



## MEETING AGENDA

Public comments are welcome on any topic related to the business of the Village Board at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org). Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, **public comment may also be made using Zoom** following the instructions below:

From a PC, Mac, iPad, iPhone or Android device, please click on the following URL or copy and paste to your browser.

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If you have questions regarding communication to the Board during the meeting, please contact Assistant Village Manager/Director of Public Safety Brad Bloom at 630.789.7007.

### MEETING OF THE VILLAGE BOARD OF TRUSTEES Tuesday, August 11, 2020 7:30 P.M.

**This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website**

*(Tentative and Subject to Change)*

#### 1. CALL TO ORDER/ROLL CALL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. APPROVAL OF MINUTES

- a) Special Meeting of July 16, 2020
- b) Special Meeting of July 29, 2020

#### 4. VILLAGE PRESIDENT'S REPORT

#### 5. CITIZENS' PETITIONS\* (Pertaining to items appearing on this agenda)

#### 6. FIRST READINGS – INTRODUCTION\*\*

*Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by \*\*.)*

## **7. CONSENT AGENDA**

*All items listed below have previously had a First Reading of the Board or are considered Routine\*\*\* and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

### **Administration & Community Affairs (Chair Hughes)**

- a) Approval and payment of the accounts payable for the period of July 15, 2020 through August 7, 2020, in the aggregate amount of \$2,559,504.11 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk\*\*\*
- b) Approve an Ordinance Amending Title 3 (Business and License Regulations), Chapter 19 (Motor Fuel Tax) of the Village Code of Hinsdale Relative to the Motor Fuel Tax (*First Reading – July 16, 2020*)

### **Environment & Public Services (Chair Byrnes)**

- c) Approve a Resolution Approving the 2020 Watermain Project Phase 1 Contract Change Order Number 1 in the amount of \$17,750 to John Neri Construction Company, Inc. (*First Reading – July 16, 2020*)
- d) Award year one of bid #1672 for street sweeping services to Lake Shore Recycling Systems in the year one bid comparison amount of \$60,750, with approval not to exceed the budgeted amount of \$57,000\*\*\*

### **Zoning & Public Safety (Chair Stifflear)**

- e) Approve the issuance of a blanket purchase order in the amount of \$27,000 to Chicago Parts and Sound/PDS for the installation of equipment in new squad cars (*First Reading – July 16, 2020*)
- f) Approve a payment to T-2 Systems, Indianapolis, Indiana in an amount not to exceed \$24,893 for citation management software\*\*\*

## **8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION**

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission\*\*\*\**

### **Administration & Community Affairs (Chair Hughes)**

- a) Accept the Village's Comprehensive Annual Financial Report (CAFR) and Management Letter for the Eight Months ended December 31, 2019 (*First Reading – July 16, 2020*)
- b) Approve a Resolution Authorizing the Village Manager to Submit an Application for Corona Virus Relief Funds Provided to Cook County Under the Corona Virus Aid, Relief And Economic Security Act ("Cares Act") (*First Reading – July 16, 2020*)

### **Zoning & Public Safety (Chair Stifflear)**

- c) Approve an ordinance approving a variation from Sections 3-110(E)(2) and 3-110(G) of the Village of Hinsdale Zoning Ordinance at 318 S. Garfield Avenue, Hinsdale, IL – Case Number V-04-20 (*First Reading – July 29, 2020*)

- d) Consideration of Certificate of Appropriateness Application and Request for Waiver of Certificate of Appropriateness Application Requirement for plans and specifications for proposed replacement structure in the Robbins Park Historic District - 444 E. 4th Street - Case HPC-08-2020\*\* (*First Reading – July 16, 2020*)
- e) Approve the Plan Commission recommendation regarding the Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey (*First Reading – July 16, 2020*)

## **9. DISCUSSION ITEMS**

- a) Parking deck update
- b) Tollway update
- c) Title 14 Historic Preservation draft

## **10. DEPARTMENT AND STAFF REPORTS**

- a) Parks & Recreation
- b) Engineering
- c) Community Development
- d) Fire

## **11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

## **12. CITIZENS’ PETITIONS\*** (Pertaining to any Village issue)

## **13. TRUSTEE COMMENTS**

## **14. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)**

## **15. ADJOURNMENT**

\*The opportunity to speak to the Village Board pursuant to the Citizens’ Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

***\*\*The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

***\*\*\*Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously-budgeted items that fall within budgetary limitations and have a total dollar amount of less than \$500,000.***

***\*\*\*\*Items included on the Non-Consent Agenda due to “emergency nature or time sensitivity” are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or***

***documentation required by another government agency to complete essential infrastructure work.***

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 promptly contact Darrell Langlois, ADA Coordinator, at 630-789-7014 **or by TDD at 630-789-7022** to allow the Village of Hinsdale to make reasonable accommodations for those persons.

**Website <http://villageofhinsdale.org>**



**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
July 16, 2020**

The specially scheduled meeting of the Hinsdale Village Board of Trustees (conducted electronically) was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Thursday, July 16, 2020 at 6:30 p.m., roll call was taken.

