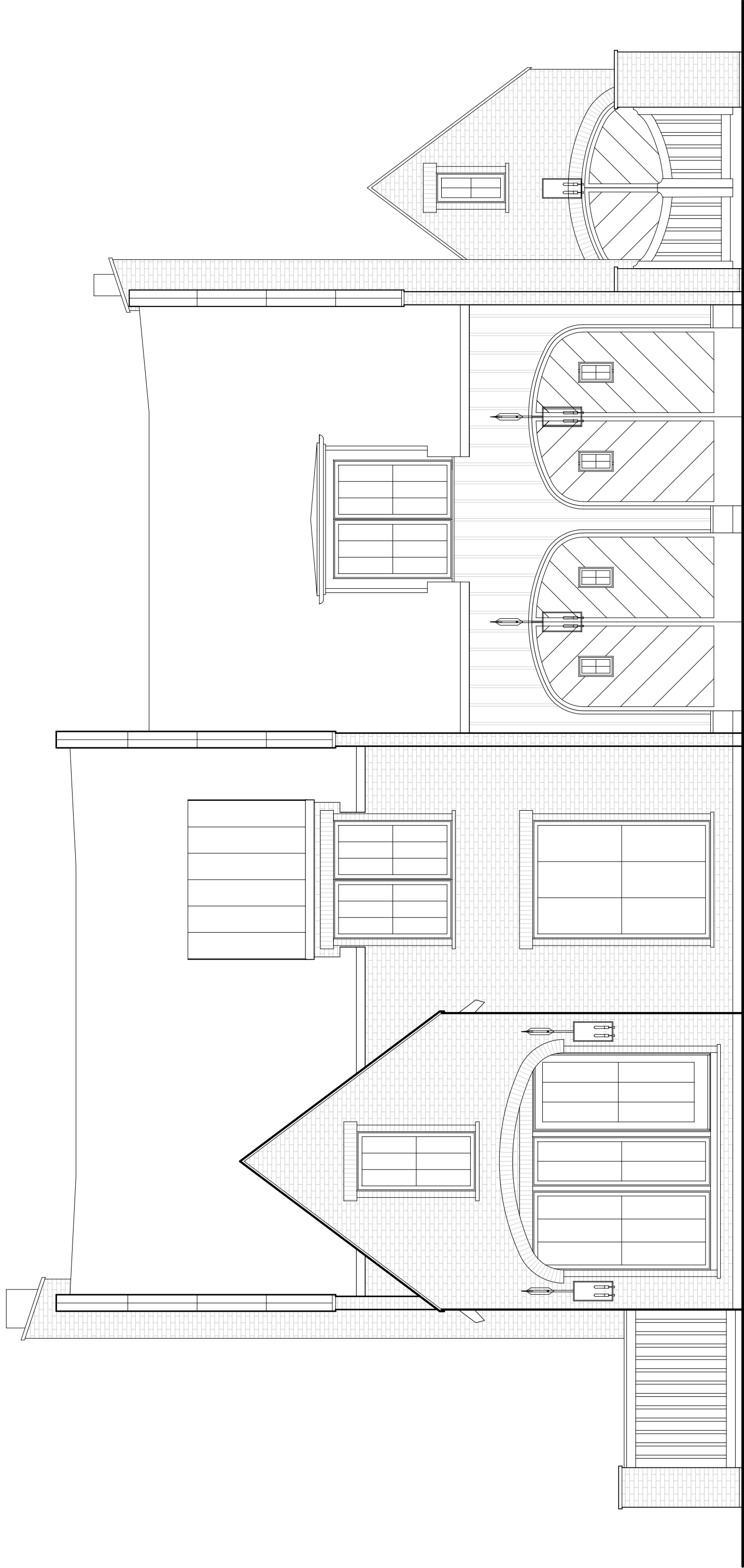




NORTH ELEVATION







NORTH ELEVATION



