



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, April 6, 2022

6:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – March 2, 2022

4. PUBLIC HEARINGS

- a) Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation

5. PUBLIC MEETINGS

- a) Case HPC-03-2022 – 241 E. First Street – Preliminary Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District
- b) Case HPC-04-2022 – 430 E. Seventh Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

6. SIGN PERMIT REVIEW

- a) Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign

7. PUBLIC COMMENT

8. NEW BUSINESS

- a) Village of Hinsdale 150th Anniversary Celebration
- b) Robbins Park Historic District Gateway Signs

9. OLD BUSINESS

- a) Amendments to Title 14 – Status Update

10. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. 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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, March 2, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman John Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, March 2, 2022 at 6:32 p.m., roll call was taken.

PRESENT: Chairman John Bohnen and Commissioners Sarah Barclay, Frank Gonzalez, William Haarlow, Jim Prisby

ABSENT: Commissioners Shannon Weinberger, Alexis Braden

ALSO PRESENT: Bethany Salmon, Village Planner and Robert McGinnis, Director of Community Development

Approval of Minutes – November 3, 2021

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to approve the November 3, 2021 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Barclay, Gonzalez, Haarlow, Prisby and Chairman Bohnen
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Weinberger and Braden

Public Hearing

a) Case HPC-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 01 2022.

Members of the public speaking about this case were sworn in.

Michael Abraham and Joel Rafferty, architects representing the homeowners, were present and provided an overview of the proposed plans and showed material samples.

Mr. Abraham stated that he understood the existing home is a contributing structure in the Robbins Park Historic District and great care was taken to design a house that fit in. The proposed residence will be primarily stone with cut stone detailing and slate roofing.

Commissioner Prisby stated he did not have any issues with house and added it was an attractive house.

Chairman Bohnen stated the Commission received an email from a nearby homeowner about past water accumulation in the back yard resulting from heavy rains. Julie Laux, the builder for the project from J Jordan Homes, responded because of that concern, the plans were sent back for an additional engineering plan review and have been approved.

Chairman Bohnen stated that there have been numerous incidences in the past with new construction resulting in impacts of neighboring properties and provided an example of a home on County Line Road.

Chairman Bohnen asked what the Village's position is on requiring tanks to store stormwater for later evacuation, stating there was a previous water problem on this property and the proposed home has a larger footprint, possibly resulting in a bigger water problem.

Mr. McGinnis responded that the Village Engineering Department is not a big proponent of on-site water detention, and the Village already requires BMPs and storm basins, but there are several areas in town where there is a lack of storm sewers due to existing combined sewer systems. Mr. McGinnis explained that as more storm sewers are installed, there will be more opportunity for direct tie ins. Mr. McGinnis also stated the Village utilizes JJ Benes as a third party plan reviewer for engineering and the County requires a location to handle as much stormwater on site as possible. In this case, engineering reviews were completed four times, where the last review required an addition of an inlet pipe to drain Seventh Street.

Ms. Laux stated that the landscape architect is aware of, and mindfully designing for stormwater concerns.

Chairman Bohnen stated that his concerns remain with the potential water run off issue for the neighboring properties of residential construction sites with a substantially larger footprint than the previous structure. Chairman Bohnen asked what the Village is doing to solve run-off issues today and in the future.

Mr. McGinnis stated that tear downs have been used as an opportunity to solve drainage issues wherever possible.

Mr. Abraham stated that all engineering requirements will be met.

Mr. McGinnis stated that there have been cases where people could not do improvements because site flows could not be managed and in other cases, stormwater vaults have been used for irrigation.

Chairman Bohnen stated that there have been issues with the demo of the house and directed members to the timeline presented at the meeting.

Commissioner Haarlow stated he liked the architectural design of the home, the design was sensitive to the historic district, and it seemed to be a nice addition to the area. Commissioner Haarlow asked Ms. Salmon to project the timeline slide onto the meeting room screen so it could be viewed by the meeting attendees as he summarized the items on the timeline.

Commissioner Haarlow stated it was difficult to justify the statement that the home was in a state of disrepair and was uninhabitable due to many years of lacking maintenance against the real estate listing and video from July of 2020 showing a habitable and structurally sound home. Commissioner Haarlow stated the apparently intentional neglect of the home goes against the efforts of the Historic Preservation Commission and that there had been other incidences of J Jordan stripping homes in the historic district, in which the Village issued several notices of violations.

Ms. Laux stated that the pre-demolition sale of items took place before the current owners, the Callahans, owned the home, despite communication from Ms. Laux to the previous owner that the home had to be sold in a habitable condition. Ms. Laux stated it was important to note that the Callahans and J Jordan cannot be held accountable for actions of the previous owners. Ms. Laux stated the second floor window was not left open intentionally and the electric service was resumed to the house as soon as the applicant took possession. Ms. Laux stated all Commissioners were invited to tour the home in January of 2022 and no intentional actions were taken to make the home uninhabitable. Ms. Laux stated she did not see the real estate video referenced in the timeline, but that routine maintenance of the home was not completed. Ms. Laux stated that the applicants or J Jordan had no control of the fire department training initiating before the demolition permit was issued.

Ms. Laux also stated she notified Donegal that the demolition permit did not get issued as expected, but Donegal showed up anyway. Ms. Laux offered to share a copy of that communication to Donegal about the demolition date changing. Ms. Laux stated the roof stripped off at 641 S. Elm Street was re-installed on the newly constructed home at that address and that incident was not related to this current application.

Commissioner Gonzalez asked Ms. Laux about efforts made to save the current home at 720 S. Elm. Ms. Laux responded that the current home did not suit the lifestyle of the new owners and the intent was to demolish the existing structure.

Commissioner Barclay stated that she toured the habitable home before the sale, but if the home is currently uninhabitable on the inside, the Historic Preservation Commission's concern is about the exterior of the home. Commissioner Barclay asked if it was possible to save the house on the outside and rehab the interior.

Commissioner Gonzalez stated the home has character within the neighborhood and it is a bitter pill to swallow that the home could not have been fixed up and modified with a re-design or addition to preserve the streetscape and the existing structure.

Chairman Bohnen stated the focus of this Commission is historic preservation and added that the Callahans are not responsible for the care the home was given prior to the purchase. Chairman Bohnen stated the current home is a very nice home and is architecturally significant. If the home would have been locally landmarked, and able to be rehabbed, a demolition would be prohibited by code. Chairman Bohnen stated that the codes are currently being rewritten and the new codes will address demolition by neglect. Chairman Bohnen stated the new home is good looking and his concerns were not about the new home design.

Chairman Bohnen asked if the stormwater issues were addressed. Mr. McGinnis confirmed the permit went through the entire plan review and was ready to issue.

Chairman Bohnen asked for any further comments from the Commission. Hearing none, Chairman Bohnen asked for a motion to be made. Hearing no further comments for discussion and no motions, Chairman Bohnen asked if the Commission was satisfied with the information provided by the applicants.

Commissioner Haarlow stated the actions taken by ComEd and Donegal were predicated on the assumption the Certificate of Appropriateness was going to be issued at the February meeting.

Chairman Bohnen stated that there are procedures that the code calls for that did not seem to be adhered to in this case. Chairman Bohnen stated that currently the Historic Preservation Commission is an advisory board and the demolition permit can be issued no matter what the recommendation is. Chairman Bohnen stated that he hopes that the new code will be changed so the Village Board of Trustees will make the final decision, but until then, the Historic Preservation Commission wants builders, architects and citizens to find the conscious necessary to respect the Village's heritage and quality of life.

Chairman Bohnen asked for a motion to be made. Not hearing a motion, Chairman Bohnen asked Ms. Salmon about the procedure when a motion is not made. Ms. Salmon and Mr. McGinnis stated that they have never encountered a situation when no motion was made.

In response to Mr. Abraham's question about possible options for the applicant at this point, Ms. Salmon confirmed the demolition permit can still be issued. Ms. Salmon stated the first option would be for the Commission to deny or approve the demolition and the new construction as two separate motions, the second option would be for the Commission to table the motion, and another option would be to recommend to approve with certain conditions.

In response to Mr. Abraham's question, Ms. Salmon confirmed that tabling the application is an acceptable motion. Mr. Abraham asked what the timeline was for the new code to be put in place. Chairman Bohnen responded that the new code changes were not expected to be in place for months and this application would likely be grandfathered in to the existing codes.

Mr. Kevin Callahan, the homeowner, addressed the Commission by stating that he respects the process of the Commission but asked if it was the role of the Commission to make a motion. Chairman Bohnen stated that he has never encountered the situation of a motion not being made and that the Callahans have been caught in a situation that is not of their making.

Commissioner Prisby stated that he also felt the Callahans were caught in a situation not necessarily of their making but he was having a difficult time considering a demolition for this structure.

Mr. Callahan stated the sale terms were agreed upon in April with a known June closing date and the pre-demo sale was the action of the previous owner. Ms. Laux stated that J Jordan installed a furnace soon after the sale to abide by Village requirements.

Commissioner Prisby stated he toured the home and agrees it is currently in disrepair, but was angered by the home being in very good condition two (2) years prior as evidenced in the real estate video.

Mr. Callahan stated this home will be the family's fourth home in Hinsdale, and they have been residents since 1994. Mr. Callahan stated he and his wife were aware the home was on the market since July of 2020, but did not consider it as an option until April of 2021 when the price dropped to what was essentially lot value.

Commissioner Prisby stated that price drops like this often happen in the Village, but he has a hard time with approving a demolition for a home that was essentially destroyed over a period of two (2) years. Mr. Abraham stated the current applicant is being punished by a no motion and the Commission needs to find a way to work through the current process in place while working toward improving the process in the future.

Chairman Bohnen stated that the Commission and the process has been abused in the past by intentional neglect of properties to justify a demolition. Mr. Abraham responded that he has been involved in many restoration projects in the Village in the past and that the people accused of abusing the process are not the applicants. Mr. Abraham asked the Commission to consider the application as it has been submitted and the actions the Callahans have taken since they have been the property owners.

Ms. Laux stated that a video does not accurately portray a habitable house. Ms. Laux stated that furniture can help make a house appear to be habitable, but things such as working showers may not be portrayed on a video.

Commissioner Barclay stated the condition of the home likely falls somewhere between habitable and uninhabitable, but her position as a preservationist is to be sure a pause is taken before these types of homes are taken down. Commissioner Barclay stated the Callahans, as the owners of the home, are free to tear it down, but she feels the record needs to reflect the amount of money spent to demolish and re-build a new home is comparable to the amount that would be needed to restore the existing historic home.

Mr. Callahan stated the home was on the market a good deal of time with no sale offers, indicating there was no interest expressed by any parties to restore the home, resulting in a price drop to only land value. Commissioner Barclay stated that even if it takes more money to restore a home than it does to restore it, the job of the Commission is to preserve properties.

Ms. Laux requested the Commission to vote allowing the process to move forward stating the Callahans have been already delayed due to cancelled meetings. Mr. Abraham stated the applicants have already put forth a great deal of effort and money designing a house, submitting for permit application, going through the review process, obtaining building and engineering approval to even get to this point of discussion where the Commission is telling the applicant to keep the house.

Commissioner Prisby stated he is frustrated with the lack of change in a process that requires homeowners, like the Callahans, to go through such effort and expense leading to an eleventh hour discussion that could have taken place months before the design and application process begins. Commissioner Prisby stated that the existing process makes it easier for a home to be torn down over being restored and, as other non-historic or non-problematic lots are in short supply, the historic lots are now targeted for tear downs. Commissioner Prisby added it is unfair to hold up the Callahans who have gone through the process, put forth a great deal of effort and money to submit a good home design that has met engineering and building approval. Commissioner Prisby asked the Commission to make a motion for a vote and allow the Callahans to move forward with the application.

Commissioner Barclay asked Mr. Abraham if any conversations took place about tearing down the house before the application was submitted, knowing the Historic Preservation Commission would likely not be supportive. Mr. Abraham responded there is no obligation to have such a discussion and the amount of money to bring the existing house up to code would be greater than the amount spent to rebuild.

Commissioner Gonzalez stated that other homeowners have left the front of historic homes intact and made changes to the back of the home to bring it up to current codes and living standards, spending less than a rebuild.

Commissioner Barclay stated that under the current process of the Historic Preservation approval, cordial conversations, although not required, could take place before the building application is submitted to prevent acrimonious public discussions.

Ms. Laux stated there is no current path to have these preliminary discussions with the Historic Preservation Commission. Ms. Laux stated the only path to these discussions is after all the previous steps are completed and a great deal of time and money are already invested.

Commissioner Barclay stated that a process involving early conversations would be more cordial and benefit all involved.

Chairman Bohnen stated the reason the Commission discusses streetscape elements is to protect the neighboring properties, the Village as a whole, and the expectations that people have when a property is purchased. Chairman Bohnen stated that when new homes are built, the character of the area should not be changed and a middle ground be established between preservation and new home construction.

Commissioner Haarlow stated the facts about this 1927 significantly contributing structure are not good but he sees no reason to delay the applicants.

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to deny Case HPC-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion carried by a unanimous voice vote of 5-0.

A motion was made by Commissioner Gonzalez, seconded by Commissioner Barclay, to approve Case HPC-01-2022 – 720 S. Elm Street – Application for a Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion carried by a unanimous voice vote of 5-0.

A motion was made by Commissioner Haarlow, seconded by Commissioner Prisby to close the public meeting. The motion carried by a unanimous voice vote of 5-0.

Public Meeting

a) Case HPC-07-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

Alison Ford, the architect, was present at the meeting to address the Commission. Ms. Ford stated the Preliminary Certificate of Appropriateness was granted in September of 2021. Ms. Ford stated the design concept is identical but the size of the home has been decreased by shrinking the footprint proportionately.

Commissioner Gonzalez asked what material is to be used on the exterior to which Ms. Ford responded that the exterior is proposed to be a natural limestone material.

Commissioner Barclay asked how much the home size was reduced. Ms. Ford responded the home size was reduced by 1500 square feet and the only architectural change was the left bay, on the east side of the home, was reduced and windows removed.

Commissioner Gonzalez asked if the roof was shingled. Ms. Ford responded the roof was slate.

Chairman Bohnen asked if essentially everything remained the same except for the left side of the front elevation and the square footage. Ms. Ford confirmed that to be true.

Commissioner Haarlow asked for further explanation of the reduction made on the east side. Ms. Ford directed the Commissioners to reference the rendering provided where changes were highlighted in green.

Commissioner Prisby stated he met with the applicant early on in the process and that he appreciated the effort of the applicant to meet with the Historic Preservation Commission early on and throughout the process. Commissioner Prisby stated the house fits into the character of the neighborhood, is set in an appropriate location, uses the odd shaped lot to its advantage, and is a good addition to Hinsdale.

Commissioner Haarlow stated the house design and materials used were good. Commissioner Haarlow applauded the reduction of the footprint and not maximizing the allowable footprint in terms of water management.

Commissioner Gonzalez asked for clarification on the exterior limestone. Ms. Ford responded that dressed stone accentuates some of the windows, smooth around the windows, and the rest is natural cut.

Commissioner Prisby noted the mullions shown in the renderings have architectural character, it is just not a big glass wall of windows.

Chairman Bohnen stated he liked the house.

A motion was made by Commissioner Haarlow, seconded by Commissioner Gonzalez to approve Case HPC-07-2021 – 444 E. Fourth Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried by a unanimous voice vote of 5-0.

Sign Permit Review

a) Case A-38-2021 – 114 S. Washington Street – Sauced Pizzeria & Bar – Installation of One (1) Wall Sign

The business owner, Greg White, was present to address the Commission. Mr. White stated the business is currently open and operating out the building that the non-illuminated sign will be installed on. Commissioner Prisby asked if staff could clarify if the former illuminated Baldinelli sign was ever approved for installation. Staff could not confirm the sign obtained proper approvals. The applicant stated he did not believe the sign was approved.

With no further questions, a motion was made by Commissioner Barclay, seconded by Commissioner Haarlow, to approve Case A-38-2021 – 114 S. Washington Street – Sauced Pizzeria & Bar – Installation of One (1) Wall Sign. The motion carried by a unanimous voice vote of 5-0.

b) Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of One (1) Wall Sign and Permanent Window Signage

The applicants, Justas Dambrauskas and Paul Narbutas, were present at the meeting to address the Commission.

Commissioner Haarlow asked the applicants to confirm the proposed application is to install a sign a little larger than the existing sign and to retain the goose neck lighting. The applicants confirmed.

Commissioner Prisby asked if the proposed wall sign would be touching the limestone banding. The applicant confirmed that there would be about a quarter inch between the sign and the limestone. There was discussion that the wall sign was larger than the previous sign, which had at least a half of course of brick of separation between the sign and the limestone banding. Commissioner Prisby recommended that the sign should not touch the architectural elements.

Chairman Bohnen asked if the proposed permanent window signage met the Village requirements. Ms. Salmon confirmed that the proposed sign size was code compliant and was in line with how signage had been calculated in past permit cases.

Commissioner Prisby asked if using social media icons were allowable on the sign because it created visual clutter and the information it provides not necessary. Ms. Salmon clarified that signage should not be regulated by the content but added that visual clutter can be considered.

With no further questions, a motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to recommend approval of Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of one (1) wall sign with the following condition:

- 1.) At least half of a course of brick is visible between the limestone banding and sign.

The motion carried by a unanimous voice vote of 5-0.

A motion was made by Commissioner Barclay, seconded by Commissioner Gonzalez, to approve Case A-39-2021 – 16 W. Hinsdale Avenue – Silver Birch – Installation of one (1) permanent window sign as submitted. The motion did not carry, with a voice vote of three (3) nays and two (2) ayes.

The motion did not carry and recommendation for the denial of the sign will be forwarded to the Plan Commission for review.

Discussion followed about the Commission reviewing signage and lighting in the downtown area with future re-writes. It was noted that permanent window signage is a topic that is new and will need to be included to prevent windows from becoming billboards with large amounts of text narratives. It was confirmed the Historic Preservation District is advisory on sign permit approval and the application will go to the Plan Commission for final consideration of approval. It was noted that the Plan Commission could possibly have no issues with the application and approve it as is.

Public Comment

Tom and Cynthia Curry, residents that live nearby 720 S. Elm Street, were present to address the Commission. They stated they felt the Italianate design house is an example of one of the better pieces of architecture in the historic district. Mr. Curry expressed sadness that except for the selling price paid, the home could have been saved and not demolished. The Currys stated they support the efforts of the Commission to preserve the historic homes in the Village and feel the sooner the process can be changed, the better so the historic character of the area can be preserved. The Currys went on to state they felt that there needs to be stronger consequences in place for contractors attempting to operate around the codes. Ms. Curry stated they have concerns with the continued stormwater issues resulting from a new home, with a much larger footprint than the previous home that currently has significant stormwater issues.

Chairman Bohnen stated that stormwater runoff is the single most significant issue with new construction in Hinsdale and that is difficult for limited staff to check sites a few years after construction for changes that could impact water runoff, especially to neighboring properties.

Chairman Bohnen noted that it is easier for a builder to tear down an existing house and rebuild with a clean slate than it is to remodel an existing home and perhaps the supply chain delays the market is currently experiencing may result in an increase of remodels instead of demolitions.

New Business

No new items of business were shared with the Commission.

Old Business

a) Design Options for the Street Sign Toppers in the Robbins Park Historic District

Ms. Salmon summarized the design choice decided upon at the last meeting and stated a vote on final approval was not taken because of some members of the Commission were not present at the meeting.

Commissioner Haarlow asked for confirmation that the actual street signs, not the toppers, will be white with black lettering. Ms. Salmon confirmed the toppers will be inverse colors of the street sign colors, where the toppers will have a black background with white letters.

A motion was made by Commissioner Prisby, seconded by Commissioner Haarlow, to approve the sign toppers that read Robbins Park Historic District with black background and white lettering and white border. The motion carried by a unanimous voice vote of 5-0.

Ms. Salmon stated she will have more information to report at the next meeting about the four (4) corner signs and understood it was the desire of the Commission to be more involved in the design, perhaps bringing a sign contractor into the discussion. Ms. Salmon confirmed the exact location and design have not yet been determined but preliminary design discussion took place about six (6) months ago for the purposes of budgetary purposes.

Ms. Salmon asked Commissioners to start taking note of other community signs they like, taking a photo and to begin a collection of possible design examples. Further discussion took place about the scale of the sign matching the location, perhaps having similar signs with slight differences at each corner to be appropriate for residential locations.

Commissioner Prisby asked Mr. McGinnis if there is a limit on the number of citations a builder can receive before their right to build is suspended. Mr. McGinnis stated there is code that states a contractor registration can be revoked by Board Action. Mr. McGinnis stated he would rather gain compliance with other methods than writing tickets, that results in a great deal of staff time in court and very little revenue.

b) Amendments to Title 14 – Status Update

Ms. Salmon reported that Title 14 was brought to the Committee of the Whole in January and staff is working on some procedural items and hoping to bring it to the board for referral shortly.

Commissioner Haarlow suggested if the Historic Preservation Committee could be useful to the Board, members be present. Ms. Salmon confirmed that would be possible Historic Preservation Committee to be present for the Board and Plan Commission meeting, a joint notice will be prepared when brought forward.

Adjournment

There being no further business before the Commission, Chairman Bohnen asked for a motion to adjourn. Commissioner Haarlow moved, Commissioner Barclay seconded the motion, to adjourn the regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of March 2, 2022.

The meeting was adjourned at 8:22 PM after a unanimous voice vote of 5-0.

ATTEST: _____
Jennifer Spires, Community Development Office

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
 HPC-01-2022,)
 720 South Elm Street.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Public Hearing of the above-
 entitled matter before the Hinsdale Historic
 Preservation Commission, on the 2nd day of
 March, 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;
 MS. SARAH BARCLAY, Member;
 MR. BILL HAARLOW, Member;
 MR. JIM PRISBY, Member; and
 MR. FRANK GONZALEZ, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBB MCGINNIS, Director of</p> <p>3 Community Development;</p> <p>4 MS. BETHANY SALMON, Village Planner;</p> <p>5 MR. MICHAEL ABRAHAM, Architect for</p> <p>6 Petitioner;</p> <p>7 MS. JULIE LAUX, Representative for</p> <p>8 Petitioner;</p> <p>9 MR. JOEL RAFFERTY, Architect for</p> <p>10 Petitioner;</p> <p>11 MR. KEVIN CALLAHAN, Petitioner;</p> <p>12 MS. PEGGY CALLAHAN, Petitioner.</p> <hr/> <p>13 CHAIRMAN BOHNEN: Tonight is a Public</p> <p>14 Hearing, so I would ask that anybody that's</p> <p>15 going to be speaking to Case HPC-01-2022 for 720</p> <p>16 South Elm Street, please stand and be sworn in.</p> <p>17 (WHEREUPON, the oath was</p> <p>18 administered en masse.)</p> <p>19 This is an application for a</p> <p>20 certificate of appropriateness to demolish a</p> <p>21 single-family home and construct a new single-</p> <p>22 family home in the Robbins Park Historic</p> <p>District.</p>	<p style="text-align: center;">4</p> <p>1 personally, had no issues with the house; it's</p> <p>2 an attractive house.</p> <p>3 MR. ABRAHAM: Thank you.</p> <p>4 CHAIRMAN BOHNEN: There was some</p> <p>5 concern about the water on this property. We</p> <p>6 received an email from a neighbor stating that</p> <p>7 for whatever reasons water accumulated in heavy</p> <p>8 rains on this property.</p> <p>9 Are you aware of that?</p> <p>10 MR. ABRAHAM: It's possible, but we had</p> <p>11 the site completely engineered with the new</p> <p>12 house on it. We have submitted for and received</p> <p>13 approval from engineering. As far as I'm</p> <p>14 concerned, we --</p> <p>15 CHAIRMAN BOHNEN: Please give your</p> <p>16 name.</p> <p>17 MS. LAUX: Julie Laux, J. Jordan Homes.</p> <p>18 There was a concern about that so</p> <p>19 we actually were sent back through engineering a</p> <p>20 second time after that was brought up and it was</p> <p>21 re-reviewed by the village and approved for a</p> <p>22 second time.</p>
<p style="text-align: center;">3</p> <p>1 Who will be stepping to the podium?</p> <p>2 Please, state your name for us.</p> <p>3 MR. ABRAHAM: Michael Abraham,</p> <p>4 architect. This is Joel Rafferty. We are</p> <p>5 representing Peggy and Kevin Callahan, currently</p> <p>6 Hinsdale residents, for their new home.</p> <p>7 You have the paperwork and the</p> <p>8 numbers we have been approved by zoning so we</p> <p>9 have all the necessary approvals for the zoning.</p> <p>10 You have the rendering, it's primarily stone</p> <p>11 residence with cut stone detailing, slate roof</p> <p>12 and these two wood samples represent the trim</p> <p>13 colors.</p> <p>14 We also have the streetscape, which</p> <p>15 we understand that this home is a contributing</p> <p>16 home, the location to the Robbins district,</p> <p>17 which is why we took great care in putting</p> <p>18 together a house that would fit in with the</p> <p>19 neighborhood in terms of scale and material.</p> <p>20 I don't know if there was any</p> <p>21 questions specifically to the application.</p> <p>22 MR. PRISBY: Michael, hi. I,</p>	<p style="text-align: center;">5</p> <p>1 CHAIRMAN BOHNEN: Any time we're</p> <p>2 tearing down houses and building new houses over</p> <p>3 there, obviously water runoff is probably the</p> <p>4 single greatest problem you have in the village</p> <p>5 in the last 27 years.</p> <p>6 In the newest instances where</p> <p>7 through no fault of anybody, neighbors have been</p> <p>8 impacted negatively because of the construction.</p> <p>9 Case in mind for 740 South County Line Road</p> <p>10 where Rob Stetson lived a lot of years back.</p> <p>11 It's a pretty established block and</p> <p>12 there was some construction way on the north end</p> <p>13 and for whatever -- the lot appeared to be flat</p> <p>14 but for whatever reasons, a sufficient amount of</p> <p>15 building had gone on in that block so that Rob's</p> <p>16 lot became the low spot, I guess, and it started</p> <p>17 collecting water and then the village worked</p> <p>18 with Rob to solve that. He ended up putting in</p> <p>19 a big holding tank and evacuation pump, things</p> <p>20 of that nature.</p> <p>21 What's Hinsdale's position on that?</p> <p>22 I know something occurred and neighbors</p>