Present: President Tom Cauley

Participating by telephone: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow and Neale Byrnes

Absent: None

Participating by telephone: Village Manager Kathleen A. Gargano, Village Attorney Michael Marrs, Assistant Village Manager/Director of Public Safety Brad Bloom, Fire Chief John Giannelli, Deputy Police Chief Tom Lillie, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Village Engineer Dan Deeter, Village Planner Chan Yu, Superintendent of Parks & Recreation Heather Bereckis and Village Clerk Christine Bruton

**VILLAGE PRESIDENT - INTRODUCTION**

*"Good evening. On May 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, I find that it is not practical or prudent to conduct an in-person meeting, and this Open Regular Meeting of the President and Board of Trustees of the Village of Hinsdale is therefore being conducted remotely.*

*Public Act 101-640 allows public bodies to meet remotely during public health disasters, so long as the public is able to monitor the meeting, and certain other conditions are met.*

*Public comment is permitted during the Citizen's Petitions portions of the meeting. When we get to those portions of the meeting, I will ask persons wishing to make public comment to identify themselves."*

**APPROVAL OF MINUTES**

**a) Regular Meeting of June 16, 2020**

There being no changes to the draft minutes, Trustee Posthuma moved to **approve the draft minutes of the regular meeting of June 16, 2020, as presented.** Trustee Hughes seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## **VILLAGE PRESIDENT'S REPORT**

President Cauley reported that the Village parking deck is now open and available for use, and will solve a 30-year old parking problem in the Central Business District (CBD). The location is ideal; it is a short walk to shops and restaurants, is unobtrusive and blends with its surroundings. He thanked the Village Board and staff in all departments for the success of this project.

The proposed development of the Institute of Basic Life Principles (IBLP) property by the Ryan Company is conducting community meetings to address resident concerns. These meetings will be held on August 4 from 5:00 – 8:00 p.m. at the Community House. Interested parties should pre-register if they want to attend. There is more information on the Village website.

The State of Illinois has announced that the original four regions for COVID-19 management have been broken down into 11 areas. Hinsdale is now included in DuPage County and will be measured with Kane County, instead of Cook County. He reported the positivity rate is rising only slightly, and he encouraged social distancing and wearing masks.

Metra will begin construction on August 1 on the West Hinsdale train platforms and the station will close temporarily for 2-4 months, depending on weather. As ridership is significantly lower due to COVID, this will impact far fewer commuters. He noted there will be an increase in the sounding of the train horn as mandated by law.

The Hinsdale Meadows development contribution was to be new regraded lacrosse fields at KLM. They have enough soil to begin the project, and work is expected to start July 20 and be completed the week of August 17.

## **PROCLAMATION**

President Cauley announced that July is Parks & Recreation Month, and read the Village proclamation.

## **CITIZENS' PETITIONS**

None.

## **FIRST READINGS – INTRODUCTION**

### **Administration & Community Affairs (Chair Hughes)**

a) **Accept the Village's Comprehensive Annual Financial Report (CAFR) and Management Letter for the Eight Months ended December 31, 2019**

Trustee Hughes introduced the item that is approved annually, but because of the change to the fiscal year, this is for an 8-month period only. This is a non-controversial and routine item. He worked with Finance Director Darrell Langlois regarding language used comparing 8 months to 12 months.

The Board agreed to move this item forward for a second reading at their next meeting.

b) **Approve an Ordinance Amending Title 3 (Business and License Regulations), Chapter 19 (Motor Fuel Tax) of the Village Code of Hinsdale Relative to the Motor Fuel Tax**

Trustee Hughes introduced the item, and explained that in October 2019, the Board approved an increase in the motor fuel tax of \$.03 per gallon in Cook County. This tax primarily

impacted the gas station on the tollway. This ordinance will clarify the language to match that of the State of Illinois.

The Board agreed to move this item to the consent agenda of their next meeting.

**Environment & Public Services (Chair Byrnes)**

- c) **Approve a Resolution Approving the 2020 Watermain Project Phase 1 Contract Change Order Number 1 in the amount of \$17,750 to John Neri Construction Company, Inc.**

Trustee Byrnes introduced the item that is a change order to a project that was approved in May 2020. Part of the project is to connect the water mains under the railroad tracks, however, with underground work there are often surprises. In this case, use of an auger for the drilling was not sufficient, and some very large rocks had to be removed by hand. Although the increased cost of labor was significant, the contractor was able to realize savings in other areas. The net cost and savings result in the change order before the Board. The Board agreed to move this item to the consent agenda of their next meeting.

**Zoning & Public Safety (Chair Stifflear)**

- d) **Approve the issuance of a blanket purchase order in the amount of \$27,000 to Chicago Parts and Sound/PDS for the installation of equipment in new squad cars**

Trustee Stifflear introduced the item and explained the Board previously approved the purchase of the three new vehicles, one of which needed to be replaced ahead of schedule because it was in an accident. This expense is the cost of moving certain equipment to the new vehicles. He noted this would have fallen within the Manager's authority to approve, but because of the third vehicle, this approval appears before the Board. He noted that IRMA covered \$7,000 of the cost of the vehicle.

The Board agreed to move this item to the consent agenda of their next meeting.

- e) **Approve the Plan Commission recommendation regarding the Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey**

Trustee Stifflear introduced the item reminding the Board that following the receipt of applications for demolition for three historically significant homes earlier this year, the Historic Preservation Commission (HPC) asked the Board to consider a moratorium. In March, the Village Board agreed to move this matter to the Plan Commission for review of a Village-wide moratorium on residential demolition. The Plan Commission held three meetings on this subject, and 315 pages of public comment were read into the record. On June 30, the Plan Commission voted 4-2 not to impose a Village-wide moratorium on demolition. Their Findings and Recommendations indicate little support for a Village-wide moratorium, or the use of the 1999 Reconnaissance survey. They would recommend that if a moratorium is instituted it is applied only to the Robbins Park Historic District and Central Business District, and that a new historic survey by an independent expert be done to evaluate those districts. Their reasoning to not recommend the moratorium is that current ordinances provide for landmarking, and there is a non-binding process for Certificates of Appropriateness already in place. They concluded that property rights outweigh the benefits of a moratorium.