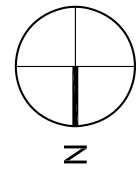
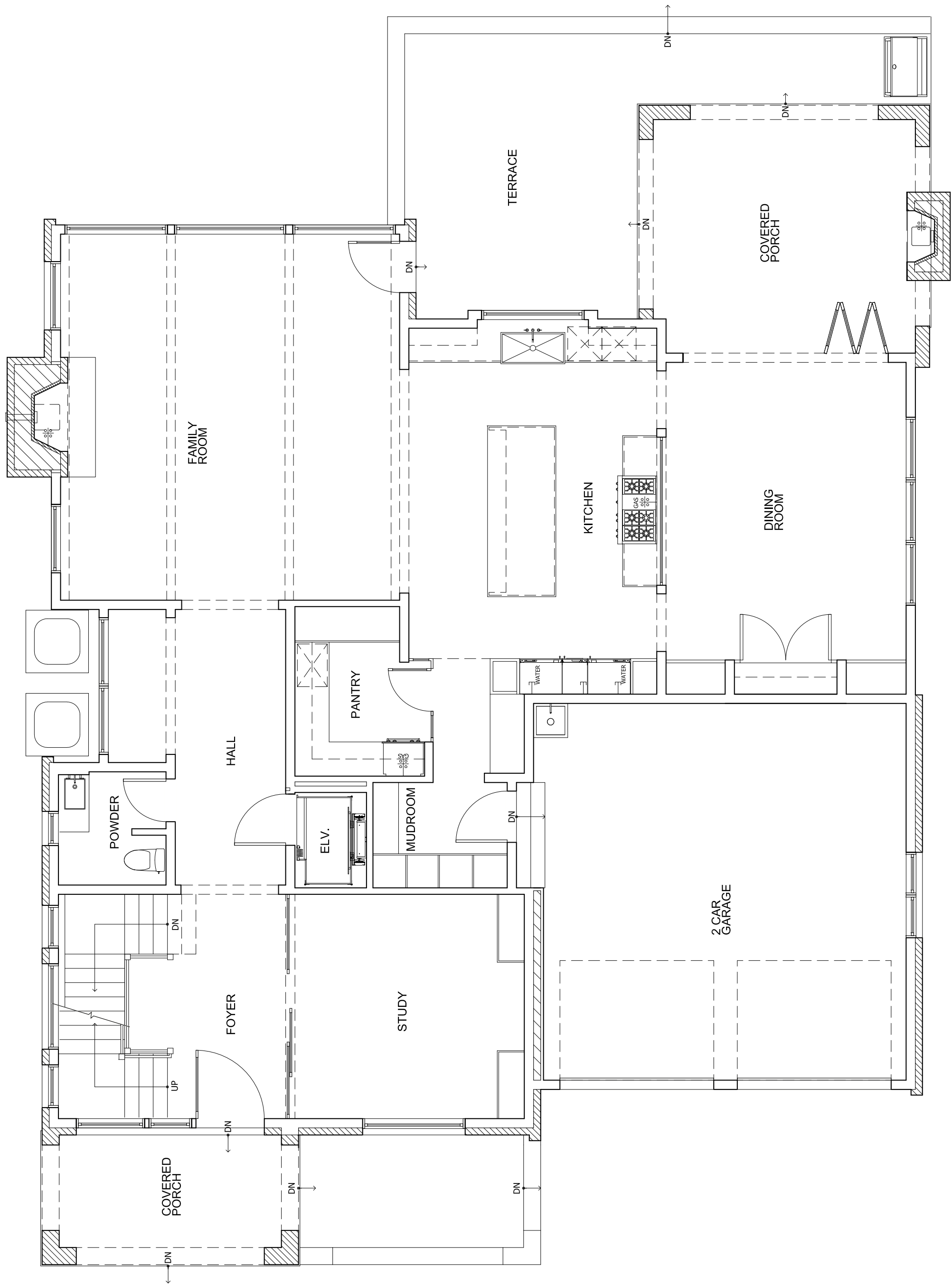
WEST ELEVATION