<p style="text-align: center;">6</p> <p>1 collecting water on property. What I'm</p> <p>2 concerned about when I see the size of the new</p> <p>3 building. You are building a bigger footprint</p> <p>4 than what you have now and if we have a water</p> <p>5 problem going into this, we are probably going</p> <p>6 to have a bigger water problem and I wonder what</p> <p>7 the village's position is on having tanks to</p> <p>8 collect this water.</p> <p>9 MR. McGINNIS: I hate to speak on</p> <p>10 behalf of Dan Deeter, our engineer, but in the</p> <p>11 15 years I have worked with him, he's not been a</p> <p>12 big proponent of onsite detention. We already</p> <p>13 require BMPs. We already require stone basins,</p> <p>14 settlement basins.</p> <p>15 The biggest problem we've got with</p> <p>16 detention in that area is a lack of storm.</p> <p>17 There's still a lot of areas in town with</p> <p>18 combinations, can't make direct ties from that</p> <p>19 detention basin or that comp storage basin into</p> <p>20 the combination sewer. So as we get more</p> <p>21 separating the storm, we have more opportunities</p> <p>22 to do direct tie-ins.</p>	<p style="text-align: center;">8</p> <p>1 MS. LAUX: To 7. And we have made --</p> <p>2 MR. McGINNIS: Like an indirect tie --</p> <p>3 CHAIRMAN BOHNEN: This is something you</p> <p>4 guys are doing in your design?</p> <p>5 MS. LAUX: Correct. We also made our</p> <p>6 landscape architect aware of a potential issue</p> <p>7 so we aren't pushing the envelope at all on the</p> <p>8 impervious and so we're being very cognizant of</p> <p>9 the water and he's considering that in his</p> <p>10 design which is beyond what's required by the</p> <p>11 village.</p> <p>12 CHAIRMAN BOHNEN: I know what's</p> <p>13 required. But where we ran into difficulties in</p> <p>14 years past, and I'm going personally have been</p> <p>15 involved in my own property 20 something years</p> <p>16 ago, but you get landscape drawings and 3 years</p> <p>17 later somebody decides to do a different kind of</p> <p>18 landscaping on their yard and they change the</p> <p>19 contours and the village obviously doesn't have</p> <p>20 enough staff to be sitting there going back and</p> <p>21 revisiting sites to see whether drainage</p> <p>22 patterns have been altered by a different kind</p>
<p style="text-align: center;">7</p> <p>1 CHAIRMAN BOHNEN: You are getting</p> <p>2 choked off at the street.</p> <p>3 MR. McGINNIS: Right. Right.</p> <p>4 So I know that engineering has</p> <p>5 worked with Benes, who has been doing our third-</p> <p>6 party engineering review for a long time.</p> <p>7 The county is requiring more in the</p> <p>8 way of quality of runoff. They focused on</p> <p>9 quantity of runoff for years and years and years</p> <p>10 until DuPage county got built out and now they</p> <p>11 are looking at more BMPs and what things that</p> <p>12 they can implement to improve the quality of</p> <p>13 runoff.</p> <p>14 The county ordinance requires that</p> <p>15 you try and handle as much of your own</p> <p>16 stormwater as possible onsite before you send it</p> <p>17 offsite. I know in this case, I think Benes</p> <p>18 actually reviewed this four times. The last</p> <p>19 time was due to the concerns that were raised</p> <p>20 over a low spot or something in the backyard and</p> <p>21 I think they put a yard drain in and they are</p> <p>22 piping that up to 7.</p>	<p style="text-align: center;">9</p> <p>1 of design.</p> <p>2 And yet the net effect is that the</p> <p>3 neighbors are all of a sudden impacted</p> <p>4 negatively by the neighbors' water runoff and I</p> <p>5 just mention this because it appears that we are</p> <p>6 collectively a much larger footprint than we had</p> <p>7 on that lot and I haven't looked at the</p> <p>8 engineering reports and I'm not an engineer.</p> <p>9 I just was wondering whether we're</p> <p>10 content to -- when we talk about replacing an</p> <p>11 existing structure with something that's</p> <p>12 substantially larger, are we doing what will</p> <p>13 solve a potential water runoff problem today and</p> <p>14 will also solve it going into the future. And</p> <p>15 it's a hard one, I understand.</p> <p>16 MR. McGINNIS: I guess the only thing I</p> <p>17 can respond with there is at least in the</p> <p>18 15 years that I have been here and Dan Deeter</p> <p>19 has been here we have used teardowns as an</p> <p>20 opportunity to ameliorate existing drainage</p> <p>21 problems whenever possible.</p> <p>22 So there have been lots of case</p>

<p style="text-align: center;">10</p> <p>1 where when Al or Dan are aware of a longstanding 2 drainage problem we will use new construction to 3 try and leverage some solution that will benefit 4 everybody in the area. 5 CHAIRMAN BOHNEN: Yes, it's a good 6 opportunity to do it. 7 MR. McGINNIS: Right. 8 MR. ABRAHAM: We have been involved in 9 new construction projects where underground 10 storage has been required and the regulations 11 and the numbers and the calculations and the 12 designs of civil engineering calls for it gets 13 down. It's not something that gets overlooked 14 by the engineering. There are regulations in 15 place where if it's required, it has to be done. 16 MR. McGINNIS: And to your point, Mike, 17 we are requiring subsurface drainage reports 18 actually have to drill monitoring wells now so 19 we get some idea where the water table is at 20 because it has come up so when we have people 21 that want to do a two-story basement, a sport 22 court, there have been cases where we tell them</p>	<p style="text-align: center;">12</p> <p>1 or sort of a timeline on things. Would anybody 2 like to address that? 3 MR. HAARLOW: I will. Mike, I don't 4 have any architectural comments, but I think 5 that house is beautifully designed. I like the 6 way that the stone references 711 South Elm 7 across the street, the chevron design on the 8 front door seems to be a little bit of a Zook 9 nod, if you will, so in terms of what the 10 Callahans are proposing to build there, it seems 11 to be a nice addition and I'm sensitive to the 12 fact that it's in the historic district so 13 that's all great. 14 Bethany, do you have the timeline 15 that can be put up that we all have at our 16 places? 17 MS. SALMON: Sure. We have to get it 18 prepared on that one because it connects to the 19 slideshow. Well, it's a great question. It 20 looks like it won't work in full screen. Well, 21 you can't see it very well, so I apologize. 22 MR. HAARLOW: Okay. I'll walk through</p>
<p style="text-align: center;">11</p> <p>1 no because there's no place to go with the 2 stormwater. So the engineer of record has to 3 manage their on-site flows period. 4 CHAIRMAN BOHNEN: You know, the 5 neighbor across the street from me I think 6 voluntarily put in a system. 7 MR. McGINNIS: There's a few in town 8 where they have actually chose to irrigate out 9 of them. 10 CHAIRMAN BOHNEN: Exactly. They 11 thought it was a positive thing to capture the 12 water and use it. You also had a lot that 13 accumulated water so he took advantage of the 14 negative aspect and turned it around. 15 I guess the house cannot be totally 16 viewed upon until we talk about taking down the 17 one that's there. So tonight we are talking 18 about a demolition as well as looking at a new 19 house. 20 There have been some problems 21 brought to everyone's attention with the process 22 of the demo. Each of you received an addendum</p>	<p style="text-align: center;">13</p> <p>1 it then. 2 MS. SALMON: I have some extra handout 3 copies if anyone would like to see it. 4 MR. HAARLOW: So the timeline that we 5 all received lists a number of events and dates 6 which I'll walk through. 7 The first is July 4, 2020, when 720 8 South Elm was listed on MLS. 9 Four days later, July 8, 2020, the 10 listing agent Peggy Smego, published an interior 11 video of the home on Facebook which showed a 12 habitable, structurally sound house. 13 Then in October of that year the 14 listing was removed from the MLS. 15 And then the following summer, 16 June 19th through June 21st of 2021, a noncode 17 compliant pre-demo sale occurred allegedly 18 stripping the house of a furnace, water heater, 19 fixtures and other key elements. According to 20 Robb McGinnis, stripping a house of these types 21 of key elements would violate the International 22 Property and Maintenance Code.</p>

<p style="text-align: center;">14</p> <p>1 The property then was sold, 2 according to MLS, on June 23rd of '21 and closed 3 on July 1, 2021.</p> <p>4 According to the neighbor reports 5 in the following month or so, starting on 6 June 20th through July 28th, a second floor 7 window was left open to the elements.</p> <p>8 On the 1st of July the utilities 9 were allegedly cut off. ComEd did verify to one 10 of the HPC commissioners that there was no 11 activity on the electric meter starting on this 12 date. Service was reinstated when instructed by 13 the village on August 6, 2021.</p> <p>14 The sale was recorded with the tax 15 assessor's office on July 8th.</p> <p>16 On January 10, 2022, this year, in 17 an email from Julie Laux of J. Jordan to Robb 18 and Bethany, it was stated that Sadly, the home 19 is in a state of disrepair. No routine repairs 20 and maintenance have been handled at the home in 21 many, many years, causing it to deteriorate into 22 a desperate state, end quote. The HPC</p>	<p style="text-align: center;">16</p> <p>1 listing that was made by the agent in July of 2 2020 with the reported condition of the house 3 after it was apparently, intentionally, allowed 4 to deteriorate and had not been in a state of 5 disrepair for years and years as it was claimed 6 later on.</p> <p>7 It does not sit well with this 8 commission when we're charged with trying to 9 preserve the historic character of this 10 neighborhood and this National Register of 11 Historic District and properties are apparently, 12 intentionally, treated in this manner.</p> <p>13 I think also we have encountered 14 issues with J. Jordan in the past, including 15 stripping of the slate tiles from another home 16 in the historic district, and so this seems not 17 to be about the architecture of the proposed 18 home, it may or may not be about the new owners 19 or the former owners.</p> <p>20 What seems not to be the issue is 21 that the village had to issue several notices of 22 violations and citations and I guess I wonder if</p>
<p style="text-align: center;">15</p> <p>1 commissioners were encouraged to tour the house 2 and see it for themselves that it was, indeed, 3 uninhabitable.</p> <p>4 On the 28th of January of this 5 year, the fire department conducted drills at 6 the house in the late afternoon but they were 7 called off once the village was made aware of 8 that and the builder J. Jordan Homes was told to 9 halt all activity until the demo permit has been 10 issued.</p> <p>11 On February 4th of this year around 12 3 p.m. crews from Donegal began digging at the 13 site until 6 p.m. The following day, on 14 February 5th, the digging resumed around 8 a.m. 15 and was stopped when J. Jordan was notified to 16 again halt work per the village and J. Jordan 17 was issued a notice of violation.</p> <p>18 Two days later ComEd arrived at the 19 property, J. Jordan was notified again to halt 20 work per the village and two citations were 21 issued.</p> <p>22 It is difficult to square the</p>	<p style="text-align: center;">17</p> <p>1 you have any response to those violations and 2 those citations, please?</p> <p>3 MS. LAUX: Sure. Of course I do.</p> <p>4 I guess the first one is that 5 you're missing some critical facts on this 6 timeline, that the previous owner had the demo 7 sale and allowed all kinds of things.</p> <p>8 I actually had communication with 9 the previous owner, told them that these things 10 were unacceptable. They wanted to sell the 11 windows, the doors and all kinds of things. We 12 told them that they had to leave the house in a 13 habitable condition when it was moving on to the 14 Callahans, so we can't be held responsible for 15 anything that happened before the closing for 16 sure. I mean, we have no control over any of 17 that.</p> <p>18 So I think the fact that that 19 wasn't held by anything to do with the Callahans 20 or J. Jordan Homes is super important.</p> <p>21 MR. HAARLOW: And I didn't state that 22 it was. Just that it was noncode compliant and</p>

<p style="text-align: center;">18</p> <p>1 that was prior to the closing.</p> <p>2 MS. LAUX: I understand that. That was</p> <p>3 prior to the closing and they had no control</p> <p>4 over that whatsoever.</p> <p>5 As far as the second floor window</p> <p>6 being left open, I honestly have no idea how</p> <p>7 that got opened or who opened it, that was in no</p> <p>8 way intentional.</p> <p>9 Also that the utilities were shut</p> <p>06:54:35PM 10 off by the previous owner. They were resumed as</p> <p>11 soon as the Callahans took possession. That's</p> <p>12 an important fact that's left off of here.</p> <p>13 And I agree that -- I mean, Jim,</p> <p>14 you went in the house, you saw it, I invited</p> <p>15 everyone, Jim came. Even despite the fact that</p> <p>16 the house had been stripped, nothing to do with</p> <p>17 the Callahans; the house is not significant on</p> <p>18 the interior at all. I think that that was</p> <p>19 clear and there hasn't been routine maintenance</p> <p>06:55:06PM 20 over the years and a real estate video -- I</p> <p>21 never even saw that honestly, so I can't really</p> <p>22 comment on that.</p>	<p style="text-align: center;">20</p> <p>1 called a criminal, which is a little disturbing,</p> <p>2 which I never really chose to move on it. I</p> <p>3 actually brought you a picture of the roof that</p> <p>4 was stripped off because I think it's pretty</p> <p>5 interesting.</p> <p>6 MR. GONZALEZ: Why was the roof</p> <p>7 stripped off?</p> <p>8 MS. LAUX: I'm going to show you.</p> <p>9 MR. GONZALEZ: No, I don't want to see</p> <p>06:56:32PM 10 it. Why? Why? Why was it stripped off?</p> <p>11 MS. LAUX: Because it's on a new house.</p> <p>12 MR. GONZALEZ: What do you mean it's on</p> <p>13 a new house?</p> <p>14 MS. LAUX: I took it off and I saved it</p> <p>15 and I put it back on the new house. But that</p> <p>16 really doesn't belong in this meeting. But if</p> <p>17 you want to see it, that's the roof that was</p> <p>18 stripped off.</p> <p>19 MR. GONZALEZ: Who are you to judge</p> <p>06:56:49PM 20 what belongs, doesn't belong?</p> <p>21 MS. LAUX: Well, this house doesn't</p> <p>22 belong.</p>
<p style="text-align: center;">19</p> <p>1 As far as the fire department,</p> <p>2 every time we do a demo the fire department</p> <p>3 cancels us. It's their responsibility to check</p> <p>4 the demo permit not ours. We didn't say go.</p> <p>5 They sent the thing saying, will you allow that.</p> <p>6 I asked the Callahans, yes, of course, we are</p> <p>7 good citizens trying to do right. The fact that</p> <p>8 they went there before a demo permit was issued,</p> <p>9 again, we have no control over that at all.</p> <p>06:55:38PM 10 The February 4th and 5th situation</p> <p>11 with Donegal, after the meeting was cancelled</p> <p>12 the last month we let Donegal know, I can show</p> <p>13 you that, that we did not get a demo permit</p> <p>14 issued and they showed up anyhow. The minute we</p> <p>15 were made aware of that, we went over and</p> <p>16 stopped it. That was a mistake, and you're</p> <p>17 right, we were cited and we will deal with that</p> <p>18 in court where it belongs. This is about the</p> <p>19 house.</p> <p>06:56:07PM 20 And, yes, did we -- were we cited</p> <p>21 at 641 South Elm? We were cited for that for</p> <p>22 taking off the roof. I was actually publicly</p>	<p style="text-align: center;">21</p> <p>1 MR. GONZALEZ: Was there ever an intent</p> <p>2 to try to save the house and maybe work with the</p> <p>3 existing design or move things around or maybe</p> <p>4 adapt to it or was the intent always to tear it</p> <p>5 down from the beginning?</p> <p>6 MS. LAUX: That's not a question for</p> <p>7 me, that's a question for my client, and I think</p> <p>8 they bought the lot intending to build a new</p> <p>9 home.</p> <p>06:57:09PM 10 MR. GONZALEZ: So there never was an</p> <p>11 intent to save any of the house or to modify the</p> <p>12 house in order to work with the current code or</p> <p>13 people's lifestyle?</p> <p>14 MS. LAUX: No, that's not a home that</p> <p>15 suits their lifestyle.</p> <p>16 MS. BARCLAY: But you just said it was</p> <p>17 uninhabitable on the inside, which frankly, our</p> <p>18 only concern is with the exterior not what's</p> <p>19 going on on the inside.</p> <p>06:57:31PM 20 I went through this house with</p> <p>21 Mrs. Smego to potentially purchase it and redo</p> <p>22 it. So it was possible to be rehabbed from the</p>

<p style="text-align: right;">22</p> <p>1 inside while saving an Italianate house and not</p> <p>2 putting up a house that, frankly, is like four</p> <p>3 others that have gone up in the historic</p> <p>4 district. So my concern is with the exterior.</p> <p>5 So you can say that the inside was uninhabitable</p> <p>6 but I went through it as a potential buyer and</p> <p>7 it was not.</p> <p>8 MR. GONZALEZ: The integrity of a home,</p> <p>9 these homes, the walls are quite thick and the</p> <p>06:58:12PM 10 roofs can be replaced. I have restored hundreds</p> <p>11 of buildings from the worst conditions.</p> <p>12 If there is an intent or there is a</p> <p>13 presence to say we are going to work with it, we</p> <p>14 are going to fix it and there's always room for</p> <p>15 modification but at the end if there was no intent</p> <p>16 and the intent is basically to destroy, then,</p> <p>17 you know, that's really sad and unfortunate</p> <p>18 because that house does have character to the</p> <p>19 neighborhood.</p> <p>06:58:44PM 20 What I have noticed that there's</p> <p>21 more of an effort to destroy than it is to</p> <p>22 maintain or work with or modify. I don't expect</p>	<p style="text-align: right;">24</p> <p>1 that it's summarily destroyed now.</p> <p>2 If this had been a landmarked house</p> <p>3 and the way our code reads, our code says that</p> <p>4 even though you might make more money tearing down</p> <p>5 a house that's landmarked, if it's re-habitable,</p> <p>6 you can't have it torn down, you can't get the</p> <p>7 demo permit for it.</p> <p>8 We're in the process of rewriting</p> <p>9 our preservation code right now and we're going</p> <p>07:00:42PM 10 to address things like that because there are</p> <p>11 communities that have in their code demolition</p> <p>12 by neglect in their code as a definition and it</p> <p>13 appears to me that the prior owners of this</p> <p>14 house had in their mind to not worry about this</p> <p>15 house and to let it go and let it be torn down.</p> <p>16 Again, it's no reflection on the Callahans.</p> <p>17 As to the other items in there, you</p> <p>18 addressed them. Okay.</p> <p>19 Anybody else? Jim, any comments?</p> <p>07:01:26PM 20 MR. PRISBY: I do not.</p> <p>21 CHAIRMAN BOHNEN: So in the order of</p> <p>22 business, let's jump back to the house that's</p>
<p style="text-align: right;">23</p> <p>1 someone to live in this house the way it was. I</p> <p>2 would hope they would say we are going to do</p> <p>3 some redesigning, we are going to expand on the</p> <p>4 back, the sides, whatever. We are going to keep</p> <p>5 the streetscape as best as possible but not</p> <p>6 coming in and say, you know what, you got Covid,</p> <p>7 sorry, there's a newborn coming in, you can't</p> <p>8 take that bed, so it's really hard to swallow</p> <p>9 this pill, that's what I'm saying.</p> <p>06:59:26PM 10 CHAIRMAN BOHNEN: I would only say</p> <p>11 we're the preservation commission so our</p> <p>12 interests are preserving and so many of these</p> <p>13 remarks will be taken in that context, please.</p> <p>14 Obviously, Mr. and Mrs. Callahan</p> <p>15 had nothing to do with any of this, we don't</p> <p>16 want it to appear that they did. I would,</p> <p>17 evidently think maybe the prior owners weren't</p> <p>18 the proper stewards of this house and that</p> <p>19 happens. People buy homes and for whatever</p> <p>07:00:04PM 20 reasons they don't maintain them. But the fact</p> <p>21 is this is a pretty nice house and it's</p> <p>22 architecturally significant and it's too bad</p>	<p style="text-align: right;">25</p> <p>1 going to be built. It's an attractive looking</p> <p>2 house.</p> <p>3 MR. ABRAHAM: Thank you.</p> <p>4 CHAIRMAN BOHNEN: For all intents, it's</p> <p>5 a good looking house. The concerns that I had,</p> <p>6 again, were not about the house itself, it was</p> <p>7 about the water situation.</p> <p>8 Robb, I guess we are to understand</p> <p>9 that everybody's looked at this two, three, four</p> <p>07:02:18PM 10 times.</p> <p>11 MR. MCGINNIS: Yes, it's ready to</p> <p>12 issue.</p> <p>13 CHAIRMAN BOHNEN: It will be what it</p> <p>14 will be but everybody's done the diligence</p> <p>15 that's required so we don't find ourselves</p> <p>16 impacting the neighbors.</p> <p>17 Any other comments about the house?</p> <p>18 MR. GONZALEZ: No.</p> <p>19 CHAIRMAN BOHNEN: Sarah?</p> <p>07:02:41PM 20 MS. BARCLAY: No.</p> <p>21 CHAIRMAN BOHNEN: Bill?</p> <p>22 MR. HAARLOW: No.</p>

<p style="text-align: center;">26</p> <p>1 CHAIRMAN BOHNEN: Okay. So the order</p> <p>2 to be taken we're asked to talk about the</p> <p>3 appropriateness for a demolition permit.</p> <p>4 Is there any further discussion on</p> <p>5 that?</p> <p>6 (No response.)</p> <p>7 So I guess I have to ask if</p> <p>8 somebody wants to make a motion.</p> <p>9 Does anybody want to make a motion?</p> <p>10 Is there further discussion?</p> <p>11 (No response.)</p> <p>12 We are lost to move this one way or</p> <p>13 the other without a motion. If we have no</p> <p>14 further concerns, are you satisfied with the</p> <p>15 answers that J. Jordan gave you?</p> <p>16 MR. HAARLOW: It sounds to me like the</p> <p>17 citations that were issued, the notice of</p> <p>18 violation that was issued in February of this</p> <p>19 year were predicated on the assumption that we</p> <p>20 would have approved a certificate of demolition</p> <p>21 at the February meeting and for some reason at</p> <p>22 least Donegal and ComEd were not notified and/or</p>	<p style="text-align: center;">28</p> <p>1 it or not, and run downstairs and get the demo</p> <p>2 permit. And it's a little emasculating for us,</p> <p>3 frankly, to have to go through that but that's</p> <p>4 the nature of how this commission is chartered</p> <p>5 as an advisory commission.</p> <p>6 I would tell you that going forward</p> <p>7 with rewrite on this that it will change. It</p> <p>8 will change so that when we vote against</p> <p>9 something, people will have to go to the board</p> <p>10 of trustees and make their case because the</p> <p>11 board of trustees are voted in and they should</p> <p>12 and do want the opportunity to be the final word</p> <p>13 on these things and it has nothing to do with</p> <p>14 tonight, just simply a situation that's in</p> <p>15 transition.</p> <p>16 So we can have a motion, if one of</p> <p>17 the commissioners wants to make it, and we can</p> <p>18 vote however we choose to vote, you have been</p> <p>19 down this road before with us, and I suggest the</p> <p>20 vote may not be a positive one but you can then</p> <p>21 take that vote and go down and get your demo</p> <p>22 permit.</p>
<p style="text-align: center;">27</p> <p>1 chose to ignore instruction, which seems</p> <p>2 unlikely, not to proceed because obviously the</p> <p>3 meeting didn't happen, no such certificate was</p> <p>4 issued.</p> <p>5 CHAIRMAN BOHNEN: So I guess the rub</p> <p>6 is, Julie, that this is the second time we have</p> <p>7 to discuss this kind of thing with J. Jordan</p> <p>8 Homes and with you.</p> <p>9 I can't speak for any of the other</p> <p>10 commissioners, but I think my concern is is that</p> <p>11 we are trying to preserve what we can in the town</p> <p>12 and there are procedures that the code calls for</p> <p>13 and perhaps there's not been sufficient concern</p> <p>14 or adherence to the procedures which has led us</p> <p>15 to a couple situations that I'm sure you would</p> <p>16 rather not be involved with and we would rather</p> <p>17 not have you involved.</p> <p>18 MS. LAUX: For sure.</p> <p>19 CHAIRMAN BOHNEN: As I say, we have the</p> <p>20 impression that because we're an advisory board,</p> <p>21 that no matter what we say people simply say,</p> <p>22 thank you for the decision, whether we approve</p>	<p style="text-align: center;">29</p> <p>1 We like to think that our builders</p> <p>2 and our architects, and certainly our citizens</p> <p>3 that are building new homes in the village,</p> <p>4 would find the conscience necessary to respect</p> <p>5 the village and respect the intent that the</p> <p>6 village is trying to do and trying to preserve</p> <p>7 its heritage and preserve the quality of life</p> <p>8 that we've all come to like and treasure.</p> <p>9 So having said that, may I have a</p> <p>10 motion, please?</p> <p>11 (No response.)</p> <p>12 Bethany, procedurally not hearing a</p> <p>13 motion.</p> <p>14 MS. SALMON: I have never had to deal</p> <p>15 with this situation.</p> <p>16 CHAIRMAN BOHNEN: Is this a Roberts</p> <p>17 Rule of Order?</p> <p>18 MR. MCGINNIS: It's a Roberts Rule of</p> <p>19 Order issue. I have not run into this before.</p> <p>20 CHAIRMAN BOHNEN: Nor have I.</p> <p>21 In the absence of no motion, I</p> <p>22 guess we have to table the demo --</p>