However, they recommended the Board consider code changes to preserve historic homes, and focus on incentives not property restrictions.

Trustee Stifflear reported that by his tally feedback indicated there were approximately 116 in favor and 161 against the moratorium, but if the realtors and builders, and persons whose address was not disclosed were removed from the count, opinion is more evenly split.

President Cauley explained that because of COVID-19 this process took longer than he anticipated. The purpose of the moratorium was to provide time to address Title 14, and headway has been made on Title 14. He suggested not pursuing the moratorium, and devoting resources to Title 14. The demolition portion is on the agenda for discussion; he recommends fashioning a good document, but not having a first reading until meetings are live, if possible.

Trustee Banke asked how many people would be impacted by a moratorium at this time. Village Planner Chan Yu said there are two demolition applications pending for properties located in Robbins. Trustee Banke believes the moratorium is appropriate, and a reasonable time frame should be established. He understands property rights are involved, but he does not want this to go by wayside, specifically in the historic districts. He would support a moratorium for historically significant homes in the Robbins district. He firmly believes these homes should be preserved to maintain the character of Hinsdale. Mr. Yu confirmed the two outstanding permits are both contributing significant structures in Robbins. Trustee Byrnes agrees with moving forward with Title 14; he is afraid a moratorium will adversely affect residents. Trustee Hughes said he agrees with the Plan Commission recommendation, and is in favor of incentives as a tool rather than restrictions. He is glad the Village went through the process, a de facto moratorium was an unfortunate consequence. This is a highly contentious issue, and the community is split. However, he rejects the idea from the absolutist property rights camp that the Village has no right to impose restrictions, and to do so is a 'taking'. There are few communities that have no restrictions, and Hinsdale has significant zoning restrictions already in place. Additionally, the Illinois Municipal Code permits restrictions on demolition to promote historic preservation. Any solution must be workable, and must accomplish the goal of saving homes, it must be clear not arbitrary, and fair. The macro drivers of this issue are cultural trends, taste and behavior; there appears to have been a cultural shift. The economic drivers at work here tilt in favor teardowns. With respect to being clear and not arbitrary, there must be consensus on which homes to save, but he believes to rely on a committee judgement is a mistake. It is not right to put the burden of these decisions on a small group of homeowners. He would recommend a trial period with respect to demolitions to see if homes were actually saved, if not, let it go. He recommends a referendum to hear from residents if they are willing to put Village money toward this problem. Trustee Posthuma added that, in effect, the moratorium has already happened. This matter was initiated in March, and by the time there is a second reading on this, it will be almost 180 days. He is not in favor of any additional moratorium time, as progress has been made toward defining incentives. We need public input at a public meeting. There are strong views on both sides, but if equally split, he leans toward the people who actually own the homes, and their financial situations, for example people who are retiring.

Trustee Haarlow agreed, noting almost six months has passed since this was introduced in March. She also agrees that it is most effective to devote our energies to the details of Title 14. There is a good discussion going on, and public opinion so far is helpful. She believes the Board should keep the ball rolling and come up with constructive changes to Article 14.

Trustee Byrnes underscored that if the Board is serious money will have to be spent, and he doesn't think 7% tax relief is enough to get the job done. He agrees with the need for a referendum. President Cauley added the purpose of the moratorium was lost, as many residents did not understand the moratorium was not to be in place in perpetuity, but he agreed a tie goes to the property owner. He again stated the focus should be on Title 14. Trustee Stiffler asked staff to determine how many of the 500 homes identified in the Reconnaissance survey are still standing.

There was no public comment on this matter.

The Board agreed to move this item forward for a second reading at their next meeting.

Trustee Haarlow called the Board's attention to the 2007 Granacki survey, and wondered why this more recent survey was not used. Mr. Yu explained the Granacki survey only addressed contributing properties, and the other was more complete as it included significant properties as well. Village Attorney Michael Marrs added the Granacki survey only included the Robbins area.

## CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

- a) Trustee Haarlow moved **Approval and payment of the accounts payable for the period of June 15, 2020 to July 14, 2020, in the aggregate amount of \$3,291,461.97 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Stifflear seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

### Administration & Community Affairs (Chair Hughes)

- a) **Approve a Quote and Master Agreement from Avolin, LLC for software license fees, hosting and maintenance on the Village's financial accounting applications in the amount of \$89,469.68 (First Reading – June 16, 2020).**

Trustee Hughes introduced the item explaining this is the renewal of a software license that will be replaced by the new ERP. The final contract is available at this time. Finance Director Darrell Langlois added there are no changes, and the contract is subject to attorney review. Trustee Hughes moved to **Approve a Quote and Master Agreement from Avolin, LLC for software license fees, hosting and maintenance on the Village's financial accounting applications in the amount of \$89,469.68.** Trustee Posthuma seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- b) **Approve an Intergovernmental Agreement (IGA) with DuPage County for certain COVID related reimbursable expenses** and cook one motion

Trustee Hughes explained that this item and the following enables the Village to receive COVID-19 relief funds distributed by Cook and DuPage Counties. Mr. Bloom added the counties require a quick turnaround for processing. President Cauley added there is no reason not to do this. Ms Gargano confirmed, and added these Intergovernmental Agreements have been reviewed by the Village attorney.