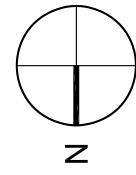
SOUTH ELEVATION



EAST ELEVATION

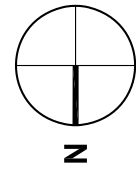
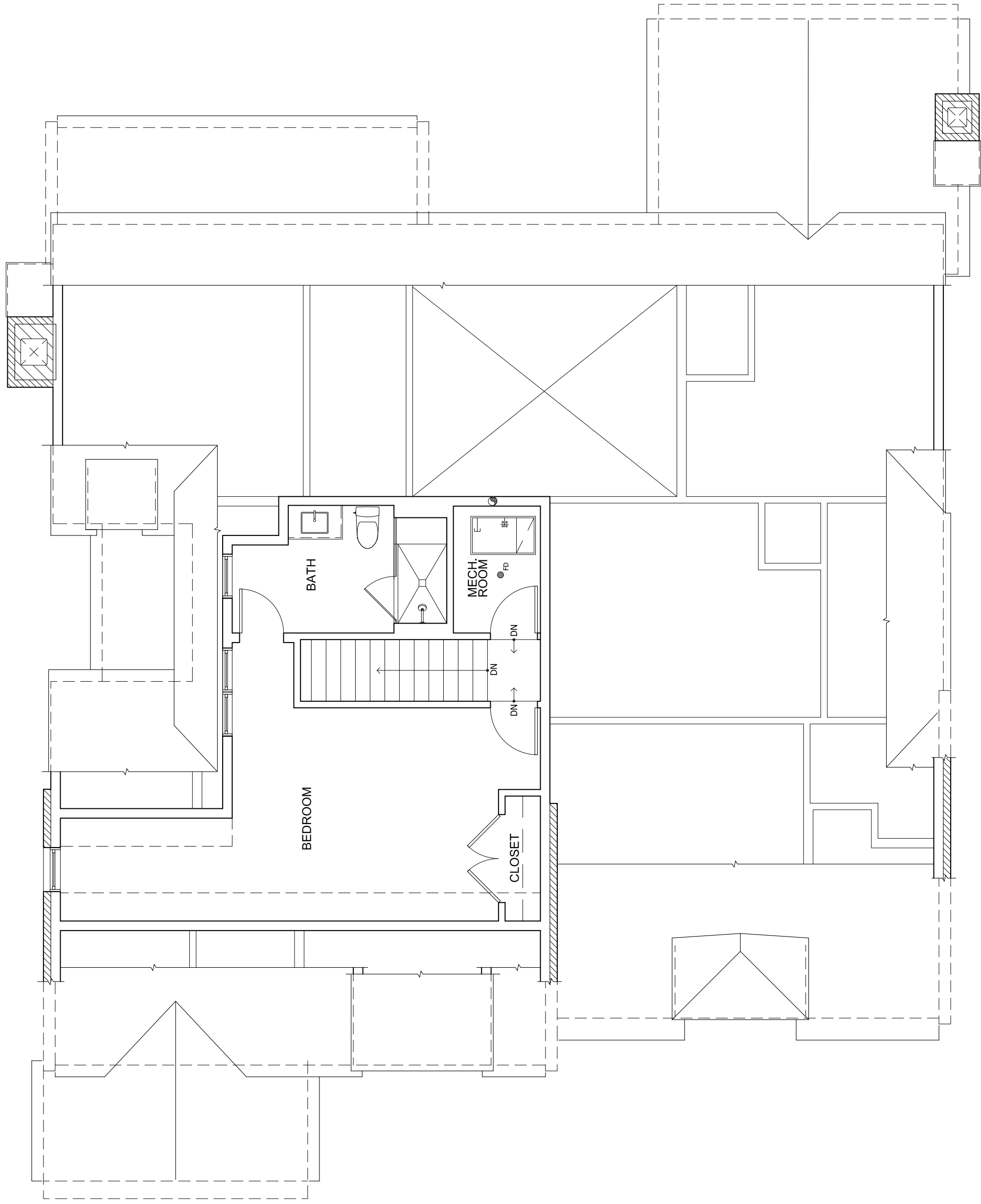