<p style="text-align: center;">30</p> <p>1 MS. LAUX: Wait.</p> <p>2 MR. ABRAHAM: You either can make a</p> <p>3 motion one way or the other. I don't know that</p> <p>4 it's in the rules that you can table this.</p> <p>5 CHAIRMAN BOHNEN: I'm not a</p> <p>6 parliamentarian. I honestly don't know the</p> <p>7 answer.</p> <p>8 MR. ABRAHAM: I have never been</p> <p>9 involved with a commission where a motion,</p> <p>07:09:24PM 10 Roberts Rules, one way or the other, it's not an</p> <p>11 option.</p> <p>12 MS. LAUX: Can we let the Callahans</p> <p>13 speak about their intent. I mean, they are</p> <p>14 long-time village members and very committed to</p> <p>15 the community.</p> <p>16 CHAIRMAN BOHNEN: I have no doubt. In</p> <p>17 fact, there's evidently some -- again, the</p> <p>18 Callahans, unfortunately, (inaudible) piqued</p> <p>19 some of the commissioners.</p> <p>07:09:50PM 20 MR. ABRAHAM: We did not create the</p> <p>21 process and it seems like we are a bit caught up</p> <p>22 in the change of your process.</p>	<p style="text-align: center;">32</p> <p>1 the motion, but I have never had a situation</p> <p>2 where there is no motion.</p> <p>3 CHAIRMAN BOHNEN: Nor have I.</p> <p>4 MR. ABRAHAM: Is tabling considered a</p> <p>5 motion?</p> <p>6 MS. SALMON: That would be something</p> <p>7 you can do, tabling it to the next meeting,</p> <p>8 tabling it.</p> <p>9 MR. ABRAHAM: It sounds to me as if</p> <p>07:11:08PM 10 this is a delay tactic quite honestly.</p> <p>11 In other words, we are being -- I</p> <p>12 don't know when the next set of -- what is the</p> <p>13 legislative calendar for the changes you're</p> <p>14 anticipating?</p> <p>15 CHAIRMAN BOHNEN: Oh, that won't be for</p> <p>16 months. It has to be codified. No. Nobody's</p> <p>17 trying to shoehorn this into the new set of</p> <p>18 rules and this would be grandfathered probably</p> <p>19 anyway. We are months out. We haven't even</p> <p>07:11:40PM 20 gotten into the final language. And then it has</p> <p>21 to be codified. That's not the intent of this</p> <p>22 commission to set a new --</p>
<p style="text-align: center;">31</p> <p>1 CHAIRMAN BOHNEN: No. We are not</p> <p>2 operating under we're changing. We have to</p> <p>3 operate under the process that's currently in</p> <p>4 effect.</p> <p>5 MR. ABRAHAM: The current process is</p> <p>6 you either vote yes or no. Maybe can you</p> <p>7 outline what happens if there's a yes and what</p> <p>8 happens if there's a no? What are our options</p> <p>9 if there's a yes or a no?</p> <p>07:10:20PM 10 MS. SALMON: So if they make a decision</p> <p>11 either way that it's my understanding the rules</p> <p>12 have been set up, like Chairman Bohnen said,</p> <p>13 depending on the decision we can still issue the</p> <p>14 demolition permit tomorrow.</p> <p>15 MR. ABRAHAM: Yes or no, correct?</p> <p>16 CHAIRMAN BOHNEN: Right.</p> <p>17 MS. SALMON: Correct. So you can still</p> <p>18 deny or approve a demolition and then the new</p> <p>19 construction, two separate motions I think the</p> <p>07:10:42PM 20 way you have been doing it. You can also table</p> <p>21 the motion. You can recommend there's pass with</p> <p>22 conditions. There's several ways you can set up</p>	<p style="text-align: center;">33</p> <p>1 MR. ABRAHAM: Okay. I don't know where</p> <p>2 you're at.</p> <p>3 CHAIRMAN BOHNEN: Right. Nobody is</p> <p>4 trying to get a new set of rules and then --</p> <p>5 MR. CALLAHAN: I respect the decision-</p> <p>6 making process but isn't your role to -- I'm</p> <p>7 Kevin Callahan. Respect the process, we are</p> <p>8 here to listen but isn't your role to make a</p> <p>9 motion for people just not to say I won't make a</p> <p>10 motion seems a little unusual.</p> <p>07:12:19PM 11 CHAIRMAN BOHNEN: It's never happened</p> <p>12 before in the years that I have been involved in</p> <p>13 this commission.</p> <p>14 MR. CALLAHAN: Isn't it your role to</p> <p>15 make a motion?</p> <p>16 CHAIRMAN BOHNEN: My role? Even if I</p> <p>17 made a motion, there has to be a second, I</p> <p>18 guess, and then it can move forward.</p> <p>19 MR. CALLAHAN: I meant the commission</p> <p>07:12:39PM 20 not you personally.</p> <p>21 We purchased the property knowing</p> <p>22 the rules, we are abiding by the rules, and then</p>

<p style="text-align: center;">34</p> <p>1 to just say we are not going to make a motion</p> <p>2 seems not right.</p> <p>3 CHAIRMAN BOHNEN: I don't disagree with</p> <p>4 you. I think you have been swept up in a</p> <p>5 situation not of your making. For whatever</p> <p>6 reasons the commissioners are not --</p> <p>7 MR. CALLAHAN: Doing their job.</p> <p>8 MR. PRISBY: I think this is part of</p> <p>9 the issue is whether it's voted on yes or no,</p> <p>10 any vote that's taken at that point allows you</p> <p>11 to tear the house down.</p> <p>12 MR. CALLAHAN: So I understand those</p> <p>13 are the rules that we purchased the property</p> <p>14 under.</p> <p>15 MR. PRISBY: And I think John is</p> <p>16 correct in saying you have been swept up in some</p> <p>17 other things that have occurred, not of your</p> <p>18 making, and believe me, I'm sympathetic of that,</p> <p>19 right? I know you want to get started, but I</p> <p>20 think there's some things that I can't reconcile</p> <p>21 in my head that I'm having a problem making any</p> <p>22 kind of motion to approve the demolition.</p>	<p style="text-align: center;">36</p> <p>1 it's not you.</p> <p>2 MR. CALLAHAN: Just to be clear, the</p> <p>3 contract, we bought it, we came to an agreement</p> <p>4 in April with a closing date in June so</p> <p>5 everybody knew it was going to close June 30th.</p> <p>6 So that had nothing -- that's their timing.</p> <p>7 There wasn't some kind of nefarious timeline</p> <p>8 there. They knew they were closing the next</p> <p>9 day. So again, we didn't own it at the time.</p> <p>10 MS. LAUX: And I directed them to the</p> <p>11 code of what they were able to do and we put in</p> <p>12 -- J. Jordan put in a temporary furnace because</p> <p>13 they sold it. So we went and did what we could</p> <p>14 to salvage what we could. The window being open</p> <p>15 I don't even know what to say about that.</p> <p>16 CHAIRMAN BOHNEN: So you went and --</p> <p>17 MS. LAUX: They sold it and we brought</p> <p>18 one that we took out of another house and set it</p> <p>19 up in there to do right by the law.</p> <p>20 MR. PRISBY: Part of it is -- again,</p> <p>21 I'm sorry, your first name again?</p> <p>22 MR. CALLAHAN: Kevin.</p>
<p style="text-align: center;">35</p> <p>1 I'm looking at this and saying on</p> <p>2 this timeline, 6/19 to 6/21 a noncode compliant</p> <p>3 pre-demo sale occurred and then suddenly two</p> <p>4 days later there's a sale.</p> <p>5 MR. CALLAHAN: But we didn't own the</p> <p>6 property.</p> <p>7 MS. LAUX: They can't control that.</p> <p>8 MR. PRISBY: I'm not saying it's you.</p> <p>9 MR. CALLAHAN: But we're asking you to</p> <p>10 vote now that we own it.</p> <p>11 MR. PRISBY: I understand that, right.</p> <p>12 But I'm having a problem with approving a</p> <p>13 teardown of this house at the moment and whether</p> <p>14 but for whatever reasons just me at the moment --</p> <p>15 MR. CALLAHAN: Then you should vote no,</p> <p>16 that's okay.</p> <p>17 MR. PRISBY: But then I'm voting and</p> <p>18 I'm wondering if there's a way of still</p> <p>19 potentially doing something. I just have a real</p> <p>20 problem with this because I just look at this</p> <p>21 going previous owner has a pre-demo sale and two</p> <p>22 days later it sells. And again, it's not you,</p>	<p style="text-align: center;">37</p> <p>1 MR. PRISBY: Kevin, sorry. And I don't</p> <p>2 know if this is shared by the rest of the</p> <p>3 commissioners, just speaking on by own behalf,</p> <p>4 having that -- I went and witnessed the house,</p> <p>5 which again, it is in disrepair at this point.</p> <p>6 A lot of things have been thrown out, floor</p> <p>7 missing, holes in walls, ceiling, water issues,</p> <p>8 and I got that when I walked through the house.</p> <p>9 And then when it surfaced that there was this</p> <p>10 Facebook video of the house two years previously</p> <p>11 in what looks like terrific condition, I will</p> <p>12 tell you, it made me angry. More than anything</p> <p>13 else, it made me angry and again, not you.</p> <p>14 MR. CALLAHAN: We didn't know anything.</p> <p>15 I don't know anything about the Facebook page.</p> <p>16 All I know is, so Peggy and I, my wife and I,</p> <p>17 this will be our fourth home in Hinsdale.</p> <p>18 We have lived in Hinsdale since</p> <p>19 1994. So we were looking around for another</p> <p>20 home now that we're empty nesters. So we knew</p> <p>21 that -- we knew that this home was on the market</p> <p>22 for a year. We didn't start thinking about it</p>

<p style="text-align: center;">38</p> <p>1 until, you know, April of '21. So clearly a lot 2 of people went through the home and didn't buy 3 it. The price went down clearly to what was lot 4 value, that's when we purchased it. 5 MR. PRISBY: And it happens a lot in 6 this town for a lot of different reasons, right, 7 which we can get in a long discussion on that, 8 and it's not your thing. 9 MR. CALLAHAN: Exactly. So we saw it 10 at lot value, bought the home, bought the 11 property at that point. 12 MR. PRISBY: You came in kind of after 13 the point at that point. I think Michael's 14 designed a terrific home, right, it looks 15 terrific. 16 MR. CALLAHAN: It's going to be a great 17 addition to the neighborhood. 18 MR. PRISBY: It's gone through 19 engineering four times so water issues have been 20 addressed. I'm satisfied with that because I 21 know the engineering department as well. 22 My problem still comes from let's</p>	<p style="text-align: center;">40</p> <p>1 but you shouldn't punish us or the Callahans for 2 something they didn't do. 3 CHAIRMAN BOHNEN: We understand that. 4 MR. ABRAHAM: And if there's a 5 precedent, you have precedence for all of you 6 being in the same situation when you voted no, 7 vehemently no in the past, and you can use that 8 precedent to follow through with what you should 9 do tonight. If you have a problem with what was 10 done in the past, you need to figure out a way 11 to get around that or over it. 12 MR. PRISBY: We are trying to do that 13 right now with Title 14. 14 MR. ABRAHAM: You shouldn't do that at 15 the expense -- you should find another way 16 around that. We have nothing to do with that. 17 CHAIRMAN BOHNEN: Mike, I understand 18 that. And again, I can only say in defense of 19 the commissioners that as a commission we have 20 been abused many times in the last couple of 21 years by people that were turning off water, 22 letting floors buckle and then saying to us this</p>
<p style="text-align: center;">39</p> <p>1 say that you have seen this in what was great 2 condition and in a preservation role -- 3 MR. CALLAHAN: Understood. 4 MR. PRISBY: -- right. And then seeing 5 it the way I saw it when I walked through and it 6 makes me very angry. I get the other citations. 7 Most of these, Julie, I think can be explained 8 easy enough, right? 9 It's the house being essentially 10 destroyed on the inside over that two-year 11 period, which was not of your making. 12 MR. CALLAHAN: Right. 13 MR. PRISBY: It really bothers me and I 14 just have a tough time personally making a 15 motion to say yep, it's okay. 16 MR. ABRAHAM: If you are looking for 17 somebody to punish, we are not them. 18 MS. LAUX: I know. 19 MR. PRISBY: Michael, I understand 20 that. 21 MR. ABRAHAM: If you want to punish 22 somebody, figure out a way to punish somebody</p>	<p style="text-align: center;">41</p> <p>1 needed to be a teardown. 2 MR. ABRAHAM: Those people are not 3 standing here in front of you. 4 CHAIRMAN BOHNEN: I understand that. 5 I'm not directing any of that to you or to 6 Mr. Callahan. 7 I'm simply saying that it's abusive 8 to have an ordinance on the books and ostensibly 9 the village would like to preserve some of its 10 heritage. It's abusive to have people not 11 respect structures, be coercive with builders 12 and architects to get around the precepts and 13 the notions of the code and to put pressure on 14 the staff who tries their best to maintain and 15 to uphold the codes and investigate things and 16 have people working around them and putting them 17 in bad light, it's just a bad precedence. It's 18 not a way I would want to tell my kids how to 19 behave, okay. 20 MR. ABRAHAM: Okay. If those people 21 are standing in front of you, then you should. 22 I have been involved in many restoration and</p>

<p style="text-align: center;">42</p> <p>1 remodeling projects in this town, buildings that 2 deserved to be remodeled, renovated and have an 3 angel looking over them, or whoever it is that's 4 going to look after that house, do what they do. 5 I have been involved in many of those. I have 6 not asked for any special favors in regards to 7 any of those projects. So none of those people 8 that you are talking about are standing here in 9 front of you.</p> <p>07:20:33PM 10 All we ask is that you vote on the 11 surface of what we presented and what we've done 12 and what the Callahans have done since the time 13 they owned the property. If there's other 14 issues that you want to resolve, this is not the 15 forum to resolve those issues.</p> <p>16 CHAIRMAN BOHNEN: But it certainly is a 17 forum where we can discuss these issues.</p> <p>18 MR. ABRAHAM: Absolutely. Sure.</p> <p>19 CHAIRMAN BOHNEN: And that's what we're 20 doing.</p> <p>07:21:04PM 21 MR. ABRAHAM: And we're glad to 22 participate in the discussion. Robb knows that</p>	<p style="text-align: center;">44</p> <p>1 house on County Line, I thought I was buying a 2 habitable house and then I got there and I was 3 like, oh, my goodness. This house needs --</p> <p>4 MS. BARCLAY: I know but there has to 5 be a happy medium. You are saying completely 6 uninhabitable, I'd say it's probably somewhere 7 in the middle, but for money.</p> <p>8 Our job and my personal feelings, I 9 have nothing against you putting up this home.</p> <p>07:22:17PM 10 You bought this home, you can do with it what 11 you want. You bought the lot, do with it what 12 you want. I am in no place for the village to 13 come in and tell you what you can do with the 14 property that you bought, but it's this lead up 15 to that and as a preservationist, it's my job to 16 make sure that we take a breath before we tear 17 down these homes, so we are just trying to get 18 people to take a breath before they tear down a 19 gorgeous Italianate home, but once it's sold, 20 it's sold and we're working to kind of change 21 that a little bit so it makes it a little bit 22 tougher.</p> <p>07:22:46PM</p>
<p style="text-align: center;">43</p> <p>1 we are glad to participate in the discussion. 2 Jim knows that we are glad to participate in 3 this discussion. You name the time, you name 4 the place, you name the forum, we will 5 participate in the discussions but we shouldn't 6 be a consequence of the discussion that has 7 nothing to do with what has been put in front of 8 the board.</p> <p>9 MS. LAUX: And the video, I mean, you 10 guys all know that I painstakingly renovated the 11 house at 3rd and County Line. When I bought 12 that house, I can show you the book, I still 13 have it. Oh, isn't it great. I got news for 14 you, that house wasn't habitable until I put a 15 million dollars into it. No shower worked. 16 Nothing worked in that house. So a video isn't 17 representative. I mean, furniture can make or 18 break a house.</p> <p>19 MS. BARCLAY: I was in that house 20 though. So, I mean --</p> <p>07:21:27PM</p> <p>07:21:52PM 21 MS. LAUX: But you didn't check every 22 shower. And the same, when I went through the</p>	<p style="text-align: center;">45</p> <p>1 MS. LAUX: Which makes sense.</p> <p>2 MS. BARCLAY: But you are right, it is 3 not their fault and so I have no problems with 4 this house going up because you purchased it and 5 you can do with it what you want, but to make it 6 appear that this house for the amount of money 7 you are going to sink into it you couldn't have 8 put that money into rehabbing it, I just 9 personally don't buy. So I just don't want it 10 reflected in public that there was no way to 11 salvage this house. But again, you bought it, 12 you do with it what you want, I don't care.</p> <p>13 MR. CALLAHAN: The fact of the matter 14 is, I appreciate that comment. A lot of people 15 walked through that house similar to what you 16 did. Nobody bought it. So it ended up being 17 sold for lot value.</p> <p>18 MS. BARCLAY: Exactly. I know. It 19 takes a certain person who wants to put in the 20 time and the money because frankly it'll 21 probably end up costing you more and believe me, 22 I'm well aware of that, but it's just our job is</p> <p>07:23:17PM</p> <p>07:23:42PM</p>

<p style="text-align: center;">46</p> <p>1 just to try to preserve some of these homes and 2 if we can't, we can't, we're just trying our 3 hardest and yes, you are caught up with 4 something we need to take care of at the front 5 end, which we haven't been able to do yet which 6 we are working on. 7 MS. LAUX: And we are very respectful 8 of that but like you just said, he can do what 9 he wants, he bought it, so I guess we would call 10 for a vote to let them proceed. 11 We missed the meeting last month 12 due to weather, we would ask you to vote so we 13 can proceed. The Callahans have been patiently 14 awaiting this day and we would like to call for 15 a vote. 16 MR. ABRAHAM: It's not a system, again, 17 that we created. In fact, we can't even get to 18 this meeting -- this is discussions Jim and I 19 had about -- we cannot even get to this meeting 20 until we spend the money, design the house, submit 21 it for permit, receive approval of the permit, 22 engineering, everything, we cannot even get to</p>	<p style="text-align: center;">48</p> <p>1 think we had this come up in a couple of 2 meetings before. 3 The real problem and the real 4 change we are trying to do with Title 14 is to 5 require people to come in six months before they 6 submit at this point. 7 MS. LAUX: And that makes all the 8 sense. 9 MR. PRISBY: And it can completely flip 10 this around. 11 MS. LAUX: But it's not that way. 12 MR. PRISBY: We had new home 13 discussions before where not Michael, but let's 14 say another architect in town, has come in front 15 of us and we can sit there all day long and talk 16 about materials and just we know that regardless 17 of what we say at this point, at this juncture, 18 at the eleventh hour for their house, they don't 19 have to change anything, why should they change 20 anything. 21 To Michael's point, they've spent 22 tens of thousands of dollars in architectural,</p>
<p style="text-align: center;">47</p> <p>1 this meeting to hear this discussion until we've 2 spent a boatload of money and time to get here 3 to now have you tell us that we should consider 4 keeping the house. It's just bizarre. 5 MR. GONZALEZ: You know, in prior 6 meetings we've had, we've always asked whether 7 the homeowner or the architect to bring us in so 8 we can work together and give you input. So the 9 fact that you're saying you have to do all that, 10 you could have easily -- 11 MS. LAUX: But it's not set up that 12 way. We have to get the zoning approved. 13 MR. GONZALEZ: Who told you? 14 MS. LAUX: We have to get the zoning 15 approved. 16 MR. ABRAHAM: Those are the rules that 17 are written down to get to this meeting to 18 receive a vote -- 19 MR. GONZALEZ: Haven't we spoken, Jim 20 about -- 21 MR. PRISBY: I have had plenty of 22 conversation with Michael regarding this and I</p>	<p style="text-align: center;">49</p> <p>1 engineering fees to get to here, it's submitted 2 for a permit. Before they get approved for 3 everything, we are the final hurdle and it's 4 wrong. 5 MS. LAUX: It's completely backwards. 6 MR. PRISBY: We can't preserve anything 7 with this system and it has been my voice 8 frustrated about this for two and a half years 9 and we're still nowhere on this thing. 10 MR. GONZALEZ: I know. I feel like no 11 one's listening, that's the problem. We are 12 asked to volunteer and no one's listening. 13 MR. ABRAHAM: I have been talking for 14 two years about this to anybody who would 15 listen. I feel the same way. Nobody's 16 listening. 17 MS. LAUX: But you can't make the 18 Callahans pay for that situation. We are where 19 we are. 20 MR. PRISBY: Well, no one's listening 21 and until we actually make some changes at this 22 level, nothing -- no one needs to listen. Right</p>

<p style="text-align: center;">50</p> <p>1 now it's just easier to find a house in this 2 town and tear it down than it is to fix it up 3 and the precedence has been set for decades for 4 teardowns, right, and now because all the really 5 good lots that weren't historic are gone and 6 we're left with the historic homes on the 7 problematic lots, now the historic homes are the 8 only targets that are left and now the horse has 9 already left the barn without a doubt. We have 10 to try to preserve what we can of what's left. 11 Now, that said, based on the 12 conversation we've had tonight and I had a 13 chance to voice my frustration and anger on 14 this, I will say that I think it's unfair for 15 this body to hold up the Callahans. They seem 16 like good people that have gone through the 17 trouble of hiring good architect, coming up with 18 a good plan and I think we should make a motion 19 to vote the way you want on a demolition and let 20 them get on their way. I've had my say. 21 MS. BARCLAY: I do have one question. 22 If you had these conversations for a couple of</p>	<p style="text-align: center;">52</p> <p>1 is the bricks on the front. Now, you are going 2 to argue with me -- 3 MR. GONZALEZ: Well, I am because I'm 4 not asking you to -- 5 MR. ABRAHAM: You asked me if I have 6 given any professional advice. 7 MR. GONZALEZ: No. Wait, wait. Don't 8 put words into my mouth. That's not what I'm 9 asking. That's not what I'm saying. That's not 10 what I'm saying. You are putting words in my 11 mouth. That's not what I'm saying. 12 I'm saying if there was some room 13 to preserve it and modify it and work with it. 14 Not to keep it the flat roof now so you're adding 15 work, that's not what I'm saying. I'm saying 16 work with some of the structure, the front. We 17 have had other homeowners that have actually 18 respected the front of the house and they have 19 actually added in the back and worked on it. 20 The fact is that -- and they still 21 wouldn't -- probably cost as much it's the same 22 unless you show me data that gives me comparable</p>
<p style="text-align: center;">51</p> <p>1 years, when they bought the house, did you come 2 to anyone and say, we're about to teardown this 3 house that we know you guys will probably be 4 upset about? Before we start, do you want to 5 take a look? 6 MR. ABRAHAM: There was very little 7 obligation to come -- 8 MS. BARCLAY: I know there's not an 9 obligation. I'm just saying -- 10 MR. ABRAHAM: Now I would say my 11 opinion and I will get argument about it, in my 12 opinion, the money to bring this house up to 13 code both energy, structural code, would be 14 potentially more than it's going to cost to 15 build this. 16 MS. BARCLAY: And I understand that. 17 MR. ABRAHAM: Far more. And I know 18 part of the code that what it costs to do means 19 nothing, but my recommendation after going 20 through the house, looking at the flat roof, the 21 low ceilings, structurally what's involved to 22 keep that house, all that would have been left</p>	<p style="text-align: center;">53</p> <p>1 say how much I'm going to spend. I'm sure 2 there's some middle ground somewhere, it's not 3 all or nothing. 4 MR. ABRAHAM: You asked if I had given 5 professional advice on where to go. That's my 6 professional advice. 7 MS. BARCLAY: Well, I was just saying 8 for the sake of civility so it doesn't come out 9 in this public forum as acrimonious until things 10 are rectified and the processes are changed, if, 11 you know, cordial conversations can be had. 12 MR. ABRAHAM: I have had cordial 13 conversations. 14 MS. BARCLAY: About this house? 15 MS. LAUX: There's not a road for that. 16 I wish there were a road because that's how it 17 was set up maybe a year or two ago where we 18 could talk but now we have to check so many 19 boxes before we can make it to this day, right, 20 how about when you're thinking about maybe 21 there's some forum of discussion where before 22 they would have purchased the property but that</p>

<p style="text-align: center;">54</p> <p>1 ship has sailed and it's unfortunate.</p> <p>2 I'm a big preservationist, too, and</p> <p>3 I can go through the numbers firsthand of what</p> <p>4 you put into a renovation and what you get out</p> <p>5 and I know it from my own personal experience as</p> <p>6 well as my experience as a builder.</p> <p>7 MS. BARCLAY: I know. I just threw it</p> <p>8 out there as a -- so everyone can maintain some</p> <p>9 level of civility and we don't want to feel like</p> <p>07:31:07PM 10 you're being blamed, or you're being blamed,</p> <p>11 it's more the process so that we have a more</p> <p>12 civil tone because it will benefit everyone.</p> <p>13 MS. LAUX: And it would work together.</p> <p>14 MS. BARCLAY: You win and you win and</p> <p>15 homeowners at the end of the day win.</p> <p>16 CHAIRMAN BOHNEN: I guess as a</p> <p>17 postscript I would say that one of the reasons</p> <p>18 why we talk about streetscape and everything and</p> <p>19 take into consideration the rights of the</p> <p>07:31:36PM 20 neighbors, not only the neighbors, but the</p> <p>21 village in total.</p> <p>22 People buy homes in neighborhoods</p>	<p style="text-align: center;">56</p> <p>1 certain things and more likely owners come and</p> <p>2 they don't always know what they want and</p> <p>3 certain architects crank out a mass-produced</p> <p>4 look and everybody is left with it. We have</p> <p>5 seen a fair amount of that happening in our</p> <p>6 historic neighborhood over the last few years.</p> <p>7 MR. ABRAHAM: Our goal hopefully is</p> <p>8 people are arguing about this house 150 years</p> <p>9 from now.</p> <p>07:33:07PM 10 CHAIRMAN BOHNEN: I will attest the</p> <p>11 house you built next to me, beautiful house, not</p> <p>12 unlike this in some respects. We're proud to</p> <p>13 have it next to us. It looks just fine. And we</p> <p>14 don't think it affected the neighborhood in any</p> <p>15 way negative at all. So it certainly can be</p> <p>16 done. If we're to function correctly as a</p> <p>17 commission, we have to find some middle ground</p> <p>18 where people can have new houses and yet it</p> <p>19 doesn't change the nature of the town or the</p> <p>07:33:36PM 20 nature of the neighborhoods.</p> <p>21 MR. ABRAHAM: I don't want to make it</p> <p>22 seem like we don't appreciate the commission,</p>
<p style="text-align: center;">55</p> <p>1 and they have certain expectations about those</p> <p>2 neighborhoods and people buy homes in towns and</p> <p>3 have certain expectations about what those towns</p> <p>4 are and will become. So try to find some ground</p> <p>5 where you can build a new house and yet not have</p> <p>6 it change the nature of the neighborhood is one</p> <p>7 of the things that we strive to do.</p> <p>8 MR. ABRAHAM: I hope that Joel and I</p> <p>9 have shown that over the years that we've tried</p> <p>07:32:17PM 10 to do that.</p> <p>11 CHAIRMAN BOHNEN: I would say that</p> <p>12 you're one of the better proponents of</p> <p>13 architecture that have come before us.</p> <p>14 MR. ABRAHAM: Thank you.</p> <p>15 CHAIRMAN BOHNEN: Yes. Absolutely.</p> <p>16 And we appreciate that and I've told you that</p> <p>17 before, Michael.</p> <p>18 MR. ABRAHAM: Thank you.</p> <p>19 CHAIRMAN BOHNEN: It's not always the</p> <p>07:32:29PM 20 case and it becomes hard for us because again,</p> <p>21 we can't adjudicate taste for people. We hear</p> <p>22 all kinds of things that owners come and want</p>	<p style="text-align: center;">57</p> <p>1 we, Joel and I, Julie appreciate the commission</p> <p>2 and we have expressed our intent to help in any</p> <p>3 way we can. I've written letters to Robb a</p> <p>4 while back, but I think if we can keep the focus</p> <p>5 on this particular property and follow the</p> <p>6 precedence that have been set in the past, we</p> <p>7 would appreciate it.</p> <p>8 CHAIRMAN BOHNEN: I would agree with</p> <p>9 you and I would say that it's a shame, frankly,</p> <p>07:34:04PM 10 that we don't have the prior owners in front of</p> <p>11 us because we probably would have a few things</p> <p>12 we would say to them.</p> <p>13 MR. HAARLOW: I think that in the</p> <p>14 spirit of what Sarah was saying and recognizing</p> <p>15 what all of us feel are problems with the</p> <p>16 general approach we have to take with all of</p> <p>17 this, you know, we have a 1927 contributing</p> <p>18 structure in a historic district and the facts</p> <p>19 around this particular property are not good.</p> <p>07:34:42PM 20 They're just not.</p> <p>21 However, it does seem to me that it</p> <p>22 does no purpose to further delay. I think the</p>

1 commission has had its say on this and so I will
 2 move to deny a certificate of appropriateness to
 3 demolish a single-family home and to construct a
 4 new single-family home in the Robbins Park
 5 Historic District, Case HPC-01-2022, 720 South
 6 Elm Street.