Trustee Hughes moved to **Approve an Intergovernmental Agreements (IGA) with DuPage and Cook Counties for certain COVID related reimbursable expenses.**

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- c) **Approve an Intergovernmental Agreement (IGA) with Cook County for certain COVID related reimbursable expenses**

This item was addressed with the previous matter.

**Zoning & Public Safety (Chair Stifflear)**

- d) **Approve an Ordinance approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of an Existing Building – 908 N. Elm Street** *(First Reading – June 16, 2020)*

Trustee Stifflear introduced the item that was unanimously approved by the Plan Commission following Board approval of a 1% increase in FAR to enclose the entrance of an existing medical office building. There were no changes to building height, setbacks or lot coverage. There were no material questions from the Village Board at the first reading.

Trustee Stifflear moved to **Approve an Ordinance approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of an Existing Building – 908 N. Elm Street.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- e) **Approve an Ordinance approving an Exterior Appearance and Site Plan to redevelop and improve an existing office building at 32 Blaine Street** (*First Reading – June 16, 2020*)

Trustee Stifflear introduced the item that was unanimously recommended by the Plan Commission to improve the existing building; interior stairs, exterior stairs, porch, siding, driveway and landscaping. There is no change to height, setbacks or lot coverage. The proposed color scheme is included with this second reading. There were no material questions from the Village Board at the first reading.

Trustee Stifflear moved to **Approve an Ordinance approving an Exterior Appearance and Site Plan to redevelop and improve an existing office building at 32 Blaine Street**. Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- f) **Approve the waiver of Certificate of Appropriateness application requirement for plans for a proposed replacement structure, and waive the requirement for further consideration of a Certificate of Appropriateness for Demolition; or Approve the waiver of Certificate of Appropriateness application requirement for plans for a proposed replacement structure, with or without conditions; or Affirm the Historic Preservation Commission's decision to deny the waiver of Certificate of Appropriateness requirement for plans for proposed replacement structure**

Trustee Stifflear introduced the item that pertains to the home designed by R. Harold Zook located at 444 E. Fourth Street. In 2017, the homeowner wanted to relocate the house and subdivide the property, this request was denied by the Village Board 6-0. He then sought to demolish the house, and went through the Historic Preservation Commission and was denied a Certificate of Appropriateness. The homeowner did not apply for a demolition permit within the prescribed 12 months. He is now asking the Board to waive the new 2019 code requirement that applications for demolition in the historic Robbins district must be accompanied by plans for a new structure. This request was denied by the Historic Preservation Commission on July 1, (5-0). Therefore, before the Board is an appeal of that decision. Trustee Stifflear added the homeowner did not apply for a demolition permit since 2017 because he has been actively marketing the home since then.

Trustee Stifflear reviewed the three options before the Board, but noted that with all three the homeowner would ultimately be able to tear down the house, and noted that logic would indicate that the HPC will always deny a Certificate of Appropriateness to demolish an historic home. Discussion followed regarding the process in each scenario.

Mr. Matt Bousquette, homeowner, was on the line and addressed the Board stating he owns the property and 444 E. Fourth Street, and 448 E. Fourth Street, where he resides. He explained he had the opportunity to demolish the home in 2017, but instead opted to aggressively list the property for sale; the home has been on the market since that time, and despite offering the property at land value alone, he has been unable to sell the home. He

respectfully requests the Board waive the requirement to go back to the Historic Preservation Commission with drawings for a new home on the property. He intends to tear down the house, but has no intention to build another structure. He will use the property as a side yard. The home was on the market for almost three years, but is not now. He stated hoping to sell it was expensive, so in January and February he prepared the paperwork to demolish, which was brought forward in March.

President Cauley asked about the offer to purchase made by Mr. Bousquette's neighbors three years ago. Mr. Bousquette said that, unfortunately, the group never contacted his broker, and when the meeting ended, the LLC making the offer was dissolved. He recalls only two people toured the house in three years. He explained that the water was turned off following frozen pipes that burst two years ago, but all other utilities are still on. He reported there has been deterioration in the interior primarily due to the burst water pipes, but he chose not to invest in ripping out the walls and replacing the copper plumbing. He confirmed he has no plans to market the lot when the house is gone, and has no landscape plan for the property at this time. He said he would entertain an offer, but is suspect of suggestions of an offer at this time. The For Sale signage was posted on Woodside and on Fourth Street, and the property was advertised nationally and internationally on luxury and historic home sites. Trustee Banke said tearing down a Zook house is a painful process; the Board is presented with a circumstance where they can prolong the process or pull off the BandAid. It is hard to just let it be torn down. Mr. Bousquette said he understands, but no one has spent more time, effort or money trying to save this house than he has. Unfortunately, economics and the market place have spoken; he is sorry no one was interested in the home, and no one has tried to help him save it.

Trustee Stifflear said this is a difficult process, as this house is close to the heart of many in the community, however, Mr. Bousquette is the property owner, and his rights outweigh those without any money it. He recommends a second reading in August and a vote to waive the requirement for additional plans, and waive the requirement to return to the HPC for a Certificate of Appropriateness. This follows the two reading process, and allows one last opportunity for the community to preserve the home. Trustee Haarlow pointed out there have been no For Sale signs on the property in several weeks, however, there is an active listing on line for the lot. Mr. Bousquette said he took the home off the market in December 2019, that is why there are no signs. He would not undermine his own efforts to sell the house. He added he marketed the property for three years, if there was interest in the home, anyone could have looked at it, or made an offer on something, but they did not. In June 2018 it was listed for \$2,850,000, he reduced the price as the value of the land declined. The lowest price was about \$50-\$55 per square foot on a 50,000' square foot lot. He confirmed he would entertain a 'real' offer, but added he would not be fooled by a false offer again that cost the Parkers and likely the Village, the house.