FIRST FLOOR PLAN



SECOND FLOOR PLAN





THIRD FLOOR PLAN







**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: 09-12-403-007 448 E. 6th St., Hinsdale, IL 60521

**I. GENERAL INFORMATION**

1. Applicants Name: MICHAEL J. RYAN  
Address: 125 E 8th St., Hinsdale, IL 60521  
Telephone Number: 630-306-1917
2. Owner of Record (if different from applicant): CAROLYN J. RYAN TRUST DATED 5/27/94  
Address: 125 E 8th St., Hinsdale, IL 60521  
Telephone Number: 630-373-7999
3. Others involved in project (include, name, address and telephone number):  
Architect: Moment Design, 201 E. Ogden Ave Hinsdale Illinois 60521 (630) 828-8161  
Attorney: TBD MARK DONATELLI/PETER COULES 15 SALT CREEK LN, STE 312, Hinsdale, IL 60521  
630-920-0406  
Builder: TBD PARK FIVE HOMES 1220 Iroquois Ave, Ste 201, Naperville, IL 60563  
630-306-1917 MIKE RYAN  
Engineer: TBD JON GREEN, ENGINEERING RESOURCE ASSOC. 312-474-7841  
35701 WEST AVE, STE 150, WARRENVILLE, IL 60555

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: 2 Story residence & detached garage
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).

New two story Belgian farmhouse home with attached garage.

ENGLISH MANOR

## 5. TABLE OF COMPLIANCE

Address of subject property: 448 E. 6TH STREET

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.	14,979.0 SQ.FT.	14,979.0 SQ.FT.
Lot Depth	125 FT	200 FT	200 FT
Lot Width	125 FT	75 FT	75 FT
Building Height	30 FT	UNKNOWN	UNKNOWN
Number of Stories	2 1/2	2	2 1/2
Front Yard Setback	92.04'	94.44'	92.08'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10'/12.5'	11.79'/ 13.12	10.5'/13'
Rear Yard Setback	50.0'	74.16'	53.58'
Maximum Floor Area Ratio (F.A.R.)*	4,794.96'	2,772.44'	4,788.66 SQ.FT.
Maximum Total Building Coverage*	3,744.75'	1386.22	2,965.8 SQ.FT.
Maximum Total Lot Coverage*	7,489.50'	4,473.97'	UNKNOWN
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	1,497.90 SQ.FT.	540.24 SQ.FT.	250 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

X

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

☐ **CORPORATION**

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

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

☐ **PARTNERSHIP**

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

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

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

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

**LAND TRUST**

\_\_\_\_\_  
Signature

**OTHER**

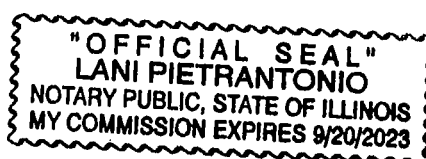
\_\_\_\_\_  
Signature of Authorized Officer