7 CHAIRMAN BOHNEN: We need two separate
 8 motions. So the first motion would be --

9 MR. HAARLOW: To deny. So Case
 10 HPC-01-2022, 720 South Elm Street, application
 11 for a certificate -- to deny an application for
 12 a certificate of appropriateness to demolish.

13 CHAIRMAN BOHNEN: We need a second for
 14 that motion.

15 MR. PRISBY: I will second.

16 CHAIRMAN BOHNEN: All those in favor of
 17 denying the certificate of appropriateness, say
 18 aye.

19 (All aye except Mr. Gonzalez, who
 20 did not vote.)

21 Now, a second motion.

22 MR. HAARLOW: So a second motion in

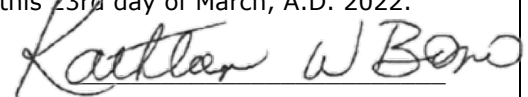
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STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
 Shorthand Reporter, Notary Public in and for the
 County DuPage, State of Illinois, do hereby
 certify that previous to the commencement of the
 examination and testimony of the various
 witnesses herein, they were duly sworn by me to
 testify the truth in relation to the matters
 pertaining hereto; that the testimony given by
 said witnesses was reduced to writing by means
 of shorthand and thereafter transcribed into
 typewritten form; and that the foregoing is a
 true, correct and complete transcript of my
 shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have
 hereunto set my hand and affix my electronic
 signature this 23rd day of March, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

1 Case HPC-01-2022, 720 South Elm Street to
 2 approve the construction of a new single-family
 3 home in the Robbins Park Historic District.

4 MR. PRISBY: I'll second.

5 CHAIRMAN BOHNEN: All those in favor,
 6 say aye.

7 (All aye except Mr. Gonzalez, who
 8 did not vote.)

9 Thank you. Sorry to put you
 10 through this, Mr. Callahan.

11 MR. CALLAHAN: Thank you.

12 CHAIRMAN BOHNEN: Do I have a motion to
 13 close the Public Hearing?

14 MR. HAARLOW: I'll move to close the
 15 Public Hearing.

16 CHAIRMAN BOHNEN: Second?

17 MR. GONZALEZ: Second.

18 CHAIRMAN BOHNEN: All in favor?

19 (All aye.)

20 (WHICH, were all of the proceedings had,
 21 evidence offered or received in the
 22 above entitled cause.)

07:36:42PM

	7	address [2] - 12:2, 24:10 addressed [2] - 24:18, 38:20 adherence [1] - 27:14 adjudicate [1] - 55:21 administered [1] - 2:17 advantage [1] - 11:13 advice [3] - 52:6, 53:5, 53:6 advisory [2] - 27:20, 28:5 affected [1] - 56:14 affix [1] - 60:17 aforesaid [1] - 60:15 afternoon [1] - 15:6 agent [2] - 13:10, 16:1 ago [2] - 8:16, 53:17 agree [2] - 18:13, 57:8 agreement [1] - 36:3 AI [1] - 10:1 allegedly [2] - 13:17, 14:9 allow [1] - 19:5 allowed [2] - 16:3, 17:7 allows [1] - 34:10 ALSO [1] - 2:1 altered [1] - 8:22 ameliorate [1] - 9:20 amount [3] - 5:14, 45:6, 56:5 angel [1] - 42:3 anger [1] - 50:13 angry [3] - 37:12, 37:13, 39:6 answer [1] - 30:7 answers [1] - 26:15 anticipating [1] - 32:14 anyhow [1] - 19:14 anyway [1] - 32:19 apologize [1] - 12:21 appear [2] - 23:16, 45:6 appeared [1] - 5:13 application [4] - 2:18, 3:21, 58:10, 58:11 appreciate [5] - 45:14, 55:16, 56:22, 57:1, 57:7 approach [1] - 57:16 appropriateness [5]	- 2:19, 26:3, 58:2, 58:12, 58:17 approval [2] - 4:13, 46:21 approvals [1] - 3:9 approve [4] - 27:22, 31:18, 34:22, 59:2 approved [6] - 3:8, 4:21, 26:20, 47:12, 47:15, 49:2 approving [1] - 35:12 April [2] - 36:4, 38:1 Architect [2] - 2:4, 2:7 architect [5] - 3:4, 8:6, 47:7, 48:14, 50:17 architects [3] - 29:2, 41:12, 56:3 architectural [2] - 12:4, 48:22 architecturally [1] - 23:22 architecture [2] - 16:17, 55:13 area [2] - 6:16, 10:4 areas [1] - 6:17 argue [1] - 52:2 arguing [1] - 56:8 argument [1] - 51:11 arrived [1] - 15:18 aspect [1] - 11:14 assessor 's [1] - 14:15 assumption [1] - 26:19 attention [1] - 11:21 attest [1] - 56:10 attractive [2] - 4:2, 25:1 August [1] - 14:13 awaiting [1] - 46:14 aware [6] - 4:9, 8:6, 10:1, 15:7, 19:15, 45:22 aye [5] - 58:18, 58:19, 59:6, 59:7, 59:19	45:18, 50:21, 51:8, 51:16, 53:7, 53:14, 54:7, 54:14 barn [1] - 50:9 based [1] - 50:11 basement [1] - 10:21 basin [2] - 6:19 basins [2] - 6:13, 6:14 beautiful [1] - 56:11 beautifully [1] - 12:5 became [1] - 5:16 become [1] - 55:4 becomes [1] - 55:20 bed [1] - 23:8 BEFORE [1] - 1:3 began [1] - 15:12 beginning [1] - 21:5 behalf [2] - 6:10, 37:3 behave [1] - 41:19 belong [3] - 20:16, 20:20, 20:22 belongs [2] - 19:18, 20:20 benefit [2] - 10:3, 54:12 Benes [2] - 7:5, 7:17 best [2] - 23:5, 41:14 Bethany [1] - 14:18 bethany [2] - 12:14, 29:12 BETHANY [1] - 2:3 better [1] - 55:12 beyond [1] - 8:10 big [3] - 5:19, 6:12, 54:2 bigger [2] - 6:3, 6:6 biggest [1] - 6:15 BILL [1] - 1:18 bill [1] - 25:21 bit [4] - 12:8, 30:21, 44:21 bizarre [1] - 47:4 blamed [2] - 54:10 block [2] - 5:11, 5:15 BMPs [2] - 6:13, 7:11 BOARD [1] - 1:15 board [4] - 27:20, 28:9, 28:11, 43:8 boatload [1] - 47:2 body [1] - 50:15 Bohnen [1] - 31:12 BOHNEN [51] - 1:16, 2:12, 4:4, 4:15, 5:1, 7:1, 8:3, 8:12, 10:5, 11:4, 11:10, 23:10, 24:21, 25:4, 25:13, 25:19, 25:21, 26:1,
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MEMORANDUM

DATE: April 1, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation – Public Hearing

FOR: April 6, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received an application from Safina Uberoi and Lucas Ruecker, the property owners of 121 S. County Line Road, requesting approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road, also commonly referred to as “The Bagley House.”

The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Per the Village Code, the Historic Preservation Commission shall review the application and all the information presented at the public hearing to adopt a recommendation if the nominated landmark meets the criteria for designation. An ordinance passed by the affirmative vote of at least four members of the Board of Trustees shall be required to designate an official landmark. Applications for nominations for designation of a landmark must be submitted by the owner of record of the nominated landmark.

Request and Analysis

The applicant requests approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road. Built in 1894, the house was designed by Frank Lloyd Wright, one of the most well-known architects and the pioneer for what came to be known as the Prairie School architectural style. The house is an example of Frank Lloyd Wright’s early designs and showcases his developing style through the use of an octagonal library, open first floor, and deep porch. Wright designed the home for Frederick P. Bagley, a marble merchant, and Grace H. Bagley, who was involved in social reform efforts involving Jane Addams and Hull House in Chicago.

A large addition with an attached porch was added onto the rear of the house in 1986. The lot also includes a detached garage dating back to the early 20th century with a shed-roofed addition that was added later on. The current homeowners purchased the house in 2021 and anticipate completing future rehabilitation projects that may include restoring some of the missing Wright features that have been removed over time.

The applicant has submitted detailed historic and architectural information on the house, interior floor plans, and photographs for review.



MEMORANDUM

Process

Pursuant to Chapter 3 of Title 14 of the Village Code, the Historic Preservation Commission shall review applications for nominations for the designation of a landmark at a public hearing and shall adopt a recommendation that the nominated landmark does or does not meet the criteria for designation. The criteria for landmark designation listed in Section 14-3-1 is attached for review.

Recommendations for the approval of designated landmark shall contain the following information:

1. The Commission's rationale for recommending either approval or rejection of the nomination;
2. In the case of a recommendation of approval of designation of a landmark, the significant feature or features in the exterior architectural appearance of the landmark that should be protected and preserved;
3. Any other pertinent comments related to the nomination of the landmark or historic district.

Within forty five (45) days following the conclusion of the public hearing, the Commission shall transmit to the Village Board its recommendation in the form specified by Section 2-12-6A of the Village Code. The failure of the Commission to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the application for designation as submitted. The Board shall promptly act on such recommendation.

An ordinance passed by the affirmative vote of at least four (4) members of the Village Board shall be required to designate an official landmark. Upon passing an ordinance approving the nomination for a landmark designation, the Village Board shall direct that notice be sent to the Building Commissioner and to the owners of record advising them of such designation and informing them that any structure, building, site, or area designated as a landmark shall thereafter be subject to the requirements of Chapter 5 (Certificate of Appropriateness). The Village Board shall also direct that the ordinance approving a landmark or historic district designation be recorded in the offices of the appropriate County Recorder of Deeds.

Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Criteria for Landmark Designation - Village Code Title 14, Chapter 3, Section 14-3-1
6. Application for Local Landmark Designation and Exhibits

VILLAGE OF HINSDALE 2021

Village of Oak Brook

Village of Westmont

Village of Clarendon Hills

Village of Burr Ridge

Village of Western Springs

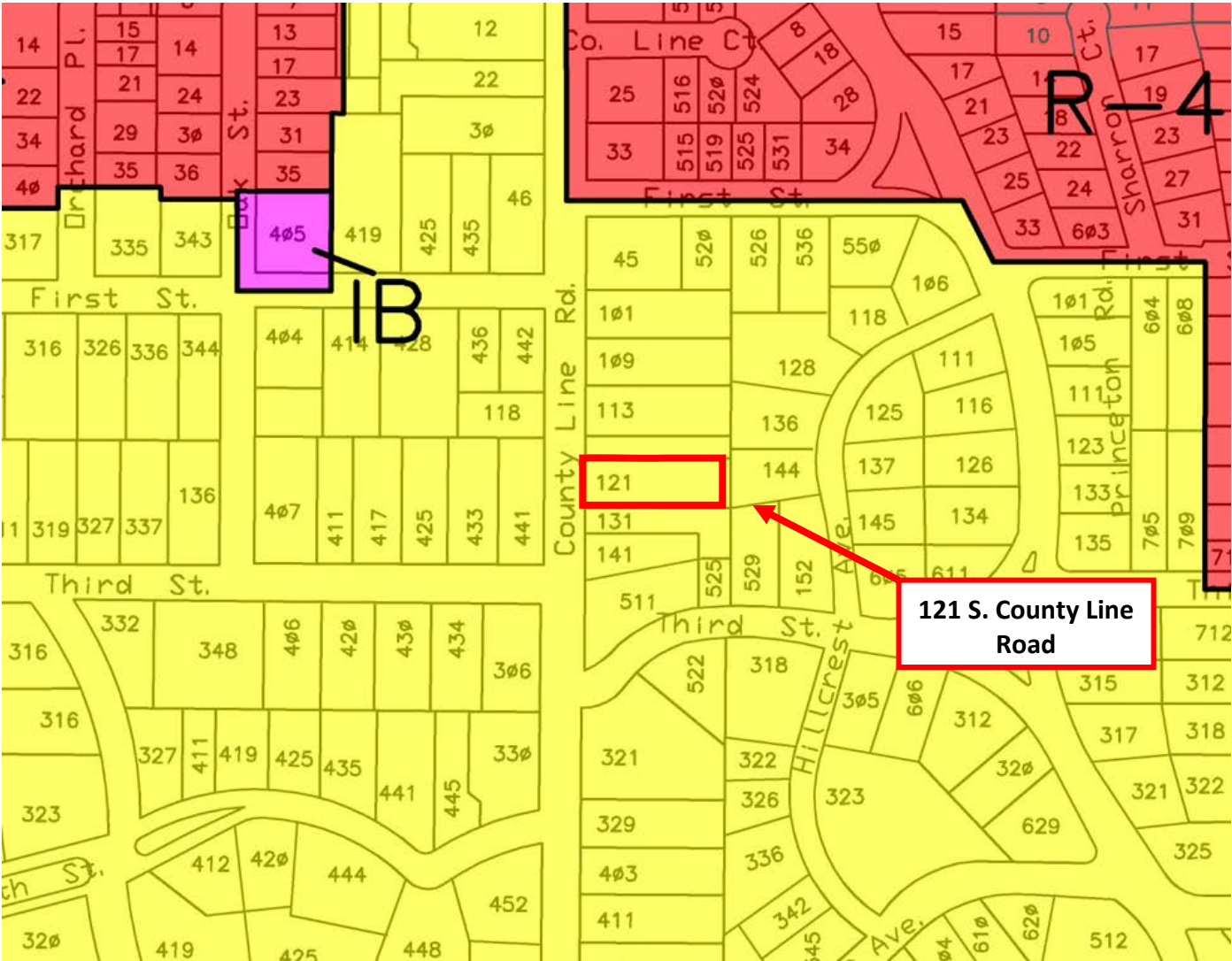
121 S. County Line Road

Legend:

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- IB Institutional Business District
- OS Office District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Office District
- O-2 Office District
- O-3 Office District
- HS Health Services District
- B-3 Design Review Overlay District

Scale: 0 to 1000 feet

Village of Hinsdale Zoning Map and Project Location



Aerial View – 121 S. County Line Road



Birds Eye View – 121 S. County Line Road



Street View – 121 S. County Line Road



VILLAGE CODE TITLE 14 - HISTORIC PRESERVATION
CHAPTER 3 - LANDMARK AND HISTORIC DISTRICT DESIGNATION

14-3-1: CRITERIA:

The Commission shall consider the criteria provided in this Chapter in order to recommend a structure, building, or site for designation as a landmark, or an area for designation as an historic district.

A. General Considerations:

1. The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.
2. The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.
3. The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.
4. The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.
6. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
7. The structure, building, or site is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

B. Architectural Significance:

1. The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
2. The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. The structure, building, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
4. The structure, building, site, or area is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.
6. The detail, material, and workmanship of the structure, building, or site can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

C. Historic Significance:

1. The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
2. The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.
3. The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.
4. The structure, building, site, or area is associated with a notable historic event.
5. The structure, building, site, or area is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR LOCAL LANDMARK DESIGNATION**

The undersigned (the "Applicant") hereby makes application, pursuant to Title XIV of the Village Code of Hinsdale, as amended, for the designation of the building, structure or site described below as an historic landmark. The Applicant certifies to the Village of Hinsdale that the following answers and information are true and correct:

Address of Property under review: 121 SOUTH COUNTY LINE RD.
Property Identification Number: 18-07-005-007

I. GENERAL INFORMATION

1. Applicant's Name: SAFINA UBEROI, LUKAS RUECKER
Address: 2345 NICHOLS CANYON RD
LOS ANGELES, CA 90046
Telephone Number: 513-332-6497
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others, if any involved in project (include, name, address and telephone number):
Architect: HARBOE ARCHITECTS (312)977-0333
140 S. DEARBORN, STE 306, CHICAGO 60603
Attorney: JEAN A. FOLLETT (630)546-9349
CONSULTANT 629 W. ELM ST. WHEATON 60189
Engineer: _____
4. Disclosure of Village Personnel (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest). _____

II. SITE INFORMATION

1. Provide a brief description of the site and its characteristics: see attached

2. 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?

X 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.

3. Criteria for Designation *(Check the box before each element that the Applicant contends is met by the building, structure or site for which landmark designation is sought. Explain in the space that follows how the landmark meets each criterion that is checked. Attach relevant written documentation and evidence or supplemental explanation if more space is required).*

A. General.

The proposed landmark:

- ☒ Has significant character, interest, or value as part of the historic, aesthetic, or architectural heritage of the Village, the State of Illinois, or the United States.
- ☒ Is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- ☒ Represents notable efforts of, or is the only known example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State of Illinois, or the United States.
- ☐ Is an established or familiar visual feature due to its unique location or its singular physical characteristics.
- ☐ Was or is an historical focal point in the Village because of the activities associated with it.
- ☐ Is of a type or associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure, and possesses a high level of integrity or architectural significance.

B. Architectural.

The proposed landmark:

- ☒ Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- ☒ Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- ☐ Exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
- ☐ Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- ☒ Is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
- ☒ Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with a notable historic event.
- ☐ Is associated with an antiquated use due to technological or social advances.
- ☐ Is a monument to, or cemetery of, an historic person or persons.

4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the designation criteria. Use applicable criteria as found above in Criteria for Designation.) *See attached.*

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**

Safina UBERO
Signature of Applicant SAFINA UBERO

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

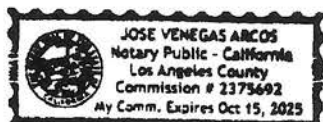
OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 19th day of

FEBRUARY, 2022.

Notary Public



VILLAGE OF HINSDALE

LOCAL LANDMARK DESIGNATION

Frederick P. & Grace H. Bagley House

121 S. County Line Road

List of Attachments:

- **Legal Description**
- **Site Information**
- **Description**
- **Proof of Ownership-Deed**
- **Floor Plans**
- **Links to Historic Architectural Drawings**
- **Photos**

Hinsdale Application for Local Landmark Designation

Address: 121 S. County Line Road

P.I.N.: 18-07-105-007

Legal Description:

The South ½ of Lot 5 and the North ½ of Lot 6 in Block 2 in Highlands, a subdivision of the North West ¼ of the West 800 Feet of the North 144 Feet of the South West ¼ of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

II. SITE INFORMATION

1. This Frank Lloyd Wright-designed house was built in 1894 on a 300' deep lot on the east side of South County Line Road. The original house has a 40' x 42' footprint with an octagonal library attached at the front of the north façade. A large addition was built across the rear of the house in 1986, extending the house to the east by 9 feet. An octagonal sunroom, attached by a pergola to the main house, was part of this addition. A 24' x 20' hipped-roof garage, probably from the early 20th-century, stands at the northeast corner of the lot. The garage has a 13' deep shed-roofed addition on the back. The lot is wooded and landscaped, with a sunken lawn in the front of the house. A landscaped terrace behind the house leads to another sunken lawn at the rear of the lot.

Description: The Frederick P. and Grace H. Bagley House was built in 1894. It is one of the first designs by Frank Lloyd Wright after he established his independent practice in Chicago. Wright, whose career was both long and prolific, is widely recognized as one of the most important architects in American history. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The house sits on the east side of County Line Road in a subdivision that was platted in 1891. Adolph Froscher, one of Hinsdale's finest homebuilders, was the contractor.

The Bagley House has long been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.

Frederick P. Bagley (1861-1933) was a marble merchant who had arrived in Chicago from his home state of Michigan in 1884. His marble yard, which specialized in marble brought from Georgia, was located near 18th and Canal streets along the railroad tracks. He married Grace Hodges Bagley (1860-1944), a native Illinoisan, in 1885. The Bagleys lived in the fashionable area around Prairie Avenue. They were active members of the nearby Unitarian church led by Jenkin Lloyd Jones, Frank Lloyd Wright's uncle. It seems likely that it was through Jones and their church membership that the Bagleys met the young Wright.

Grace Bagley was deeply involved with the social reform network centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of

Hinsdale. In 1893 she and her husband approached Wright to design a second home for their family in Hinsdale. They would be able to enjoy a bucolic site and to take advantage of easy access into the city from the nearby Highlands railroad station. In January, 1894 Froscher approved Wright's drawings and construction soon began.

The Bagleys built a gambrel-roofed Dutch Colonial house with a plan somewhat similar to several other Wright designs of the 1890s, including his own home in Oak Park. The deep front and rear porches, with access into the main living areas through French doors, gave the family of five ready access to their wooded lot. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Bagley's business. Inside, a spacious entry hall was dominated by a flowing staircase with the simple, screen-like railings that would become one of Wright's signature design features. A large living room spanned the front of the house and opened to a bay-windowed dining room on the rear. An inglenook, set behind marble columns and lined with deep red marble slabs, was set in the interior corner of the living room. The northeast corner of the plan was reserved for service areas: a pantry, a kitchen and rear stairs. Off the first landing of the main staircase was a cozy octagonal library with a band of windows above the bookcases and a domed ceiling. Upstairs, the house had 6 bedrooms and a bathroom arranged around a central hall. The attic held additional living space.

The first floor plan of the main house remains just as Wright designed it, with some minor changes to the woodwork and a picture window in the south wall of the living room that probably dates from the mid-20th century. Although the 1894 plan is still in place, in 1983 a large, two-story, glassed addition was constructed across the rear of the house, creating a family eating area off the kitchen and a large family room with a fireplace. With numerous doors opening to the back yard, the addition also has a large central skylight. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house.

Changing fashions and a series of 20th-century owners have led to several changes on the second floor. The southeast bedroom is now a closet and bathing area, connecting to a toilet room and sink area. A small secondary hallway passes through this area to the primary bedroom on the southwest corner of the house. The primary bedroom occupies a space that was formerly two bedrooms. The northeast bedroom has been enlarged to the east over the kitchen wing, using several re-purposed windows from nearby bedrooms.

The third floor has a living room, bedroom, bathroom and storage areas. The original dormer window adjacent to the chimney has been expanded to provide additional light and egress.

The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in artificial siding. The original shingle siding remains on the walls, underneath this 20th-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.

The Bagleys kept their County Line Road house for just a few years. Labor issues caused Frederick Bagley to close his marble yard in 1904 and the family soon left Illinois to start a new life in Boston. Little is known of subsequent owners prior to World War I, but Mr. and Mrs. Chauncey Lamb owned the house in the 1930s. After World War II the Dezendorf family purchased it from the Lambs. Nelson C. Dezendorf was an executive at the nearby Electro-Motive plant and one of fifteen Electro-Motive managers living in Hinsdale at the time.

The house fell into disrepair in the 1970s and, after a failed rehabilitation attempt, was purchased by Jerry and Jeannette Goldstone in 1977. The Goldstones did a number of renovations over the years, including a major, award-winning addition in 1983. The current, preservation-minded owners purchased the house from the Goldstones in 2021 and expect to rehabilitate it, restoring some of its missing Wright features and bringing it up to 21st-century building codes.

Doc# 2131321179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 08:39 AM Pg: 1 of 2

Dec ID 20210901687679
ST/CO Stamp 1-913-179-280 ST Tax \$1,300.00 CO Tax \$650.00

WARRANTY DEED

THE GRANTOR, Jeannette E. Goldstone, as Trustee under Declaration of Trust of Jeannette E. Goldstone dated June 6, 1995, of 340 East Randolph Street, Unit 5701, Chicago, Illinois 60601, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, Lukas Ruecker and Safina Uberoi, in Joint Tenancy with right of survivorship, all interest in the following described Real Estate situated in COOK County, Illinois to wit:

THE SOUTH 1/2 OF LOT 5 AND THE NORTH 1/2 OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

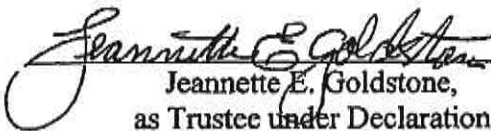
Property Index Number: 18-07-105-007-0000

Address: 121 South County Line Road, Hinsdale, Illinois 60521

SUBJECT TO: Covenants, conditions, easements, restrictions of record and unpaid taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29th day of September 2021.


Jeannette E. Goldstone,
as Trustee under Declaration
of Trust of Jeannette E. Goldstone
dated June 6, 1995

FIRST AMERICAN TITLE
FILE # 3106620

WARRANTY DEED

THE GRANTOR, Jeannette E. Goldstone, as Trustee under Declaration of Trust of Jeannette E. Goldstone dated June 6, 1995, of 340 East Randolph Street, Unit 5701, Chicago, Illinois 60601, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, Lukas Ruecker and Safina Uberoi, in Joint Tenancy with right of survivorship, all interest in the following described Real Estate situated in COOK County, Illinois to wit:

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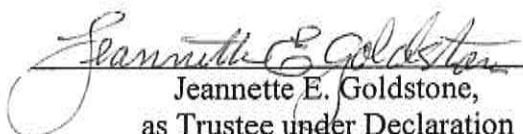
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Dated this 29th day of September 2021.



Jeannette E. Goldstone,
as Trustee under Declaration
of Trust of Jeannette E. Goldstone
dated June 6, 1995

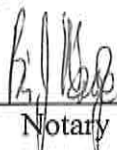
FIRST AMERICAN TITLE
FILE # 3106620

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jeannette E. Goldstone, as Trustee under Declaration of Trust of Jeannette E. Goldstone dated June 6, 1995, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that said instrument was signed, sealed and delivered as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of September 2021.