Trustee Haarlow said she spoke with one of the people that made the offer in 2017, who indicated it was a strong offer, and they had a check cut to convey the seriousness of the offer. Mr. Bousquette clarified that that offer was never communicated to the broker or the homeowner. That offer was developed by the head of the HPC and given to the Village President, but no one ever spoke to him or his broker, or asked to tour the house in the three years since those hearings.

President Cauley recommended moving the item forward for a second reading. Discussion followed regarding the need for a second reading. Trustee Stifflear said it allows more time



for an offer to be made. Mr. Bousquette added it takes a while to tear down a home, if someone showed up in the interim to buy the house he would of course, sell it. The Board agreed to move this item forward for a second reading at their next meeting. Mr. Bousquette thanked the Board, and stated if anybody has a legitimate offer, please contact him, he is willing to talk.

## **DISCUSSION ITEMS**

### **a) Parking deck update**

Assistant Village Manager/Director of Public Safety Brad Bloom reported the parking deck is open, but still waiting to be completed are the installation of the plants and trees, and modifications to curbing.

### **b) Tollway update – Pedestrian Bridge design**

Mr. Bloom began discussion stating the new pedestrian bridge will be relocated adjacent to 47<sup>th</sup> Street. In a conference call with Western Springs. Hinsdale staff, Trustee Byrnes and Plan Commission Chair Steve Cashman participated and two design options were reviewed. The preferred option is a bow truss style, however, the additional cost to the Village would be \$100,000. Trustee Byrnes clarified he is not asking for the additional money, but he has concerns about the aesthetics of the bridge. Tollway representatives explained that the Pratt option is a pre-fab option, and is the least expensive. Improvements since the last meeting include a modified Pratt design, where the fencing is more like the Oak Street bridge. Additionally, the entrances in Western Springs and Hinsdale now include stone pillars with the Village logos, at no cost to the Villages. Trustee Byrnes recommends going with the bridge with the modifications to the Pratt option, but to have it painted black. Western Springs favors the Pratt design, too.

Ms. Nicole Nutter, representing the Tollway Authority addressed the Board. She explained the maintenance on the painted bridge, stating the tollway will paint the bridge the first time, but all subsequent painting is the responsibility of the Villages. This is an upgraded option at no cost, but any other upgrades are local costs. Trustee Byrnes said the stone pillars are an improvement as is the elimination of chain link fencing at the entrances. Discussion followed regarding painting and the physical dimensions of the bridge. Trustee Haarlow asked about safety; Ms. Nutter replied the Tollway will use the best State and Federal safety standards. She noted the new bridge will be constructed prior to the removal of the old bridge. They would like everything finalized by end of August to stay on schedule. The Board agreed to move forward with the painted Pratt design.

### **c) Chamber of Commerce street closure request– Sidewalk Sale July 25-26**

Mr. Bloom said the Village has received a request from the Chamber of Commerce to close the street for the Sidewalk Sale. They believe if the street is closed merchants can provide better social distancing and better displays. The logistics have been discussed with Police Chief King. President Cauley is worried about carryout and outdoor seating for restaurants; he does not want to inhibit their business. Deputy Police Chief Tom Lillie explained the road would be closed for setup at 8:00 a.m., and reopened by 4:00 p.m., instead of 5:00 p.m. to reduce the impact on the restaurants. President Cauley said his concerns are alleviated, and the Board agreed to the street closure as proposed.

**d) Chamber of Commerce request for changes regarding the Hinsdale Fine Arts Festival**

Mr. Bloom reported the Chamber of Commerce wants to reschedule the Fine Arts Festival to August 14-17 in Burlington Park. The Chamber is reducing the number of vendors to provide social distancing, and will work with Chief King on other details. The Board had no objections to the Chamber request.

**a) Title 14 Historic Preservation draft**

President Cauley began discussion on this more comprehensive draft, asking to focus only on the issue of demolition of historically significant properties in Robbins and the CBD. He believes everyone agrees it is better to have incentives, not restrictions. There seems to be agreement on waiving fees for the Plan Commission and Zoning Board of Appeals applications, an expedited approval process, and zoning relief if possible. He introduced the concept of a 'kitty' funded by penalties for code violations, and private funding for a particular home or project. Many properties are already not code compliant, and would benefit from different setback rules, and the elimination of floor area ratio (FAR) restrictions. A tax rebate has been suggested, as well as a referendum to consider funding mechanisms to truly gauge resident interest in preservation. He believes there needs to be a period where a demolition is stalled. The purpose of that time is to work with owners to help with marketing, etc. and allow Village review. After that time, the applicant can do what they want. Mr. Marrs added he has been looking at incentives in Illinois and around the country, and saw tax programs, and easement donations. He suggested having a trained person on staff who understands the options for funding sources from County, State and Federal programs and can direct homeowners. Trustee Byrnes thinks the 7% tax rebate good idea, although not a significant amount of money for someone who wants to renovate a kitchen, for example. There should be a clause that allows individuals to demonstrate undue hardship for an exemption from the 180 days. President Cauley explained the Board would impose the 180-day restriction only if appropriate, on a case by case basis, it is not automatic. Mr. Marrs confirmed that is the intent.