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

September, 2020

Lani Pietrantonio  
Notary Public

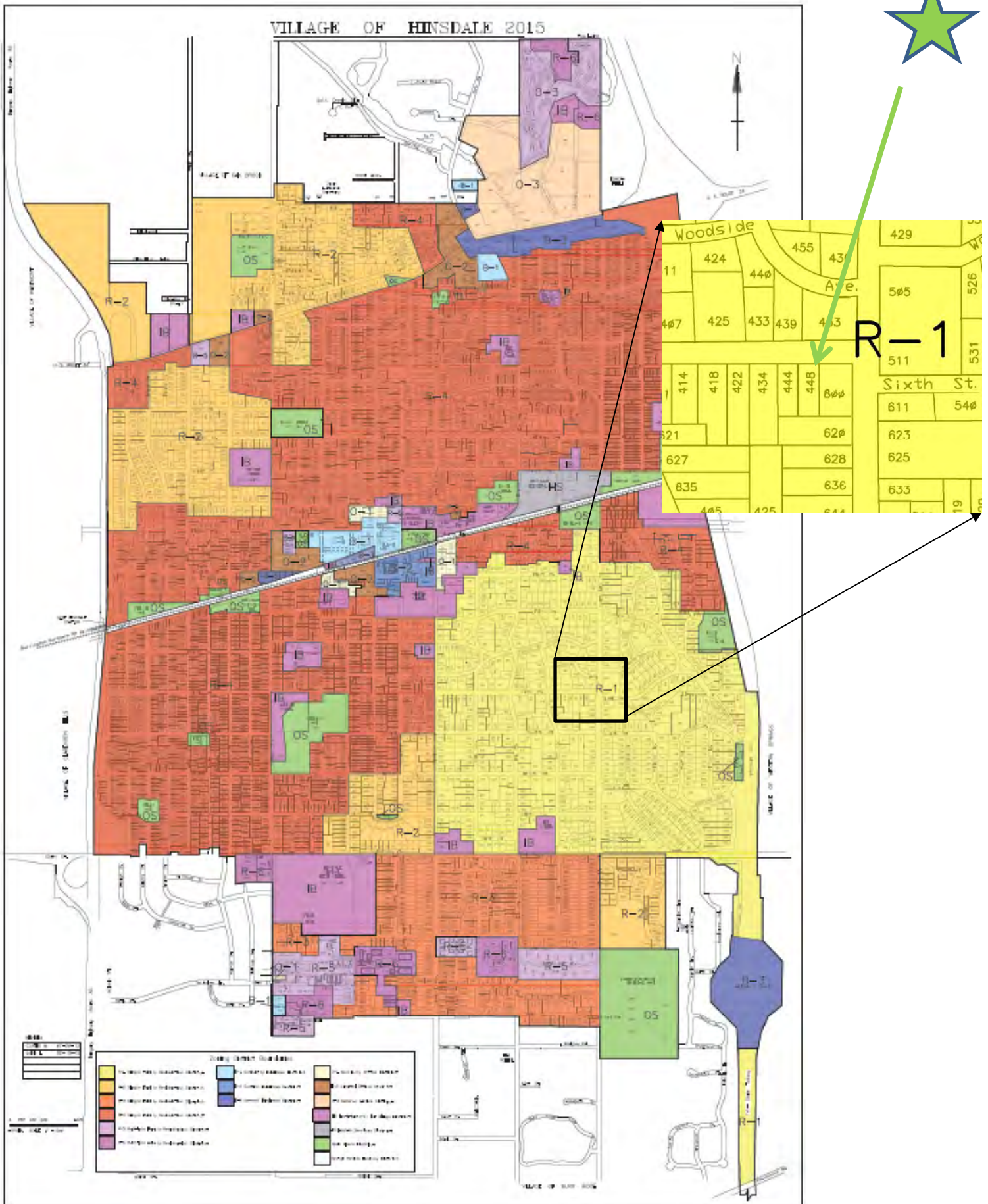
April 2020



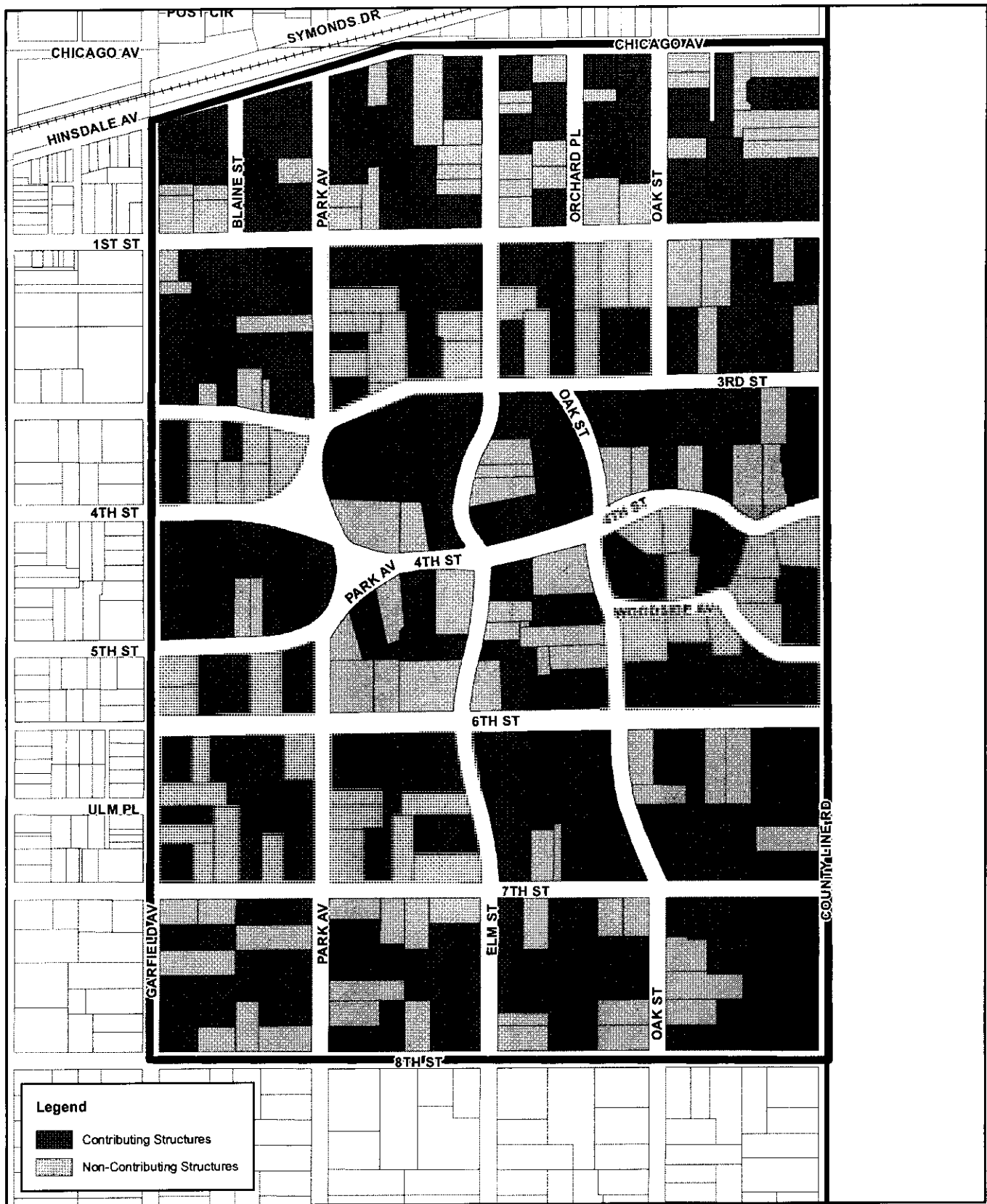
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Attachment 1