Notary Public

Prepared by:

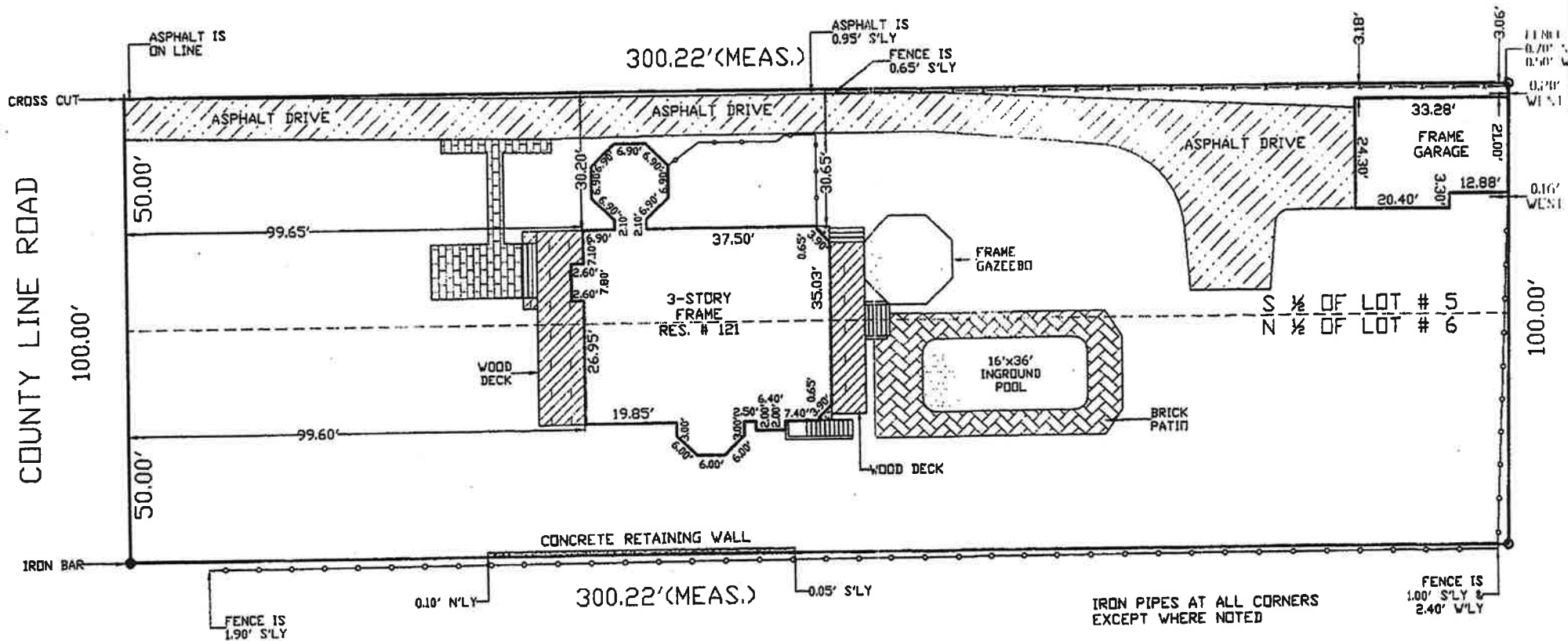
Brien J. Nagle
Nagle, Obarski & Holzhauer P.C.
222 South Mill Street, Suite 200
Naperville, Illinois 60540

Return To:

Brien J. Nagle
Nagle, Obarski & Holzhauer P.C.
222 South Mill Street, Suite 200
Naperville, Illinois 60540

Name and Address of Taxpayer: / Grantee's Address

Lukas Ruecker and Safina Uberoi
121 South County Line Road
Hinsdale, Illinois 60521



is

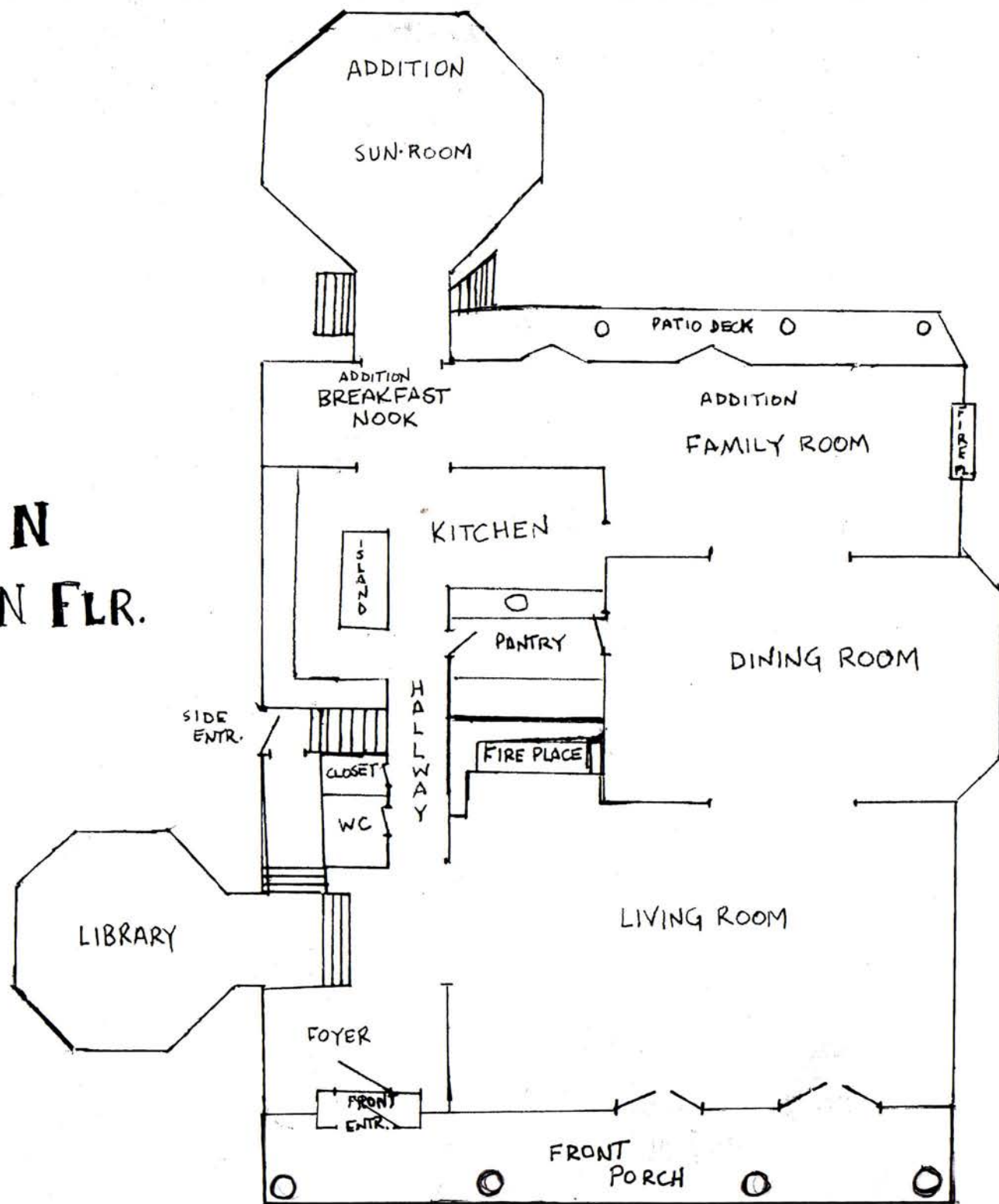
I, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the parcel of land hereon described and that the Plat hereon drawn is a correct representation of the same.

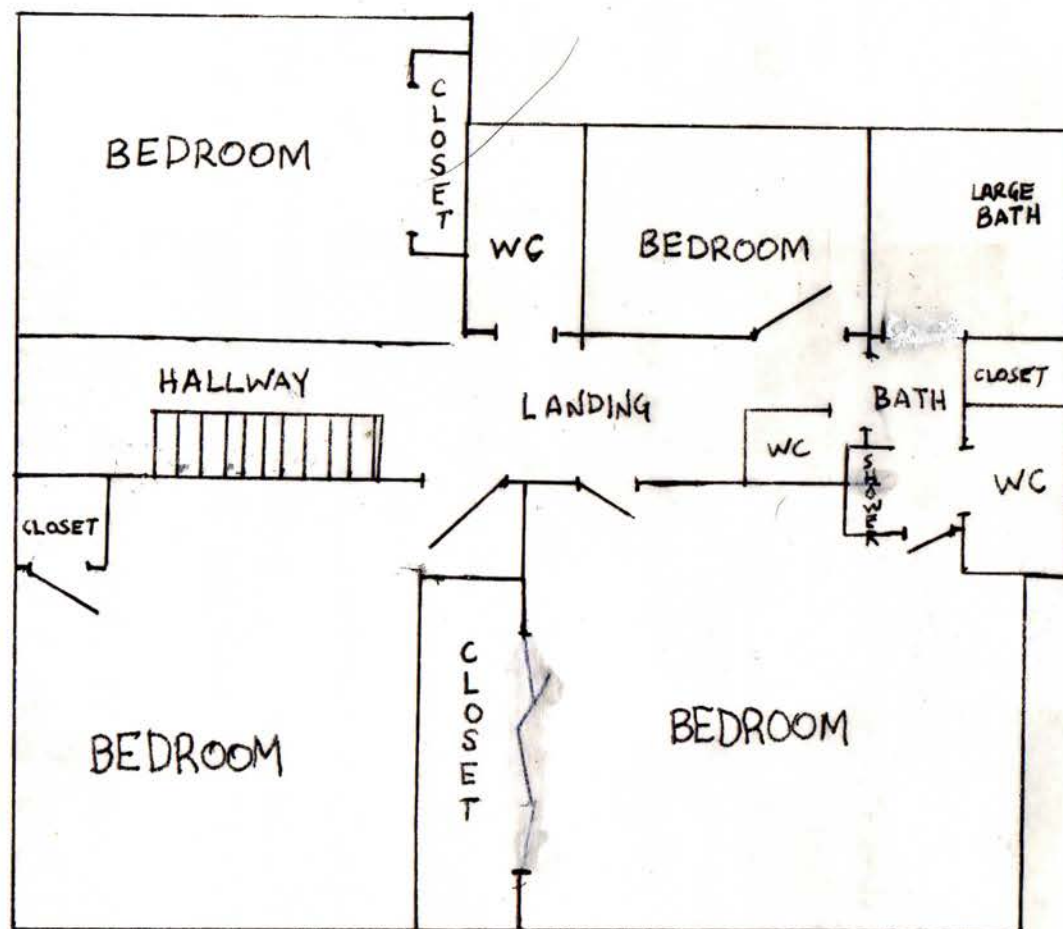
on the day of JULY, A.D., 2001, at Bolingbrook, Illinois.

L. A. Herwig CLIENT GOLDSTONE JOB No. 51103-01
 Illinois Land Surveyor No. 35-2900 LICENSE EXPIRES 11/30/2002

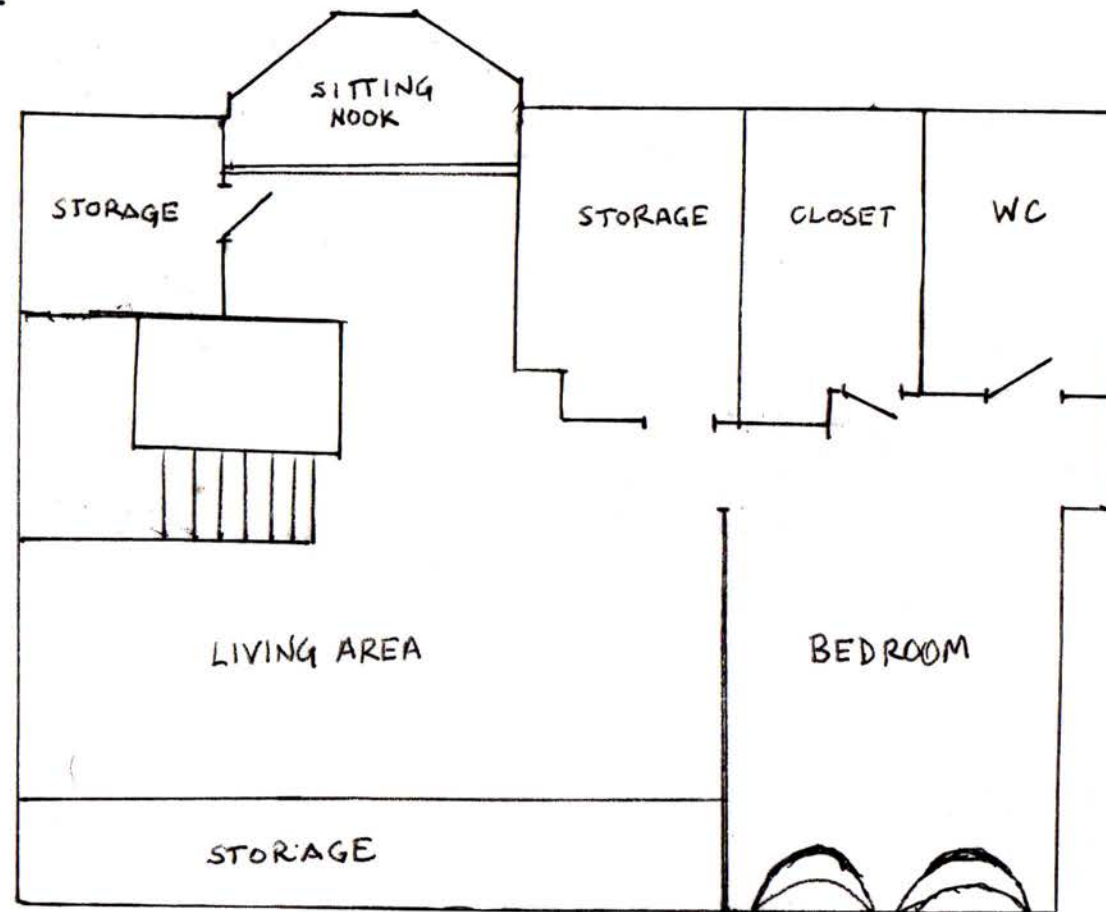
Easements and Other Restrictions not shown hereon refer to your Deed, Title Policy, Ordinance, etc.

← N
MAIN FLR.





2ND FLR



ATTIC
3RD FLR

BAGLEY HOUSE—Links to original architectural drawings

Front:

<https://library.artstor.org/#/asset/28580241;prevRouteTS=1644868998293>

North:

<https://library.artstor.org/#/asset/28580243;prevRouteTS=1644868998293>

Rear:

<https://library.artstor.org/#/asset/28580238;prevRouteTS=1644868998293>

First Floor Plan:

<https://library.artstor.org/#/asset/28580236;prevRouteTS=1644868998293>

Second Floor Plan:

<https://library.artstor.org/#/asset/28580237;prevRouteTS=1644868998293>

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



1. Bagley House-Historic Photo c.1895 West facade



2. Bagley House-Historic Photo c.1910 West Façade

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



3. Bagley House-West façade & Library



4. Bagley House-Front Porch
Showing marble columns and
marble facing on supports

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



5. Bagley House—West façade detail



6. Bagley House—South façade

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



7. Bagley House—East façade with 1983 addition and gazebo



8. Bagley House—East façade detail
Second story bedroom expansion and attic dormer

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



9. Bagley House-North façade



10. Bagley House—North façade service entrance

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



11. Bagley House-Original Shingles



12. Bagley House-Garage looking northeast

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



113 S. County Line Road-House to the north of the Bagley House



131 S. County Line Road-House to the south of the Bagley House

FREDERICK P. & GRACE H. BAGLEY HOUSE
121 S. COUNTY LINE ROAD
HINSDALE LANDMARK NOMINATION
PHOTOS



118 S. County Line Road-House across the street from the Bagley House



MEMORANDUM

DATE: April 1, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-03-2021 – 241 E. First Street – Preliminary Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: April 6, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a preliminary Certificate of Appropriateness (COA) application from J Jordan Homes, LLC, the project builder, requesting preliminary approval to construct a new single-family home located at 444 E. Fourth Street in the Robbins Park Historic District. 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 on an application for a Certificate of Appropriateness.

Background

The subject property is non-conforming vacant corner lot located on First Street and Elm Street. The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the east, south, and west in the R-1 Single Family Residential District. A single-family home is located to the north in the R-4 Single Family Residential District.

On September 2, 2020, the Historic Preservation Commission, by a vote of 6-0, approved a request for a Certificate of Appropriateness to construct a new single-family house at 241 E. First Street, with the condition that the architect adjust the corner window as discussed and work with the Historic Preservation Commission architects (Case HPC-07-2020). The project did not move forward and since that time the vacant lot was purchased by new homeowners.

Request and Analysis

The applicant requests approval to construct a new code-compliant single family house on a 23,380 square foot non-conforming vacant corner lot. The applicant has submitted a site plan, interior floor plans, colored rendering of the front elevation facing First Street, and photos of the neighboring properties for review.

As shown on the preliminary plans, the two-story home will be constructed primarily of white siding with stone accent areas. The house includes a front porch facing First Street, dormers, a two-car attached garage, and a one-car detached garage. Bulk zoning requirements will be finalized and confirmed prior to scheduling this project for a formal Certificate of Appropriateness review.



MEMORANDUM

Process

In accordance with Section 14-5-4, the purpose of a Preliminary Application for a Certificate of Appropriateness Review is to broadly acquaint the Historic Preservation Commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns. 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.

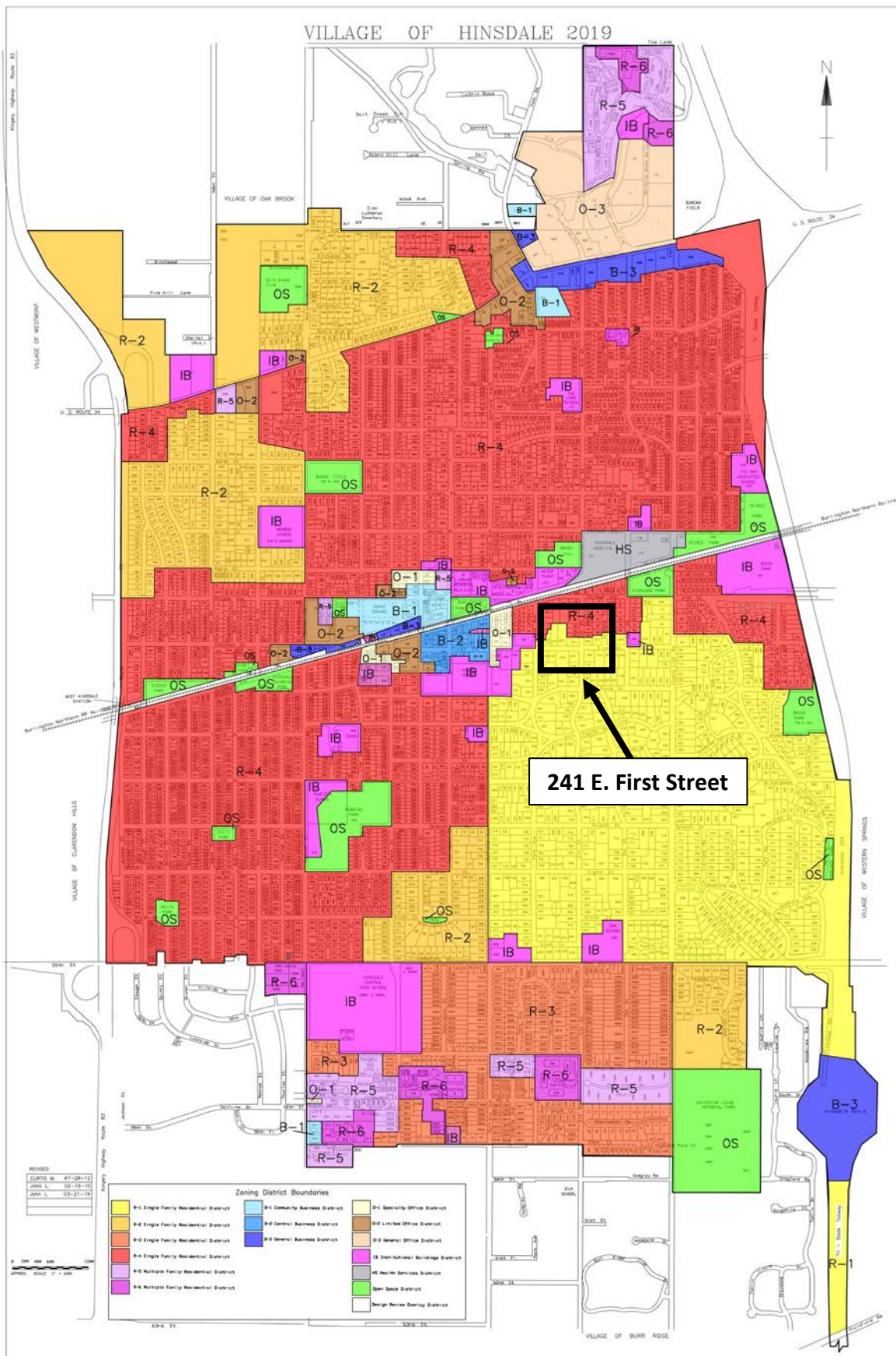
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic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

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

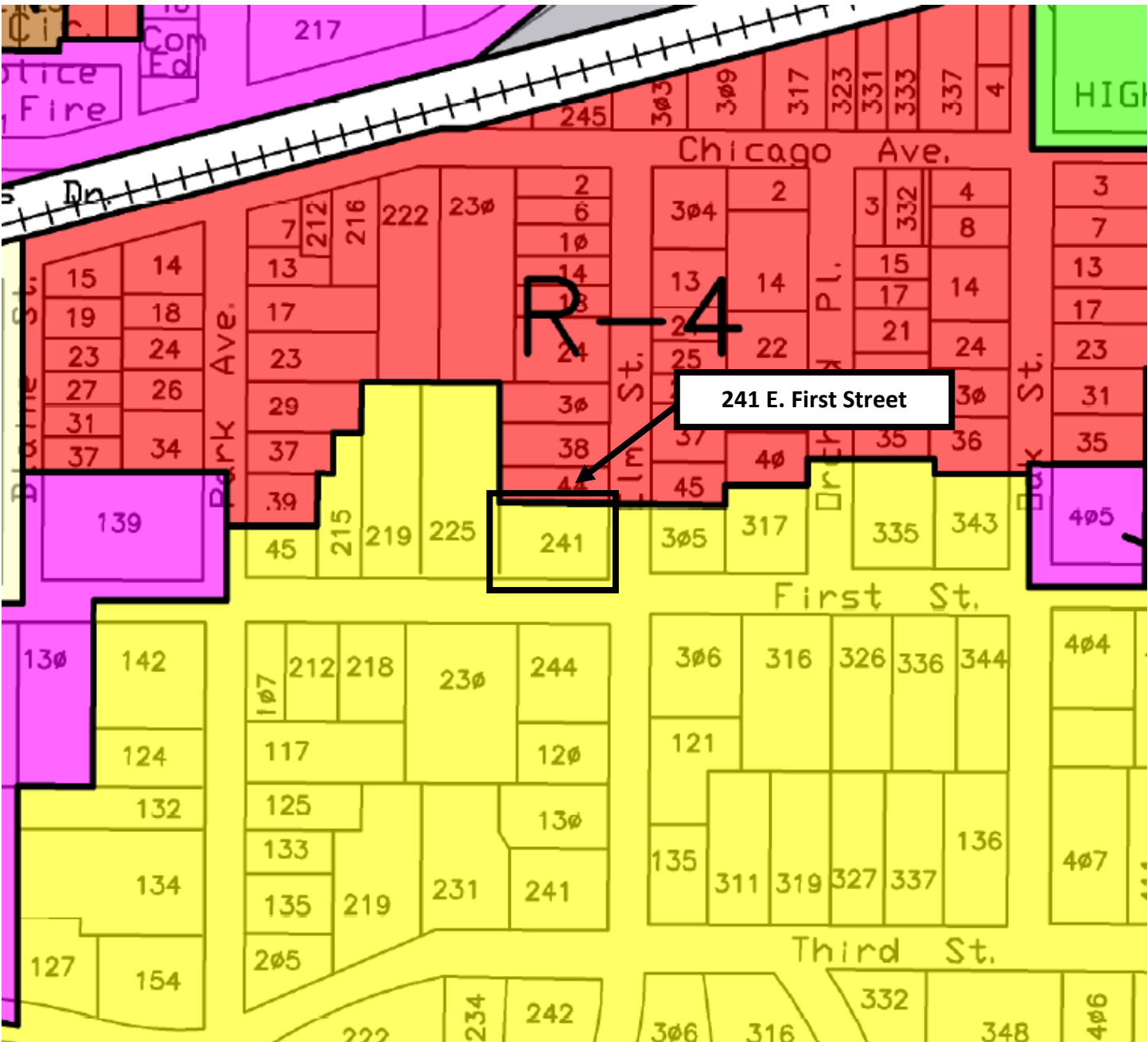
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
6. Application for Certificate of Appropriateness and Exhibits