Trustee Stifflear pointed out that when a demolition permit application comes to the Village, the house has already changed hands, the process of saving the home has to happen before it sells. If a developer already has the property, they will wait out the 180 days. He suggested the Village require that contributing homes must be marketed by a reputable local realtor for 12 months as a restriction on the deed. Mr. Marrs stated he is not familiar with that type of restriction, but will explore what kind of restrictions can be put on a deed. Trustee Stifflear said in conversation with Historic Preservation Commissioner Michele Fisher, she reported that type of deed is in place in Chicago preservation districts. Discussion followed regarding marketing requirements and deed restrictions.

Trustee Banke suggested making a distinction between homeowners and builders making application, and finding a way to discourage builders from buying an historic property and scraping it. Trustee Posthuma said it is ok for the Village to give back its share of the property tax dollars, but additional financial incentives beyond that should be put to a vote by residents. He suggested only giving money to homeowners in situations that will change the behavior, further suggesting a different process for existing owners and new owners. Provide no benefit to a buyer without a restriction on tearing down the

property. Existing owners could get a restoration benefit for a remodel, but not automatically because they have an historic property. Trustee Hughes said focus on root cause of issue, and set up an environment where it is a good deal to invest in an older home. He recommended a trial effort. If in four years, for example, not one home is saved, the Village has to acknowledge it doesn't work. He cautions against keeping in force a nuisance process; base the renewal of the program on success. Trustee Stifflear said Hinsdale is not willing to impose restrictions on property rights, but pointed out there are certain districts in other areas and parts of the country that simply do not allow historic properties to be demolished.

Ms. Gargano said the Historic Preservation Commission has worked on these issues and has compiled information from other north shore communities. Mr. Marrs said he will look at that information again.

### **DEPARTMENT AND STAFF REPORTS**

- a) Parks & Recreation
- b) Engineering
- c) Fire

The report(s) listed above were provided to the Board. There were no additional questions regarding the content of the department and staff reports.

### **REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

No reports.

### **CITIZENS' PETITIONS**

None.

### **TRUSTEE COMMENTS**

Trustee Haarlow added with respect to the prior discussion about incentives, she would suggest a penalty idea. If people who own old homes allow the interior to really deteriorate, is there anything the Village can do. Can they be fined, and if so, could that money go to aid other people for preservation. President Cauley noted recent homes that were demolished were reported to have had those types of issues. He cautioned that even if the Village imposed a fine, a judge would likely not allow it, as there are limits to what we can fine people for with respect to the interior of their homes. She has noticed homes that are vacant and recently sold or for sale with open windows, for example, and she believes this is intentional. Mr. Marrs said he will look into this.

### **ADJOURNMENT**

Trustee Hughes moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of July 16, 2020 into closed session under 5 ILCS 120/2(c)(11) litigation, filed or pending before a court or administrative tribunal or when an action is probable or imminent, and not to reconvene.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Adjourned to Closed Session at 9:05 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
July 29, 2020**

The specially scheduled meeting of the Hinsdale Village Board of Trustees (conducted electronically) was called to order by Village President Tom on Wednesday, July 29, 2020 at 6:30 p.m., roll call was taken.

Present: President Tom Cauley

Participating by telephone: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Laurel Haarlow and Neale Byrnes

Absent: Trustee Gerald J. Hughes

Also present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton

**VILLAGE PRESIDENT - INTRODUCTION**

*"Good evening. On July 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, I find that it is not practical or prudent to conduct an in-person meeting, and this Open Regular Meeting of the President and Board of Trustees of the Village of Hinsdale is therefore being conducted remotely.*

*Public Act 101-640 allows public bodies to meet remotely during public health disasters, so long as the public is able to monitor the meeting, and certain other conditions are met.*

*Public comment is permitted during the Citizen's Petitions portions of the meeting. When we get to those portions of the meeting, I will ask persons wishing to make public comment to identify themselves."*

**CITIZENS' PETITIONS**

President Cauley confirmed there was no one on the line to speak to the Board.

**FIRST READINGS – INTRODUCTION**

**Zoning & Public Safety (Chair Stifflear)**

- a) **Approve an Ordinance Approving Variations for Property Located at 318 S. Garfield Street, Hinsdale, Illinois – Case Number V-04-20**

Trustee Stifflear introduced the item that is a variation request for relief from floor area ratio (FAR) and lot coverage requirements. The four-season room on the southwest corner behind

the kitchen collapsed last year, as there was no foundation under that space or part of the kitchen. The architect recommends the proposed changes as the most structurally sound solution to assure the safety of the building. This results in modest increases in FAR (96' square feet) and lot coverage. He noted this is a pre-existing non-compliant home. The extension of this room replaces the existing outside porch. There would be no changes to water runoff. On July 15, 2020, the ZBA unanimously (7-0) recommended approval of these variations; their findings are included in the Board packet. Neighbors were notified, and there were no objections to the request.

He noted that the Village Board looks for ways to preserve historic buildings, and discussions regarding proposed changes to Title 14 include FAR and lot coverage incentives such as this. President Cauley agreed this is a way to provide incentives; this home was built in the 1880's, is a modest request, and proposed changes cannot be seen from street. The historic façade of the home remains unchanged. Further, this is not a problem of the resident's making. He explained the Board is holding this special meeting because a commitment has been made to the community to address matters such as this as quickly as possible.

Trustee Stifflear added this request is exactly in line with what the Board wants to do to preserve historic properties. Trustee Haarlow agreed, and noted the roof already covers the area they will expand and enclose. This is an elegant solution to maintain the home that will make it structurally sound. Trustee Banke applauds the Board for providing an expedited vehicle to approve the request of a family that wants to preserve their historic property. Trustee Byrnes said this is a prominent home, and a 'poster child' for preservation. Trustee Posthuma concurs with these remarks, and is in full support of the request.