## 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 21

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
303	E SIXTH	Neo-Traditional	2003		NC	-	Estenssoro, Sergio G.	Barrett Builders	
308	E SIXTH	Colonial Revival	c. 1925		C	C			Detached garage
311	E SIXTH	Colonial Revival Cottage	1925	Osler, Edwin J. II House	C	NC			Detached garage
316	E SIXTH	Tudor Revival	c. 1925		C	-			
319	E SIXTH	Renaissance Revival	1927	Jackson, Leo W. House	C	C			Detached garage
326	E SIXTH	French Eclectic	1928	Harm, Howard S. House	C	-	Powers, Richard		
329	E SIXTH	Colonial Revival	1899	Bassett, Orland P. House	C	C			Coach House
407	E SIXTH	Colonial Revival	c. 1920		C	NC			Detached garage
414	E SIXTH	Colonial Revival	1936	Effinger, John R. House	C	-	West, Philip Duke		
418	E SIXTH	Craftsman	c. 1925		C	NC			Detached garage
422	E SIXTH	Neo-Traditional	2006		NC	-			
425	E SIXTH	Colonial Revival	1863-64	Robbins, William/Basset House "Woodside"	C	-		Froscher, Adolph	
433	E SIXTH	Ranch	1951	Pierce, J. C. House	C	-	Wendell, A. W.	Wendell, A. W. & Son	
434	E SIXTH	No style (altered)	1949	Stanton, John W. House	NC	-	Binfield, Richard A.	Dressler, Paul	
439	E SIXTH	Colonial Revival	1937	Prescott, Frank House	C	-	Zook, R. Harold		
444	E SIXTH	Colonial Revival	1954	Ritchie, Lyel H. House	C	-	Soucek, Lambert L.		
448	E SIXTH	Contemporary	1954	Anderson, Roger A. House	C	C	Anderson, Walter	Bellevue Builders	Detached garage
453	E SIXTH	Colonial Revival	1953	Pusinelli, John A. House	C	-	Fossier, G. E.		
118	E THIRD	Neo-Traditional	2005		NC	-			
119	E THIRD	Vacant			NC	-			
122	E THIRD	Queen Anne	1883		C	NC		Elmers, Andreas	gazebo
127	E THIRD	Contemporary	1952		NC	-	Gustafson, Virgil E.	Dressler, Paul	



Attachment 6: Aerial View 448 E. 6<sup>th</sup> Street