Village of Hinsdale Zoning Map and Project Location



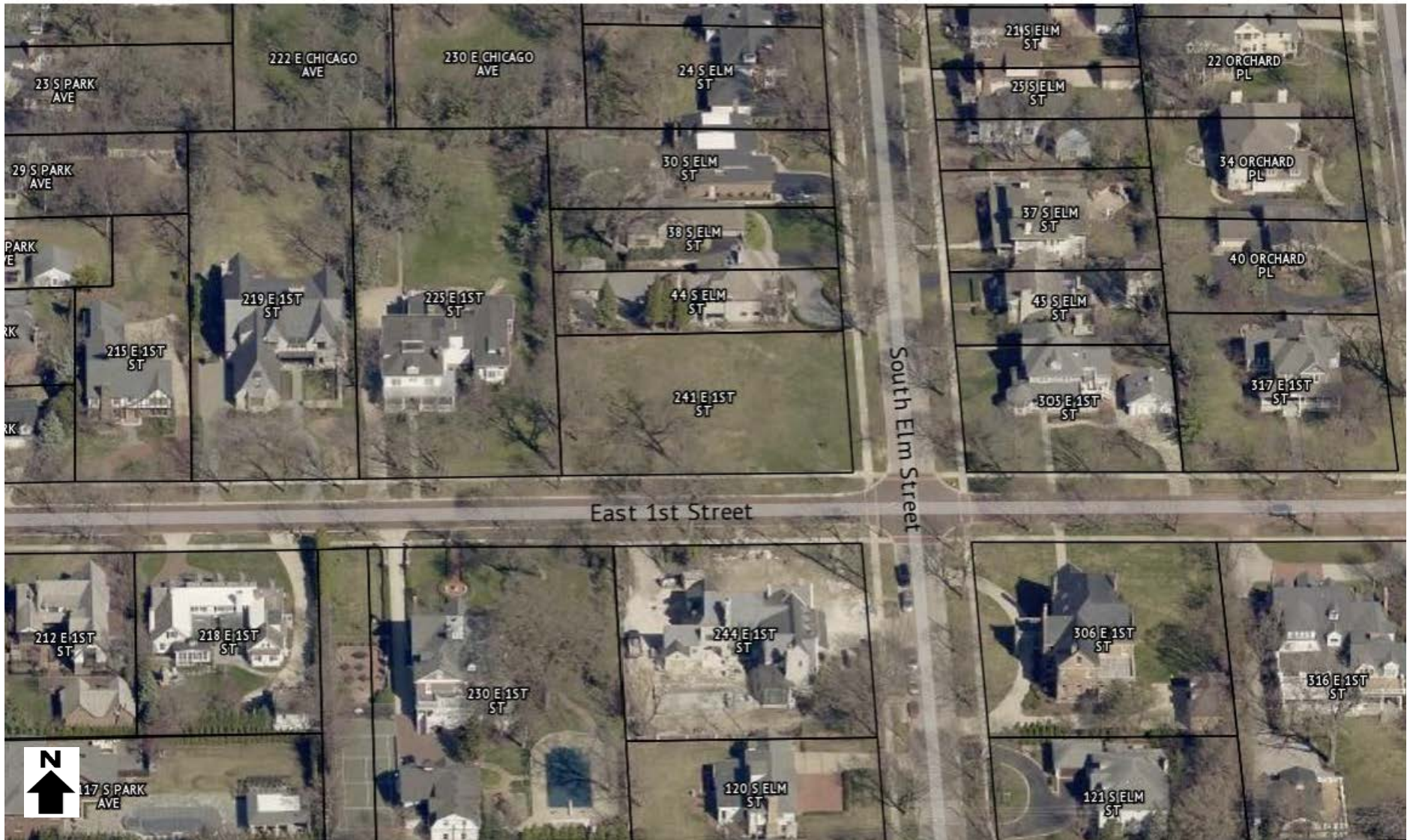
Village of Hinsdale Zoning Map and Project Location



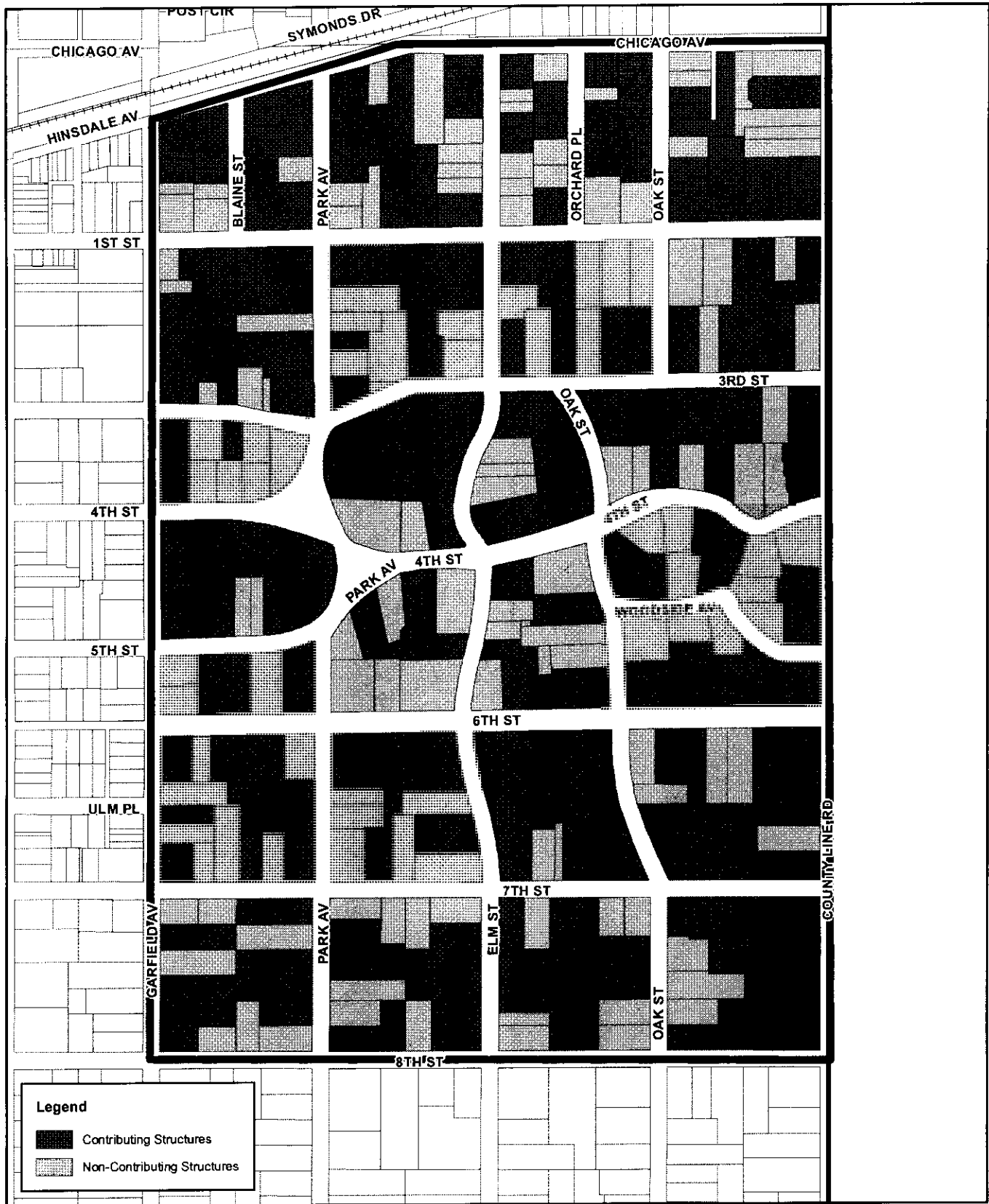
Aerial View – 241 E. First Street



Birds Eye View – 241 E. First Street



ROBBINS PARK HISTORIC DISTRICT



0 250 500 1,000 Feet



CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

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.

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.

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

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Preliminary Certificate of Appropriateness Review 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: 241 E. First Street - Hinsdale
Property Identification Number: 09-12-203-026

I. GENERAL INFORMATION

1. Applicants Name: J. Jordan Homes LLC
Address: 112 S Grant St - Hinsdale, IL 60521
Telephone Number: 312-320-9990
2. Owner of Record (if different from applicant): Kristi and Brian Richards
Address: 306 S. Vine St. - Hinsdale, IL 60521
Telephone Number: Kristi - 312-504-4330 Brian - 312-504-2044
3. Others involved in project (include, name, address and telephone number):
Architect: Moment Design - 201 E Ogden Ave, #20, Hinsdale, IL 60521 630-747-9412
Attorney: Junilla Siodziewski - Kershner Siodziewski Law - 200 N LaSalle #150, Chicago, IL 60601 312-252-9777
Builder: J. Jordan Homes LLC - 112 S Grant St., Hinsdale, IL 60521 312-320-9990
Engineer: Jon Green - Engineering Resources Assoc - 3570 West Ave, #150, Warrenville, IL 60555 630-393-3060

II. SITE INFORMATION

1. Describe the existing conditions of the property: Valant Lot

2. Property Designation: Modern
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? _____ YES X NO

3. Description of work proposed. (Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary). (no demolition)
Construction of a new single family home.

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?

X No _____ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

J Jordan Horne

Signature of Applicant

[Signature]
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

OTHER

Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 4th day of

March, 2022.



Marjorie E Cantrell
Notary Public

AREA = 23,379 SQ. FT.
MORE OR LESS

P.I.N. 09-12-203-026

TOPOGRAPHICAL SURVEY

LEGAL DESCRIPTION

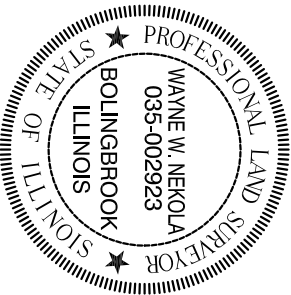
LOT 6 (EXCEPT THE NORTH 120 FEET THERE) (AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF OWNERS SUBDIVISION OF THE EAST 183 FEET (MEASURED FROM THE CENTER LINE OF ELM STREET) OF THE NORTH HALF OF BLOCK 3 AND THE EAST 206 FEET (MEASURED FROM THE CENTER LINE OF ELM STREET) OF THE SOUTH HALF OF SAID BLOCK 3, ALL IN WILLIAM ROBBS'S FIRST ADDITION TO HINSDALE, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNERS'S SUBDIVISION RECORDED MARCH 17, 1930 AS DOCUMENT 29-4896, IN DUPAGE COUNTY, ILLINOIS.

NOTES

POSSIBLE EASEMENT ALONG WEST PROPERTY LINE AS EVIDENT OF UTILITY LINES AND POLES.

SYMBOL LEGEND

- | | | | |
|---|----------------------|--------|---------------------|
| ⊙ | - CATCH BASIN | ⊠ | - A.C. UNIT |
| ● | - MANHOLE | -OH-W- | - OVERHEAD WIRES |
| ● | - STORM MANHOLE | □ | - SPEAKER |
| ⊗ | - VALVE & VAULT | ⬇ | - DOWNSPOUT |
| ⊕ | - GAS VALVE | ⊞ | - CONTROL VALVE BOX |
| ⊕ | - BUFFALO BOX | ⬆ | - VENT |
| ⊕ | - UTILITY POLE | ⊞ | - GAS METER |
| ⊕ | - FIRE HYDRANT | ⊞ | - ELECTRIC METER |
| ⊕ | - TELEPHONE CANISTER | ⊞ | - WATER METER |
| ⊕ | - COM. ED. CANISTER | ☆ | - LIGHT |
| ⊕ | - CABLE CANISTER/BOX | ⊞ | - WATER VALVE |
| ⊕ | - ELECTRIC OUTLET | ⊞ | - STREET SIGN |



FIELD WORK COMPLETED ON THE 12TH DAY OF MAY, 2020.

(STATE OF ILLINOIS)
(COUNTY OF WILL.) SS

NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 1ST DAY OF JUNE, 2020.

Wayne W. Nekola

PLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2020.

PREPARED FOR: **BRAD ADER**

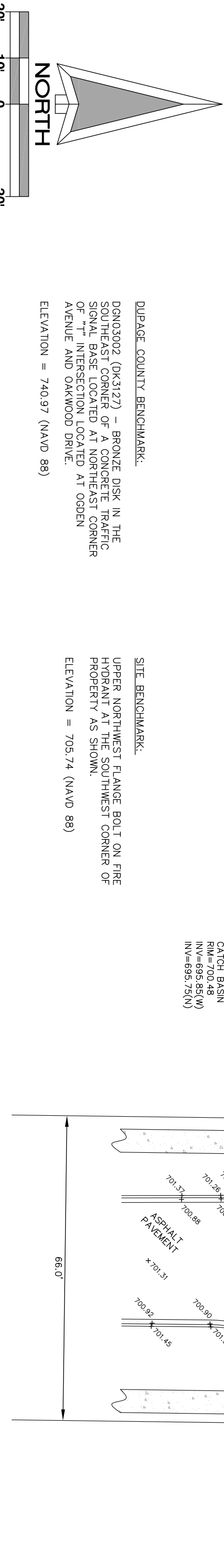
JOB ADDRESS: **241 E. 1ST ST., HINSDALE, IL**

JOB NO.: **20-04-0909** DRAWN BY: **KAB**

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

**400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX**

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF SURVEYED CORNERS SHOULD BE MAINTAINED. EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.





241 E First Street | View to North



241 E First Street | View to West



225 E First Street | West adjacent home



219 E First Street | Two homes to the West



215 E First Street | Three homes to the West



45 S Park | Home at corner of First + Park

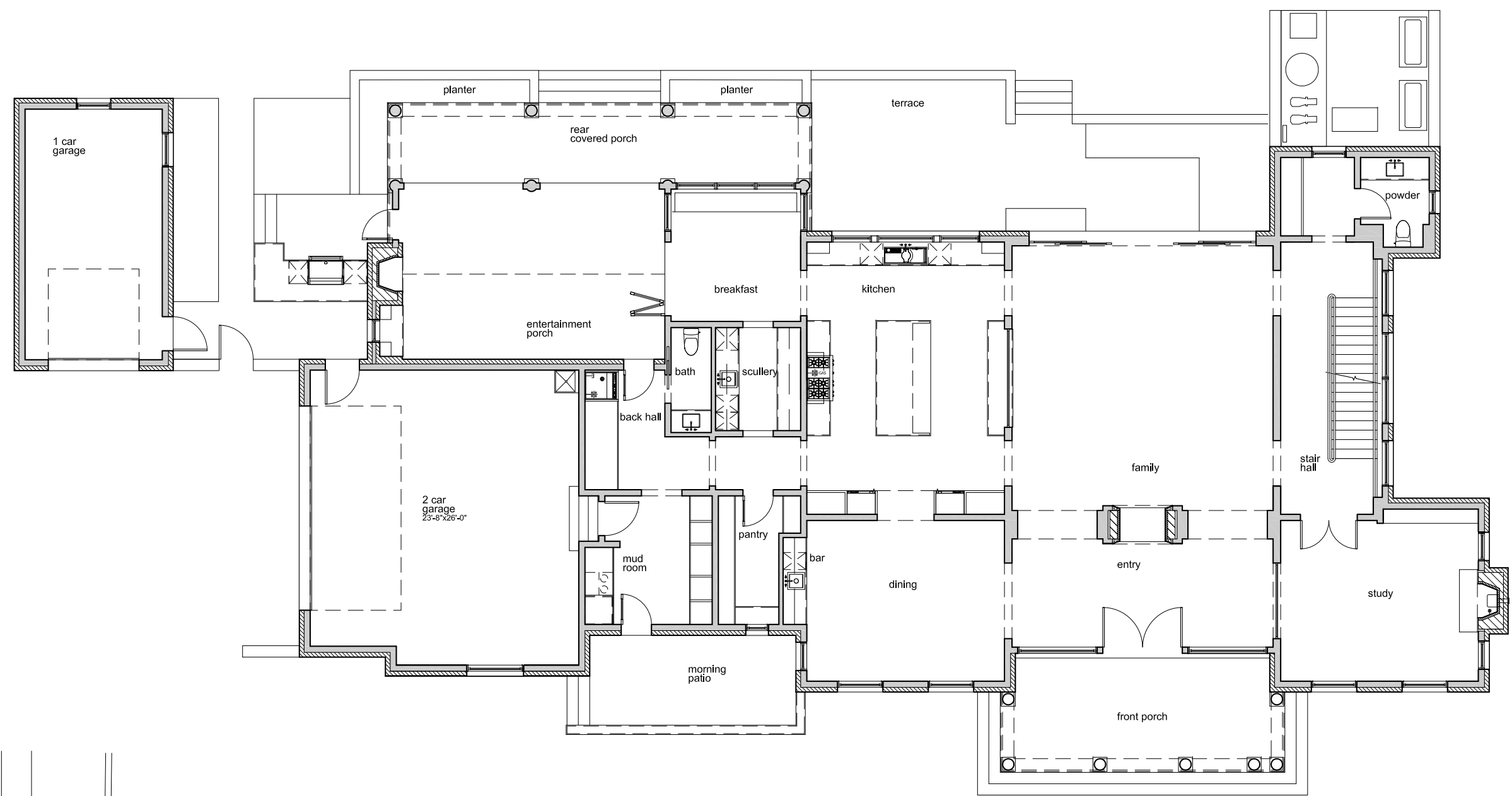


244 E First Street | Home across First Street

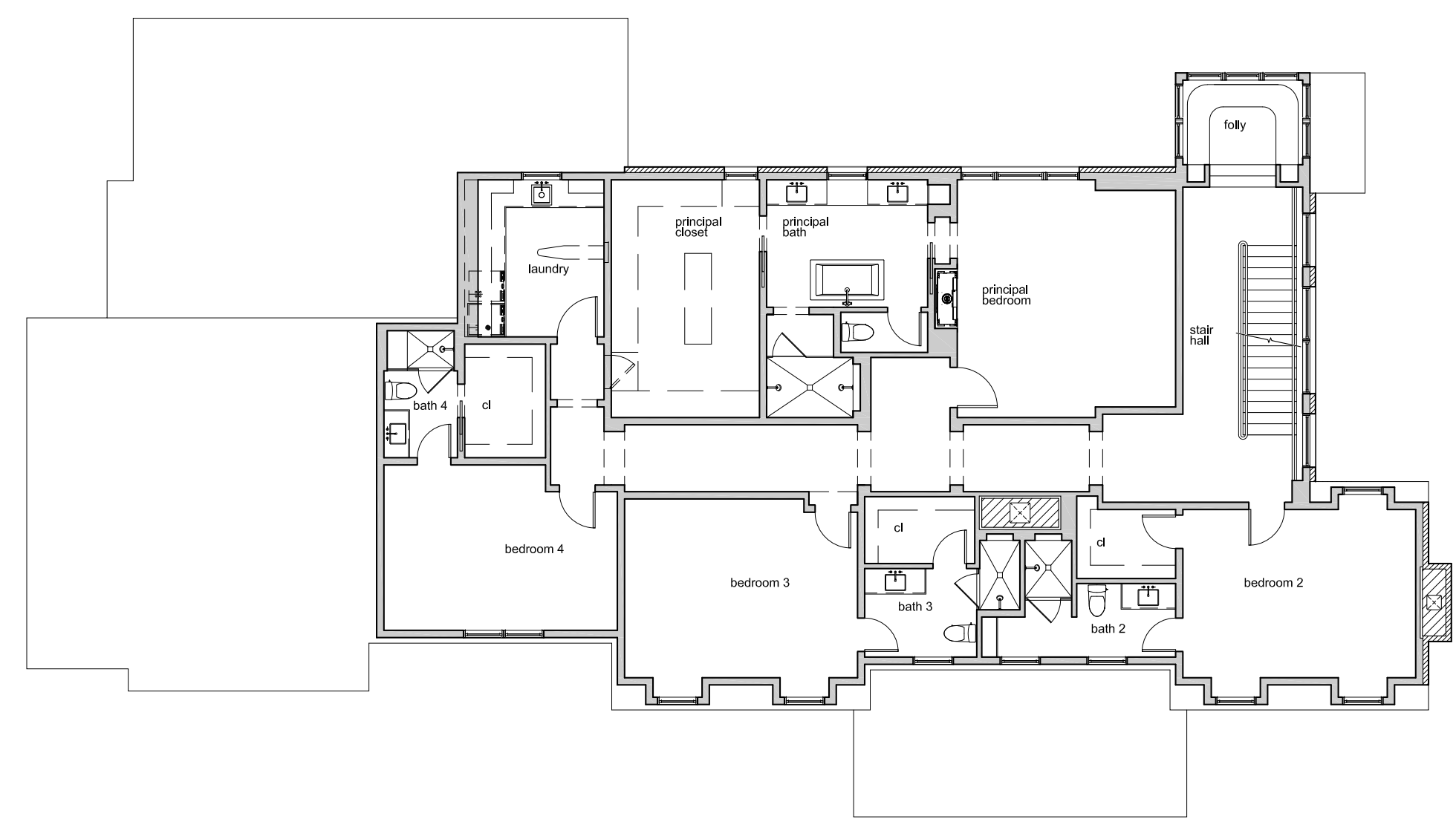


305 E First Street | Home across Elm Street

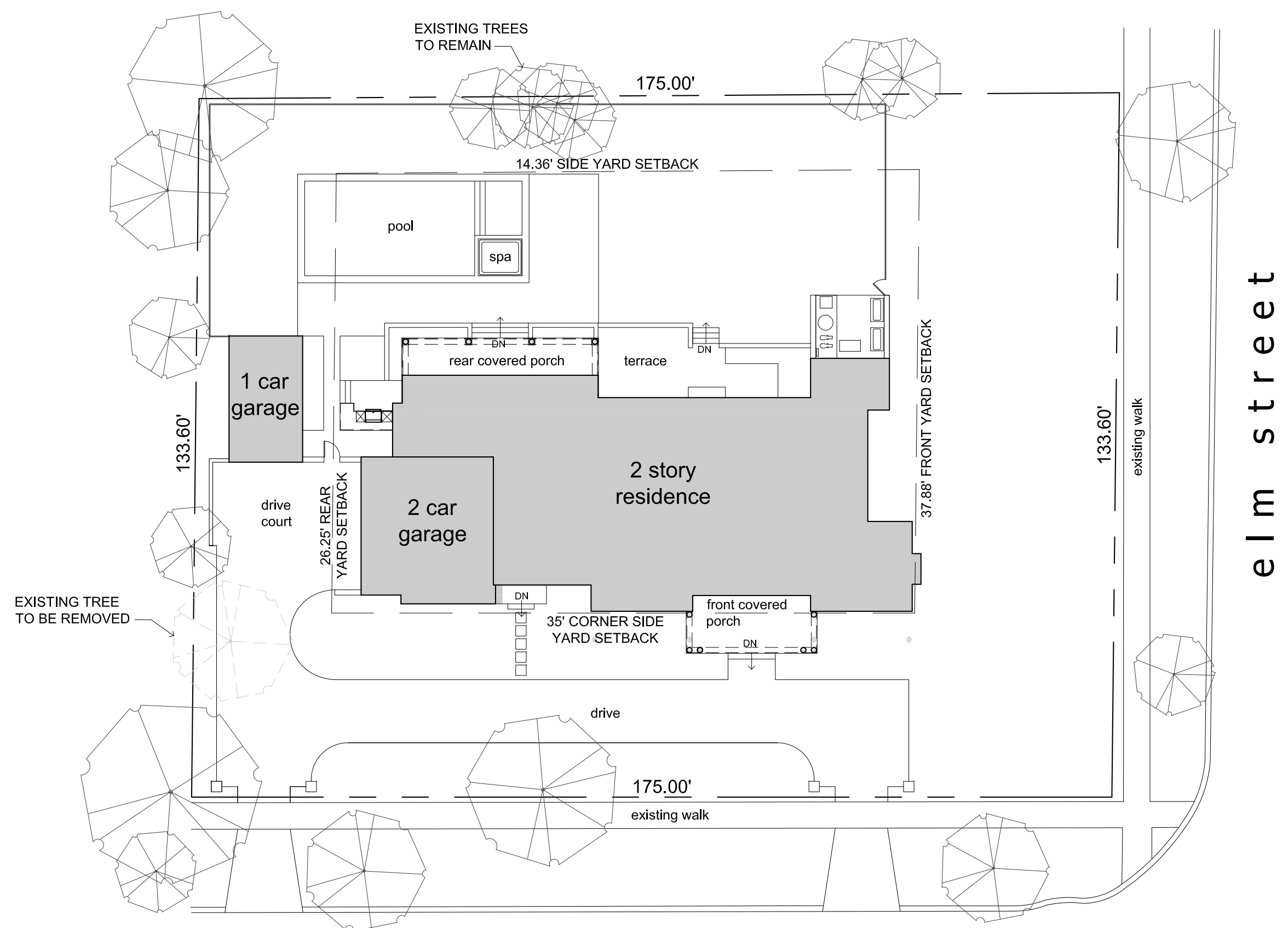




N
first floor plan



N
second floor plan



N
site plan



MEMORANDUM

DATE: April 1, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-04-2021 – 430 E. Seventh Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: April 6, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a preliminary Certificate of Appropriateness (COA) application from J Jordan Homes, LLC, the project builder, requesting preliminary approval to demolish an existing single-family home and to construct a new single-family home located at 430 E. Seventh Street in the Robbins Park Historic District. 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 on an application for a Certificate of Appropriateness.

Background

The existing single-family home at 430 E. Seventh Street is a two-story building constructed in 1938 and designed by Phillip Duke West. The building features Colonial Revival architecture and includes stone veneer on the first floor, siding on the second floor, a front porch with segmental arched openings, multiple front gable wall formers, and double hung windows. A two-story addition was constructed in 1998 on the east side of the home.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination and Significant according to the 2007 Architectural Resources in the Robbins II Survey Area.

The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District.

Request and Analysis

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single family house on a lot measuring approximately 29,600 square feet in size. A site plan, interior floor plans, building elevations, rendering of the front elevation, and photos of the neighboring properties have been submitted for review.



MEMORANDUM

As shown on the preliminary plans, the two-story home will be constructed of what appears to be brick and vertical siding. The house includes a front porch, arched accent windows, a three-car attached garage, and a detached pool house with a one-car garage. Bulk zoning requirements will be finalized and confirmed prior to scheduling this project for a formal Certificate of Appropriateness review.

Process

In accordance with Section 14-5-4, the purpose of a Preliminary Application for a Certificate of Appropriateness Review is to broadly acquaint the Historic Preservation Commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns. 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.