Trustee Stifflear noted this item appears as a first reading; discussion followed regarding the process for zoning items.

The Board agreed to move this item forward for a second reading at their next meeting.

Trustee Stifflear suggested that fees associated with the variation request be waived; the Board agreed.

## **CITIZENS' PETITIONS**

None.

## **TRUSTEE COMMENTS**

Trustee Stifflear said as the Board continues to evaluate changes to Article 14, a bifurcated system for pre-existing non-conforming structures would be appropriate. If a home is already over on FAR, it should be taken into account as such. President Cauley agreed, and added that most historic buildings already exceed these code limits. If the changes are not seen from the street, he recommends giving people more space consistent with new construction.

### **ADJOURNMENT**

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Banke moved to **adjourn the specially scheduled meeting of the Hinsdale Village Board of Trustees of July 29, 2020**. Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustee Hughes

Motion carried.

Meeting adjourned at 6:47 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk

**REQUEST FOR BOARD ACTION**  
**Finance**

**AGENDA SECTION:** Consent – ACA

**SUBJECT:** Accounts Payable-Warrant #1723

**MEETING DATE:** August 11, 2020

**FROM:** Darrell Langlois, Finance Director 

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**Recommended Motion**

Approve payment of the accounts payable for the period of July 15, 2020 through August 7, 2020 in the aggregate amount of \$2,559,504.11 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.

**Background**

At each Village Board meeting the Village Treasurer submits a warrant register that lists bills to be paid and to ratify any wire transfers that have been made since the last Village Board meeting. Supporting materials for all bills to be paid are reviewed by Village Treasurer and one Village Trustee prior to the Village Board meeting.

**Discussion & Recommendation**

After completion of the review by the Village Treasurer and Village Trustee approval of Warrant #1723 is recommended.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

Village Board agenda policy provides that the Approval of the Accounts Payable should be listed on the Consent Agenda

**Documents Attached**

1. Warrant Register #1723



**VILLAGE OF HINSDALE**

**ACCOUNTS PAYABLE WARRANT REGISTER #1723**

**FOR PERIOD July 15, 2020 through August 7, 2020**

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$2,559,504.11 reviewed and approved by the below named officials.

APPROVED BY Danielle J. Langlois DATE 8/7/20  
VILLAGE TREASURER/FINANCE DIRECTOR

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
VILLAGE MANAGER

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
VILLAGE TRUSTEE

**Village of Hinsdale**  
**Schedule of Bank Wire Transfers and ACH Payments**  
**1723**

Electronic Federal Tax Payment Systems

7/24/2020	Village Payroll #15 - Calendar 2020	FWH/FICA/Medicare	\$ 93,239.65
8/7/2020	Village Payroll #16 - Calendar 2020	FWH/FICA/Medicare	\$ 103,185.94

Illinois Department of Revenue

7/24/2020	Village Payroll #15 - Calendar 2020	State Tax Withholding	\$ 19,257.40
8/7/2020	Village Payroll #16 - Calendar 2020	State Tax Withholding	\$ 20,879.75

ICMA - 457 Plans

7/24/2020	Village Payroll #15 - Calendar 2020	Employee Withholding	\$ 18,427.39
8/7/2020	Village Payroll #16 - Calendar 2020	Employee Withholding	\$ 18,665.55

HSA PLAN CONTRIBUTION

7/24/2020	Village Payroll #15 - Calendar 2020	Employer/Employee Withholding	\$ 1,185.94
8/7/2020	Village Payroll #16 - Calendar 2020	Employer/Employee Withholding	\$ 1,185.94

Cotsirilos, Tighe, Streicker, Poulos & Campbell, Ltd.	Legal	\$ 20,000.00
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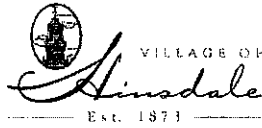
Intergovernmental Personnel Benefit Cooperative	Employee Insurance	\$ 170,848.57
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Illinois Municipal Retirement Fund	Employer/Employee	\$ 73,843.18
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<b>Total Bank Wire Transfers and ACH Payments</b>	<b>\$ 540,719.31</b>
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**Village of Hinsdale**  
**#1723**  
**Summary By Fund**

Fund Name	Fund Number	Operating	Capital	Total
General Fund	100	505,145.31	190,848.57	695,993.88
Capital Project Fund	400	564,747.80	-	564,747.80
Water & Sewer Operations	600	25,457.55	-	25,457.55
Water & Sewer Capital	620	756,283.32	-	756,283.32
Escrow Funds	720	134,250.00	-	134,250.00
Payroll Revolving Fund	740	32,888.07	349,870.74	382,758.81
Library Operating Fund	900	12.75	-	12.75
<b>Total</b>		<b>2,018,784.80</b>	<b>540,719.31</b>	<b>2,559,504.11</b>