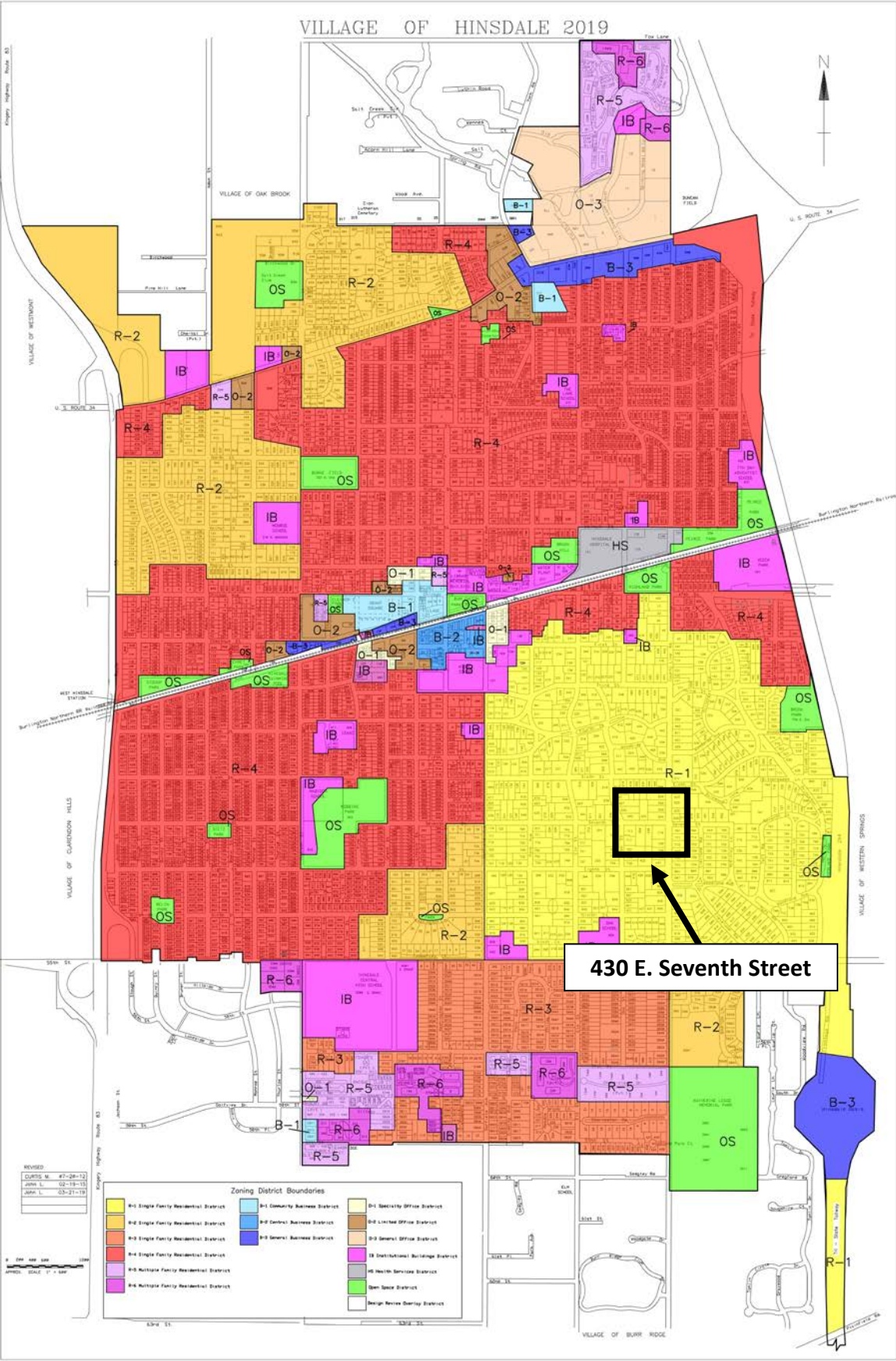
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Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

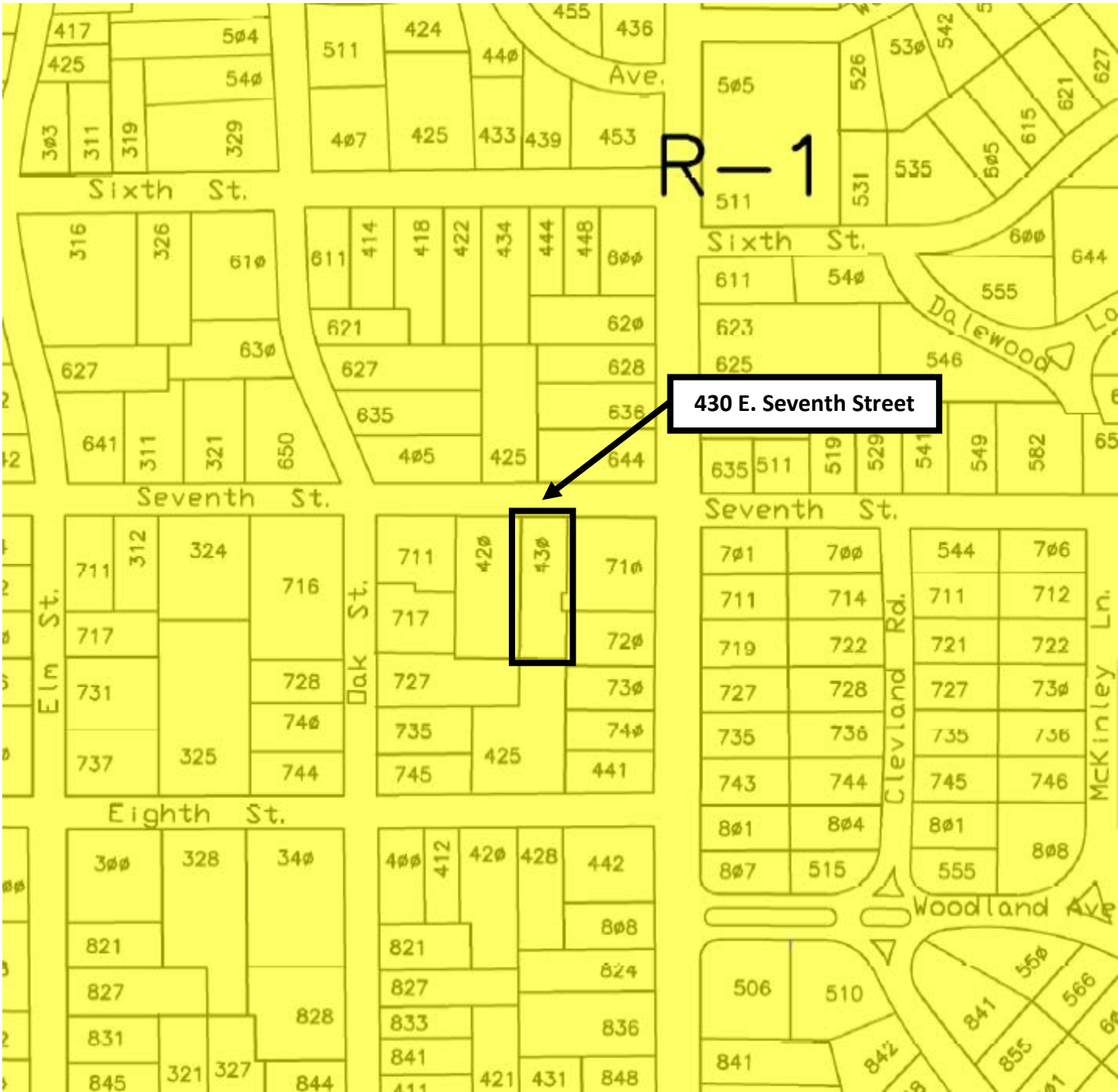
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet
6. Robbins Park II Architectural Resources Survey Sheet (2006)
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Application for Certificate of Appropriateness and Exhibits

Village of Hinsdale Zoning Map and Project Location



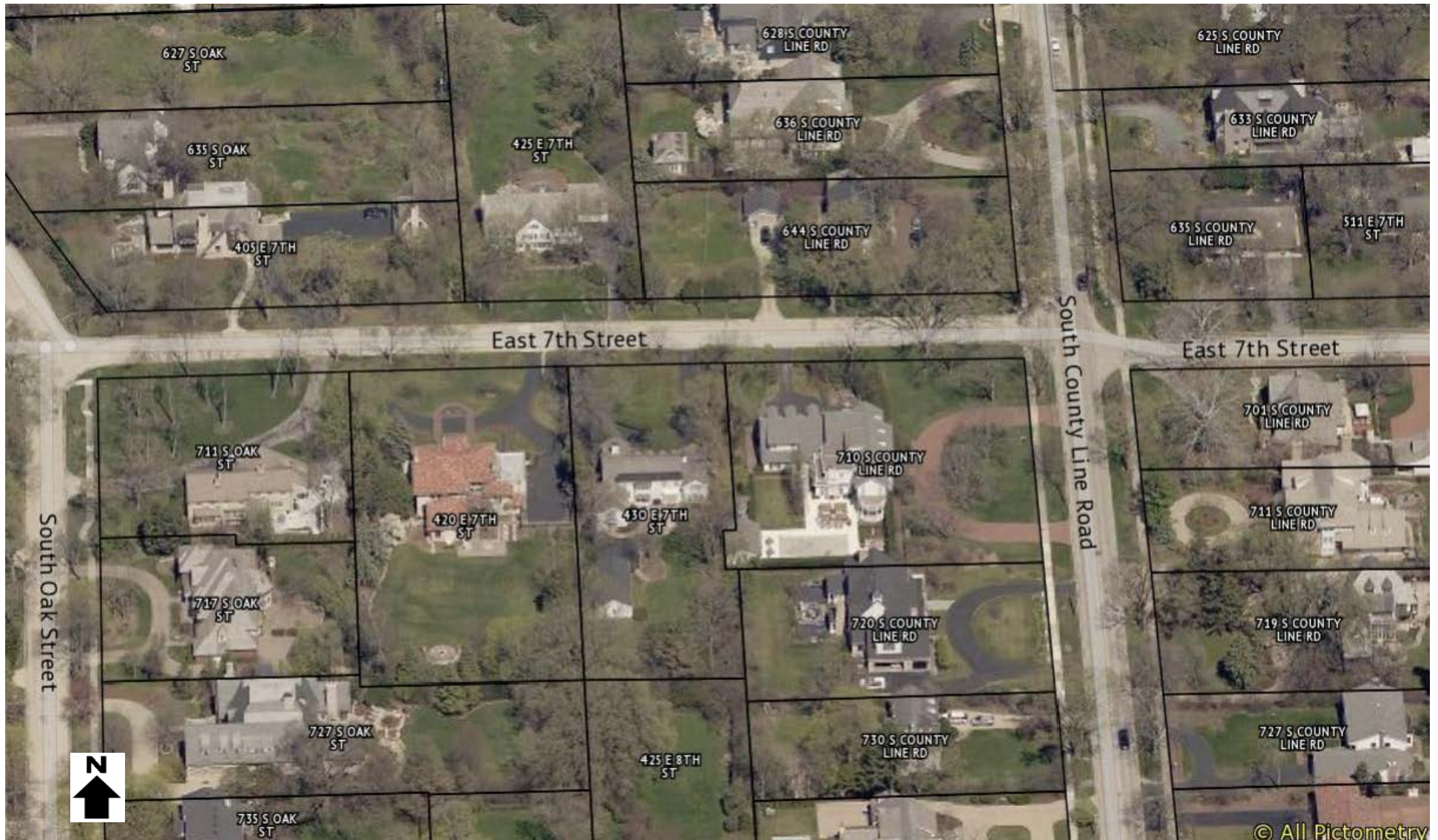
Village of Hinsdale Zoning Map and Project Location



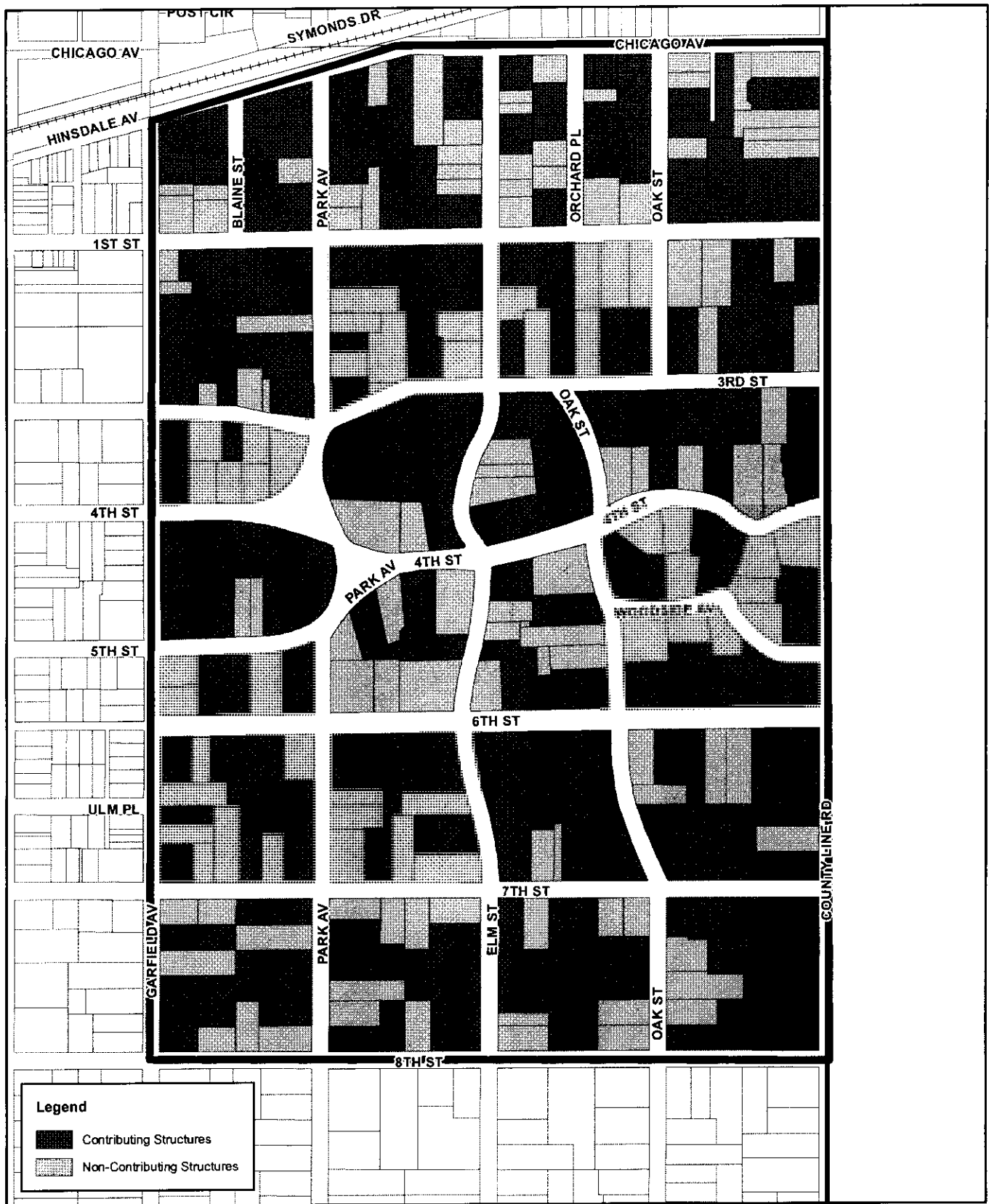
Aerial View – 430 E. Seventh Street



Birds Eye View – 430 E. Seventh Street



ROBBINS PARK HISTORIC DISTRICT



0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO	STREET	ARCHCLASS	DATE	HISTORIC NAME	IC OR NC	SECONDARY STRUCTURES CDR NO	ARCHITECT	BUILDER	SECONDARY STRUCTURE
324	E SEVENTH	Tudor Revival	1925	Bassett and Washburn Boiler House	C	-	Cady & Crosby(William Spencer)		
335	E SEVENTH	French Eclectic	1925	Ballou, R. N. House	C	-	Walker, Willard C.	Ryan Bros. & Sather	
338	E SEVENTH	Vacant			NC	-			
344	E SEVENTH	Vacant			NC	-			
405	E SEVENTH	Tudor Revival	1927	Hiatt, Houston House	C	C	Zook, R. Harold		Detached garage
420	E SEVENTH	Renaissance Revival	1929	Hogenson, W. M. House	C	-	Kristen		
425	E SEVENTH	Colonial Revival	1924	Elwell, Russell T. House	C	-	Schmidt, Frederick		
430	E SEVENTH	Colonial Revival	1938	Nelson, N. John House	C	NC	West, Philip Duke		Detached garage
114	E SIXTH	Neo-Traditional	1989		NC	NC	George, Charles Vincent	Thompson, Tim, Inc.	Detached garage
118	E SIXTH	Colonial Revival	c. 1920		C	NC			Detached garage
124	E SIXTH	American Foursquare	c. 1910		C	C			Detached garage
132	E SIXTH	Tudor Revival	c. 1925		C	NC			Detached garage
138	E SIXTH	Colonial Revival	1931	Miller, H. A. House	C	C		Hellstrom, Gust	Detached garage
144	E SIXTH	Under construction	2007-08		NC	-			
205	E SIXTH	Neo-Traditional	1999		NC	NC	Olson, Steven	Dressler, David	Detached garage
208	E SIXTH	Tudor Revival	1925	Everett Residence	C	C	Marshall & Fox	Marshall & Fox	Detached garage
217	E SIXTH	Neo-Traditional	1995		NC	NC	Olson, Steven	McNaughton, James	Detached garage
218	E SIXTH	Colonial Revival	1924	Crowell, John H. House	C	NC	Van Gunten & Van Gunten	Soltwisch, William	Detached garage
222	E SIXTH	Classical Revival	1892	Merrill, J.C. S. House	C	NC		Froscher, Adolph	Detached garage
231	E SIXTH	Colonial Revival	1923	Candless, Y. L. House	NC	-	Bollenbacher, John C.	Braun & Loehman	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	430
DIRECTION	E
STREET:	Seventh
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Addition(s)	REASON for SIGNIFICANCE	Despite side addition, this remains an exceptional example of a 1930s Colonial Revival house, with no other alterations.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	H
DETAILS		NO OF STORIES	2
DATE of construction	1938	ROOF TYPE	Side gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Permit	FOUNDATION	Concrete
WALL MATERIAL (current)	Stone veneer	PORCH	Front
WALL MATERIAL 2 (current)	Wood - shingle	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Stone veneer	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Wood - shingle	WINDOW TYPE	Double hung
		WINDOW CONFIG	6/6; 8/12
SIGNIFICANT FEATURES	Wood shingle 2nd story and stone veneer 1st story; front porch with segmental arched openings; multiple front gable wall dormers; historic double hung wood windows		
ALTERATIONS	2 story east side addition (1998)		

HISTORIC INFORMATION

HISTORIC NAME	Nelson, N. John House
COMMON NAME	
PERMIT NO	2184
COST	25000
ARCHITECT	West, Philip Duke
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit

PERMITINFO: #2184 (6/14/1938)--2 story shingle & stone residence;
B9807353 (1998)--2 story addition (\$83000); #13702
(1988)--garage

HISTORIC INFO

Illustration of the house from newspaper advertisement located in street file at the Hinsdale Historical Society.

LANDSCAPE

Midblock on south side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	5
FRAMES1	11
ROLL2	13
FRAMES2	17
ROLL3	14
FRAMES3	33
DIGITAL PHOTO ID	\images\Seventh east430.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/16/2006
SURVEYAREA	ROBBINS II

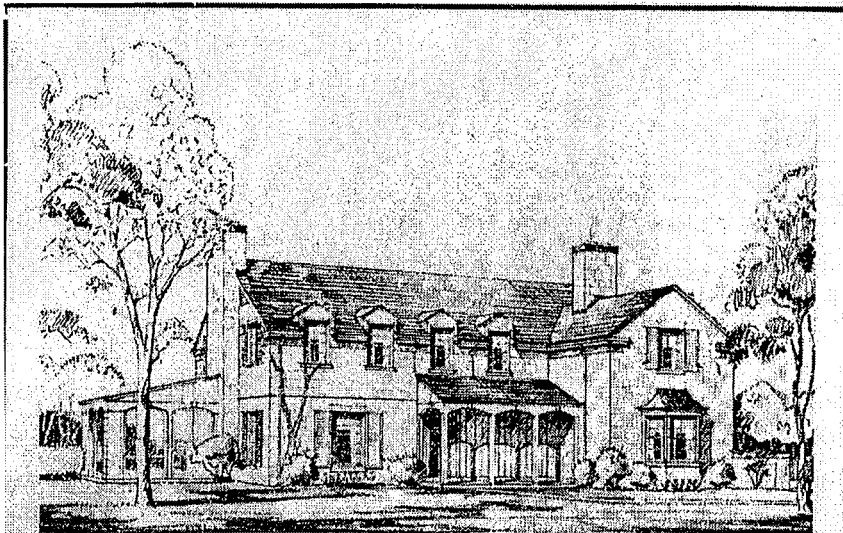
Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 430

STREET E. Seventh Street

ADDITIONAL PHOTOS OR INFORMATION



FOR SALE

430 E. SEVENTH STREET

This residence of exceptional design and construction is now under construction and for sale. The first floor consists of living room with large bay overlooking garden, dining room with large bay to garden, breakfast nook with garden exposure, kitchen, powder room, library with bay window, rear entrance, side entrance from drive, front entrance, open screened porch. Fireplace in living room and also in library. The second floor consists of four bedrooms with three baths in main part of house and 2 bedrooms and bath over garage. Recreation room with fireplace in basement. All rooms have fine exposures and generous in dimensions. Location cannot be better. For information in regards to this deluxe development call

N. JOHN NELSON,
Residential Design and Construction.
LA GRANGE 565

9-15-38



House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934). The house on Elm Street has been rated potentially significant, and the house on Eighth Street has been rated significant and may potentially be eligible for listing on the National Register. Both houses are listed on the Illinois Historic Structures Survey. There is also one residence—the Russell T. Elwell House at 425 E. Seventh Street—with only Richard Schmidt listed as the architect.

Philip Duke West (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street

In 1950, Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the International Style professional office building at 111 S. Lincoln Street (1955—since demolished). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom &

Associates. This is the firm that designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

There are ten residences designed by Philip Duke West in the survey area. Four of these designs are rated significant: the R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street (1940); the George Bunker House at 740 S. Elm Street (1940); and the John N. Nelson House at 430 E. Seventh Street (1938).

R. Harold Zook (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb-leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have

CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

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.

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.

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

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Preliminary Certificate of Appropriateness Review 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: 430 E 7th Avenue - Hinsdale
Property Identification Number: 09-12-407-003

I. GENERAL INFORMATION

1. Applicants Name: J Jordan Homes LLC
Address: 112 S Grant St - Hinsdale, IL 60521
Telephone Number: 312-320-9990 Julie - 630/327-9271/Dave
2. Owner of Record (if different from applicant): Aakash Shah
Address: 412 Fox Trail Lane, Oak Brook, IL 60522
Telephone Number: 847-652-1559
3. Others involved in project (include, name, address and telephone number):
Architect: Morrient Design - 201 E Ogden Ave, #20, Hinsdale, IL 60521 630-747-9415
Attorney: Junilla Sledziewski - Kershner Sledziewski Law - 200 N LaSalle #1550, Chicago IL 60601 312-252-9777
Builder: J Jordan Homes LLC - 112 S Grant St, Hinsdale, IL 60521 312-320-9990
Engineer: Tom Green - Engineering Resources Associates, 35701 West Ave, #100 Warrenville, IL 60555 630-393-3060

II. SITE INFORMATION

1. Describe the existing conditions of the property: Older 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).

Construction of a new single family home

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?

X No _____ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

X J Jordan Homes
Signature of Applicant

[Signature]
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

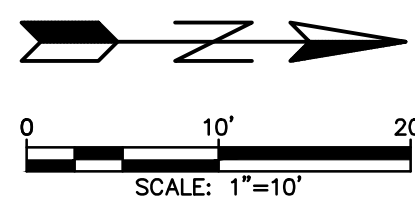
X SUBSCRIBED AND SWORN
to before me this 9th day of

March, 2022.

Marjorie E Cantrell
Notary Public



TOPOGRAPHICAL SITE DEVELOPMENT PLAN



LEGEND

- EX. SANITARY LINE
- EX. STORM LINE
- EX. WATER LINE
- EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
- EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
- EX. FENCE
- EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSED CURB
- EX. CONTOURS
- EX. STORM INLET
- EX. STORM MANHOLE
- EX. SPOT ELEVATION
- EX. CONIFEROUS TREE
W/TRUNK SIZE IN INCHES
- EX. DECIDUOUS TREE
W/TRUNK SIZE IN INCHES

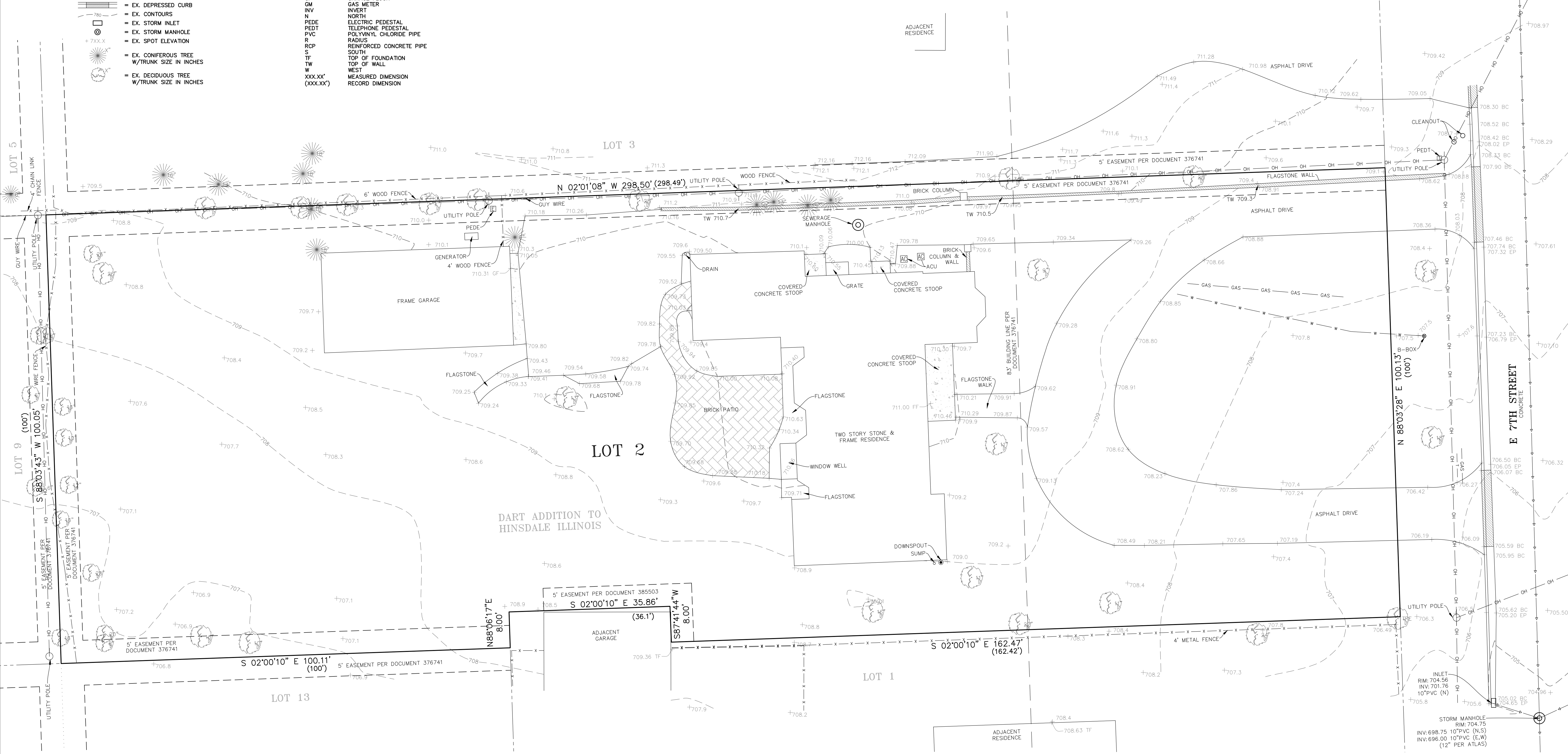
ABBREVIATIONS

- | | |
|-----------|--------------------------|
| ACU | AIR CONDITIONER UNIT |
| BC | BACK OF CURB |
| BM | BENCHMARK |
| E | EAST |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| GF | GARAGE FLOOR |
| GM | GAS METER |
| INV | INVERT |
| N | NORTH |
| PEDE | ELECTRIC PEDESTAL |
| PEDT | TELEPHONE PEDESTAL |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| TF | TOP OF FOUNDATION |
| TW | TOP OF WALL |
| W | WEST |
| XXX.X' | MEASURED DIMENSION |
| (XXX.XX') | RECORD DIMENSION |

LOT 2 OF DART ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1937 AS DOCUMENT 376741, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-12-407-003

COMMONLY KNOWN AS: 430 E. 7TH STREET, HINSDALE, ILLINOIS



It's smart

It's free

It's the law

Call before you dig

800.892.0123

SITE BENCHMARK:
SOUTHEAST BOLT ON FIRE HYDRANT AT THE
NORTHWEST CORNER OF E. 7TH STREET AND S.
COUNTY LINE ROAD.
ELEV: 702.74 (NAVD 88)

SETBACK TO E.
ADDRESS 7TH ST.
711 S. OAK ST. 97.17'
420 E. 7TH ST. 90.02'
430 E. 7TH ST. 90.01'
710 S. COUNTY LINE RD. 64.06'
AVERAGE SETBACK: 90.01'

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2021

PREPARED FOR: J JORDAN HOMES

DRAWN BY: SDS		35701 WEST AVENUE, SUITE 150	10 S. RIVERSIDE PLAZA, SUITE 875	2416 GALEN DRIVE
CHECKED BY: JPC		WARRENVILLE, ILLINOIS 60055	CHICAGO, ILLINOIS 60606	CHAMPAIGN, ILLINOIS 61821
APPROVED BY: JPC		PHONE (630) 393-3060	PHONE (312) 474-7841	PHONE (217) 351-6268
		FAX (630) 393-2152	FAX (312) 474-6099	FAX (217) 355-1902



430 E Seventh Street | North elevation



430 E Seventh Street | West elevation



430 E Seventh Street | South elevation



430 E Seventh Street | East elevation | Detached garage



710 S County Line Road | East adjacent home



420 E Seventh Street | West adjacent home



711 S Oak Street | Home to West at corner of Oak + Seventh



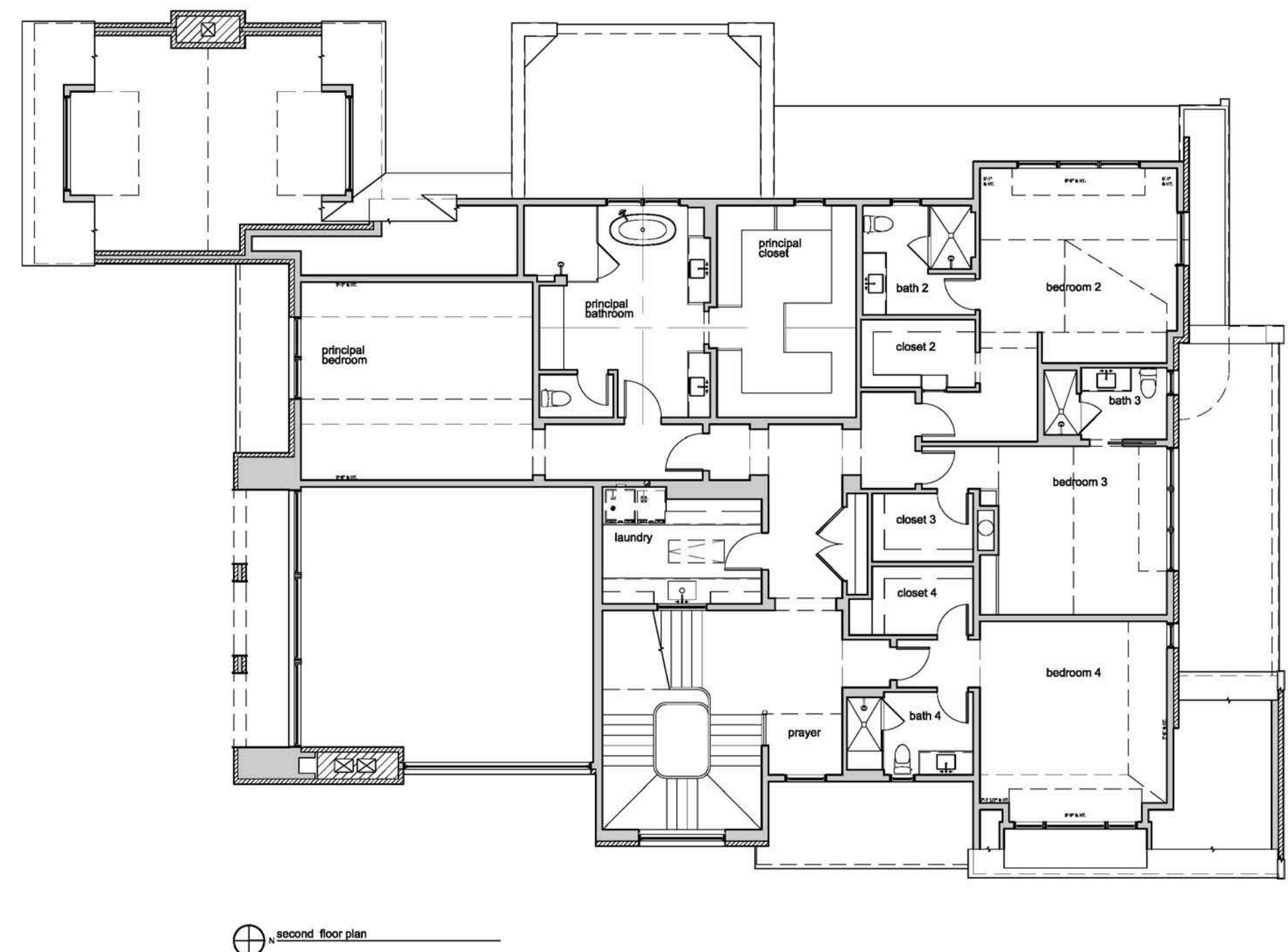
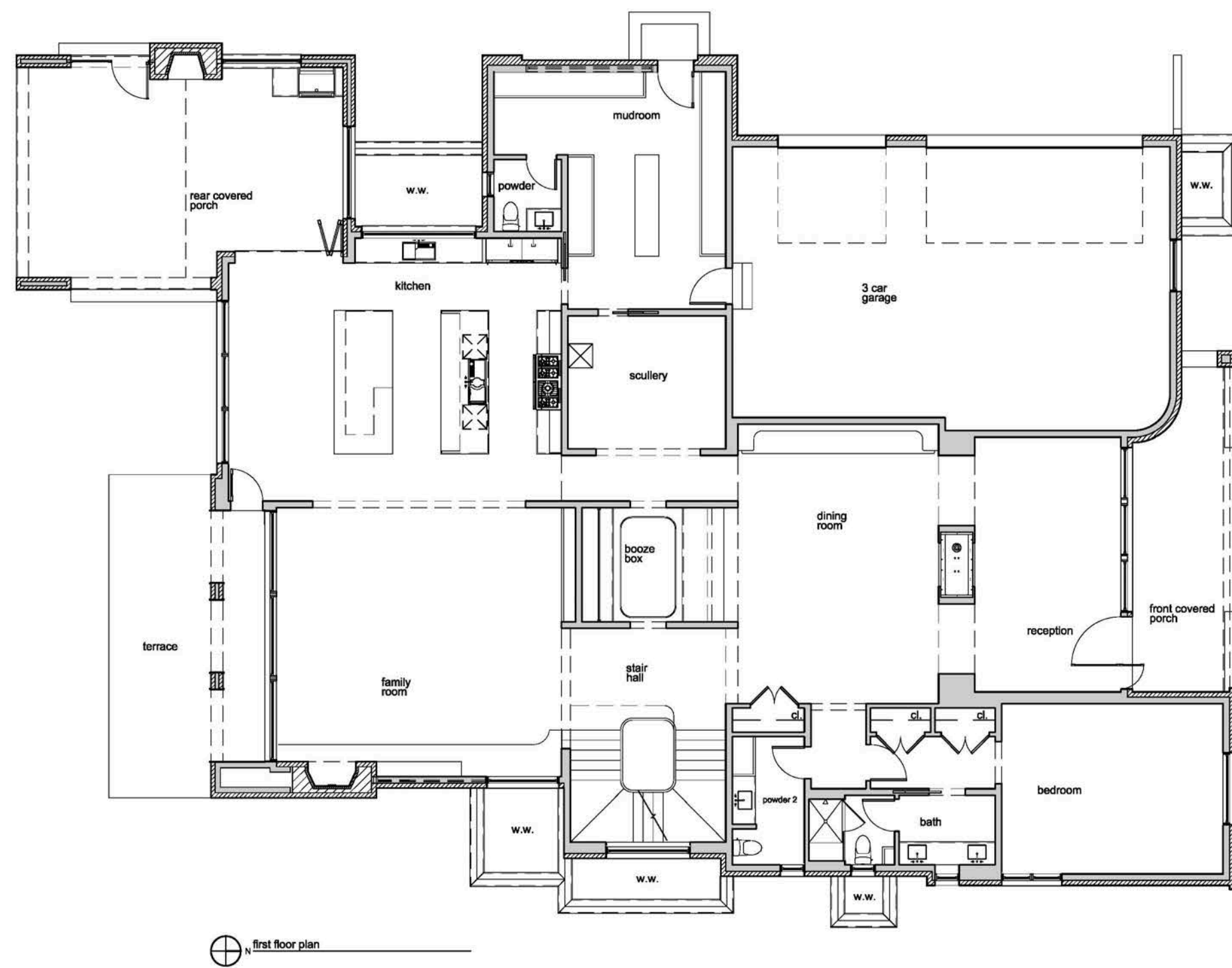
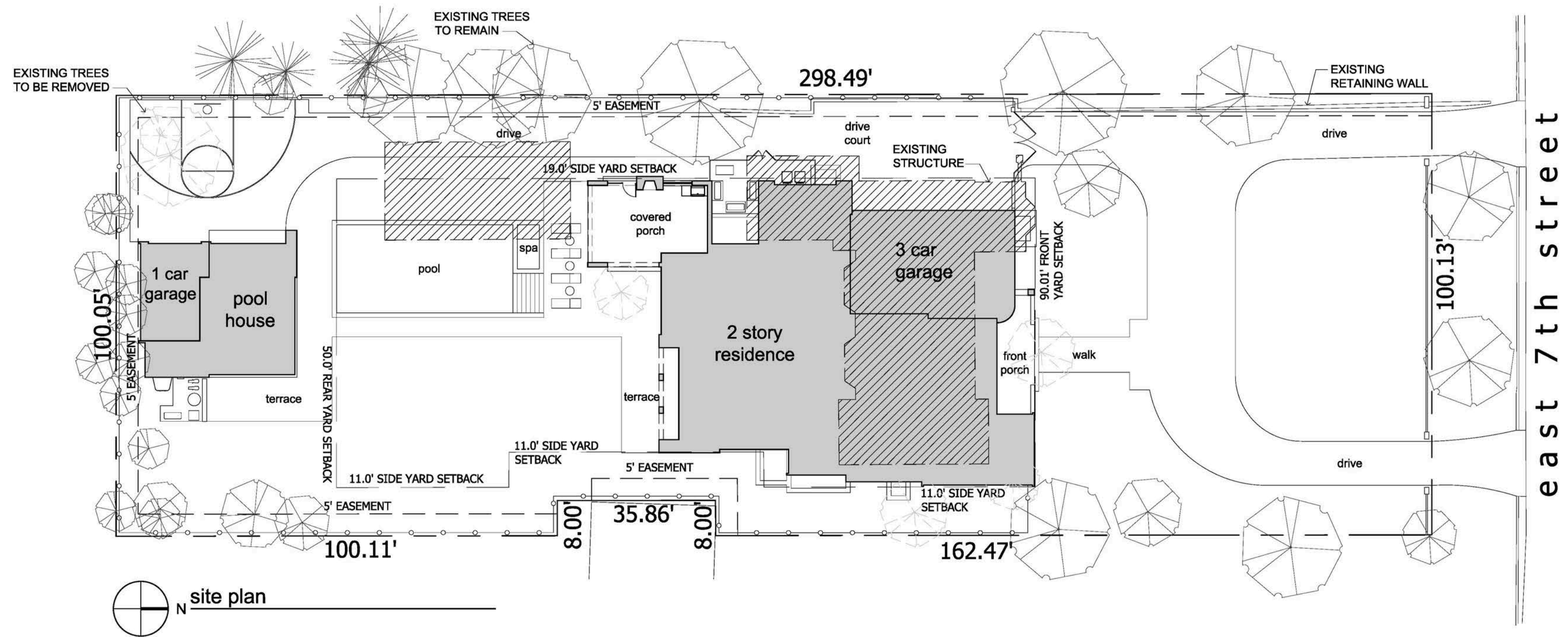
425 E Seventh Street | Home across the street













MEMORANDUM

DATE: April 1, 2022

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign

FOR: April 6, 2022 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Aurora Sign Company requesting approval to install one (1) new wall sign for Zazu Salon & Day Spa located at 18 E. Hinsdale Avenue. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to replace the existing wall sign and install one (1) internally illuminated wall sign centered on the front façade of the building facing Hinsdale Avenue. The proposed wall sign consists of a black opaque aluminum panel with push-thru acrylic white letters. The sign measures 4' tall and 6' 3" wide, with an overall sign face area of 25 square feet. The top of the wall sign will be mounted 13' 11" from grade.

The applicant has provided photos of similar signs installed at other locations to show how the sign will look illuminated at night. The black background will be opaque, with only the sign copy transmitting light through, as required by Section 9-106(E) of the Zoning Code. As part of this sign permit review, no permanent window signs in the storefront windows are proposed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the Village's code requirements.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the



MEMORANDUM

Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

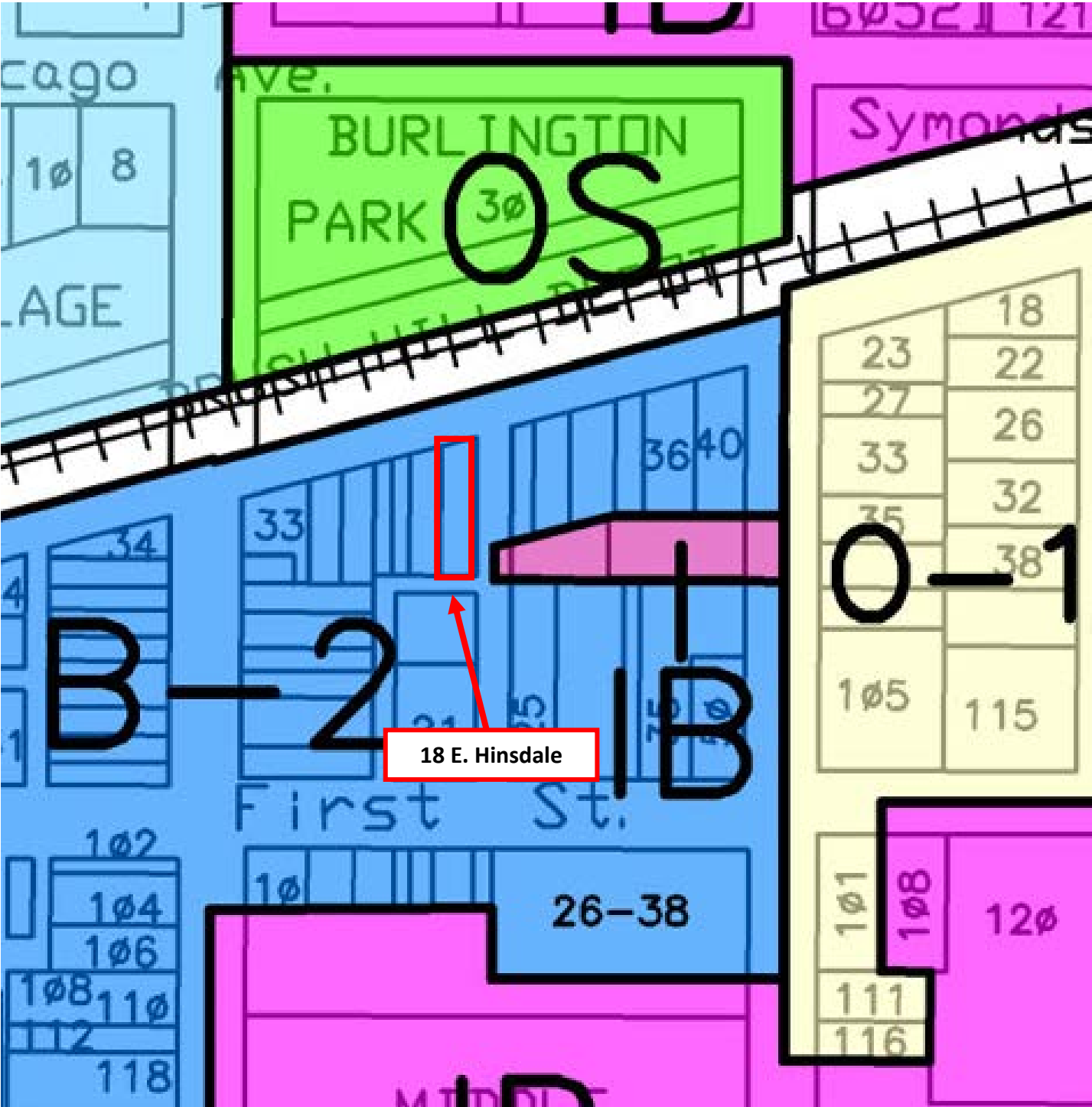
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments

1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits

[illegible]

Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 18 E. Hinsdale Avenue



Street View – 18 E. Hinsdale Avenue





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Aurora Sign Company
Address: 1100 US-34
City/Zip: Aurora IL 60503
Phone/Fax: (630) 898 / 5900
E-Mail: mforys@aurorasign.com
Contact Name: Michelle Forys - Project Manager

Contractor

Name: Aurora Sign Company
Address: 1100 US-34
City/Zip: Aurora IL 60503
Phone/Fax: (630) 898 / 5900
E-Mail: mforys@aurorasign.com
Contact Name: Michelle Forys - Project Manager

ADDRESS OF SIGN LOCATION: 18 E Hinsdale Avenue

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 25 SF (48" x 75")

Overall Height from Grade: 13'-11" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black (opaque)
- ② White (illuminating)
- ③ _____

Site Information:

Lot/Street Frontage: n/a

Building/Tenant Frontage: 60 lineal ft

Existing Sign Information: (being removed/ replaced)

Business Name: Zazu Salon & Day Spa

Size of Sign: approx 48 SF 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.

Michelle Forys
Signature of Applicant

03/02/2022

Date

Salvatore Spadaro
Signature of Building Owner

03/02/22

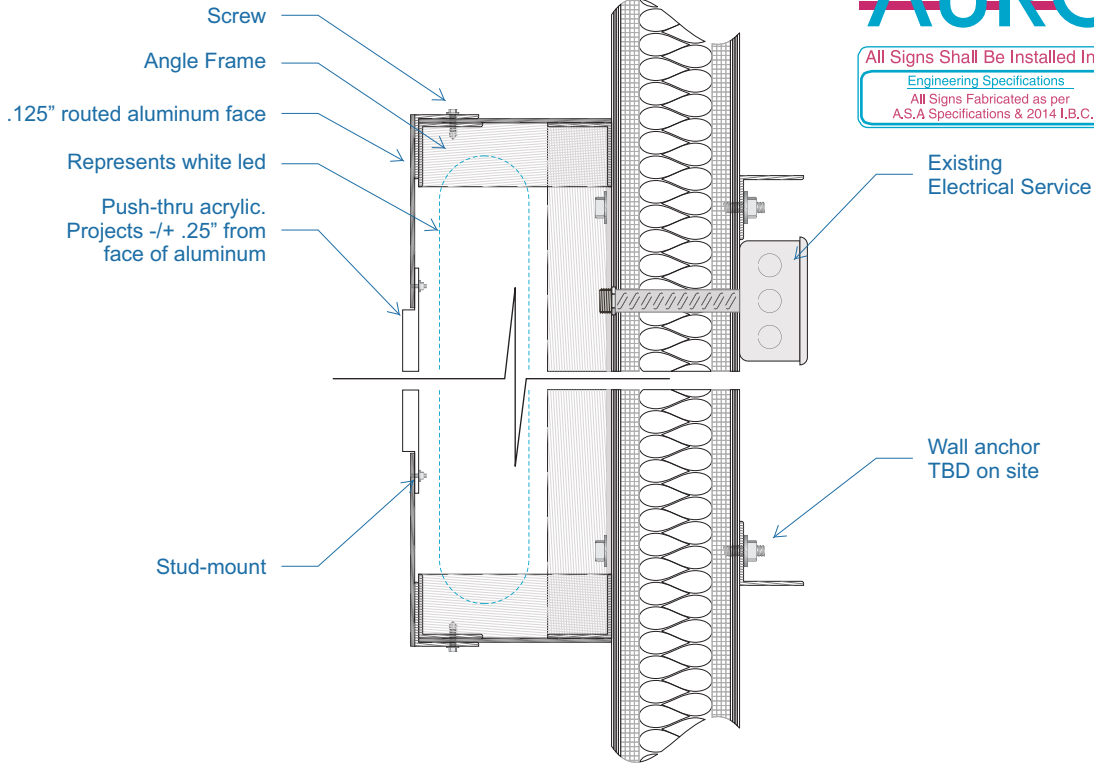
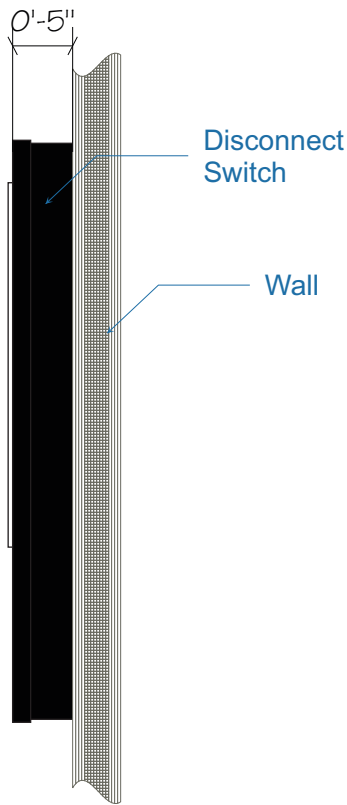
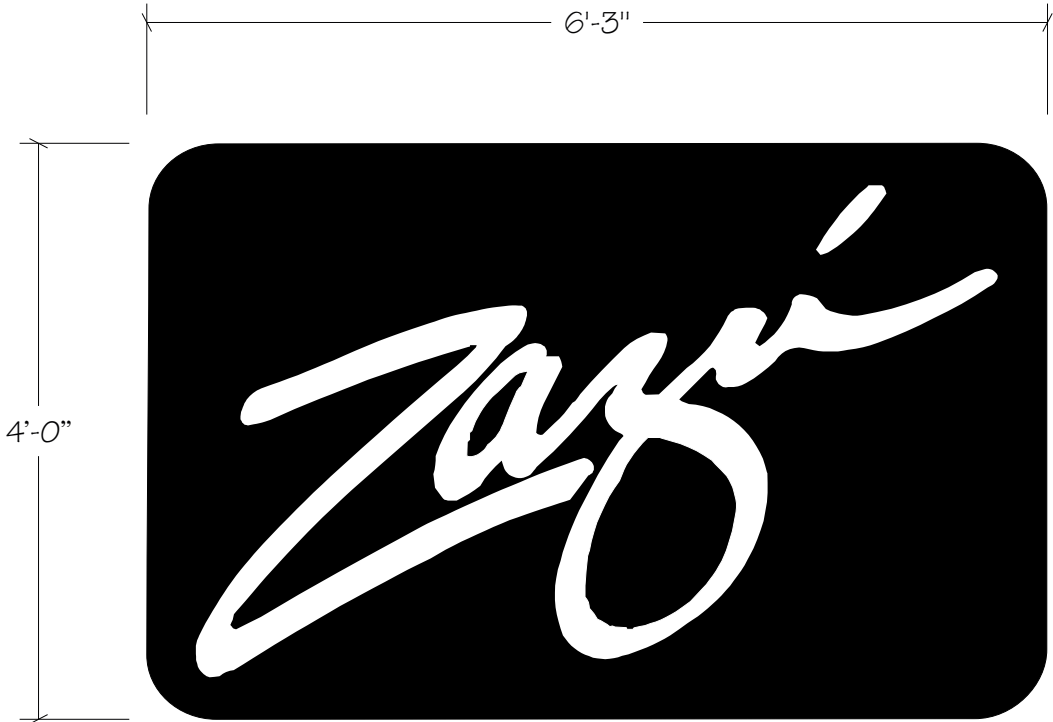
Date

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: _____

SIGN TO
BE UL
LISTED



ILLUMINATED WALL SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
ALUMINUM TO BE ROUTED FOR COPY
AND BACKED WITH ACRYLIC. "ZAZU" TO BE PUSH-THRU ACRYLIC.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE - 3/4" = 1'

INSTALLATION INSTRUCTIONS

REMOVE EXISTING SIGN AND DISPOSE.
CAULK FILL ANY HOLES LEFT FROM REMOVAL OF SIGN.
ASC NOT RESPONSIBLE FOR WALL REPAIR.
CENTER NEW SIGN LEFT/RIGHT TOP/BOTTOM ON WALL AS SHOWN.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 LH 630 898 5900 office 630 898 6091 fax	Prepared For: ZAZU-HINGSDALE	Address: 18 E. HINGSDALE AVE.	Drwg: 211716	Sheet: 1	Design Date: 12/6/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name:	City/State: HINGSDALE, IL	Rev 1: 3/17/2022				
			Rev 2:			PRINT	DATE:



1100 Route 34 Aurora, Illinois 60503 LH 630 898 5900 office 630 898 6091 fax	Prepared For: ZAZU-HINSDALE	Address: 18 E. HINSDALE AVE.	Drwg: 211716	Sheet: 1A	Design Date: 12/6/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name:	City/State: HINSDALE, IL	Rev 1: 3/17/2022				PRINT
				Rev 2:			

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Example photos of similar signs for other locations, by day and night:



NOTE: Other salon locations are Wheaton, Elmhurst, Chicago-Gold Coast and Naperville