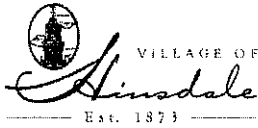
## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>BMO HARRIS BANK N.A. PYMT</b>		
JUNE2020	MISC CHARGES-JUNE2020	435.00
JUNE2020	MISC CHARGES-JUNE2020	19.98
JUNE2020	MISC CHARGES-JUNE2020	91.30
JUNE2020	MISC CHARGES-JUNE2020	57.98
JUNE2020	MISC CHARGES-JUNE2020	7.49
JUNE2020	MISC CHARGES-JUNE2020	435.00
JUNE2020	MISC CHARGES-JUNE2020	280.90
JUNE2020	MISC CHARGES-JUNE2020	24.69
JUNE2020	MISC CHARGES-JUNE2020	69.88
JUNE2020	MISC CHARGES-JUNE2020	34.89
JUNE2020	MISC CHARGES-JUNE2020	69.78
JUNE2020	MISC CHARGES-JUNE2020	190.00
JUNE2020	MISC CHARGES-JUNE2020	42.50
JUNE2020	MISC CHARGES-JUNE2020	86.45
JUNE2020	MISC CHARGES-JUNE2020	119.88
JUNE2020	MISC CHARGES-JUNE2020	62.00
JUNE2020	MISC CHARGES-JUNE2020	31.61
JUNE2020	MISC CHARGES-JUNE2020	0.99
JUNE2020	MISC CHARGES-JUNE2020	11.99
JUNE2020	MISC CHARGES-JUNE2020	140.00
JUNE2020	MISC CHARGES-JUNE2020	5.00
JUNE2020	MISC CHARGES-JUNE2020	27.72
JUNE2020	MISC CHARGES-JUNE2020	15.96
JUNE2020	MISC CHARGES-JUNE2020	-13.86
JUNE2020	MISC CHARGES-JUNE2020	19.49
JUNE2020	MISC CHARGES-JUNE2020	29.97
JUNE2020	MISC CHARGES-JUNE2020	51.72
JUNE2020	MISC CHARGES-JUNE2020	47.97
JUNE2020	MISC CHARGES-JUNE2020	27.24
JUNE2020	MISC CHARGES-JUNE2020	36.74
JUNE2020	MISC CHARGES-JUNE2020	27.76
JUNE2020	MISC CHARGES-JUNE2020	39.92
JUNE2020	MISC CHARGES-JUNE2020	43.69
JUNE2020	MISC CHARGES-JUNE2020	19.60
JUNE2020	MISC CHARGES-JUNE2020	115.89
JUNE2020	MISC CHARGES-JUNE2020	18.99



## Warrant Register 1723

Invoice	Description	Invoice/Amount
JUNE2020	MISC CHARGES-JUNE2020	120.19
JUNE2020	MISC CHARGES-JUNE2020	19.99
JUNE2020	MISC CHARGES-JUNE2020	470.40
JUNE2020	MISC CHARGES-JUNE2020	19.17
JUNE2020	MISC CHARGES-JUNE2020	26.74
JUNE2020	MISC CHARGES-JUNE2020	85.32
JUNE2020	MISC CHARGES-JUNE2020	96.12
JUNE2020	MISC CHARGES-JUNE2020	125.00
JUNE2020	MISC CHARGES-JUNE2020	41.00
JUNE2020	MISC CHARGES-JUNE2020	12.40
JUNE2020	MISC CHARGES-JUNE2020	23.75
JUNE2020	MISC CHARGES-JUNE2020	255.44
JUNE2020	MISC CHARGES-JUNE2020	194.00
JUNE2020	MISC CHARGES-JUNE2020	18.06
JUNE2020	MISC CHARGES-JUNE2020	20.61
JUNE2020	MISC CHARGES-JUNE2020	140.00
JUNE2020	MISC CHARGES-JUNE2020	32.68
JUNE2020	MISC CHARGES-JUNE2020	214.98
JUNE2020	MISC CHARGES-JUNE2020	46.38
063020	MISC CHARGES-JUNE2020	128.12
Check Date 7/20/2020 Total For Check # 106490		4,816.46
<b>COMCAST</b>		
8771201110036781	POLICE-7/5-8/4/20	162.90
8771201110036807	KLM-7/5 TO 8/4/20	108.35
8771201110036815	WATER-7/5 TO 8/4/20	148.35
8771201110036757	VH 7/5 TO 8/4/20	258.35
8771201110009242	POLICE/FIRE 7/16 TO 8/15	69.61
8771201110009242	POLICE/FIRE 7/16 TO 8/15	69.60
Check Date 7/20/2020 Total For Check # 106491		817.16
<b>COMMUNICATIONS DIRECT</b>		
120470	RADIO BRACKET/LABOR TO REWIRE STARCOM	40.00
120470	RADIO BRACKET/LABOR TO REWIRE STARCOM	325.00
120471	STARCOM/LABOR TO REWIRE	341.75
120471	STARCOM/LABOR TO REWIRE	300.00
Check Date 7/20/2020 Total For Check # 106492		1,006.75
<b>TOSHIBA BUSINESS</b>		
5302278	QTRLY COPIER MAIN 4/1-6/30/20	638.14
5302278	QTRLY COPIER MAIN 4/1-6/30/20	273.49



## Warrant Register 1723

Invoice	Description	Invoice/Amount
5302278	QTRLY COPIER MAIN 4/1-6/30/20	265.01
5302278	QTRLY COPIER MAIN 4/1-6/30/20	387.68
5302278	QTRLY COPIER MAIN 4/1-6/30/20	320.67
Check Date 7/20/2020 Total For Check # 106493		1,884.99
<b>WEX BANK</b>		
66235100	UNLEADED FUEL-JUNE2020	83.34
66235100	UNLEADED FUEL-JUNE2020	296.17
66235100	UNLEADED FUEL-JUNE2020	3,368.76
66235100	UNLEADED FUEL-JUNE2020	934.23
66235100	UNLEADED FUEL-JUNE2020	224.17
66235100	UNLEADED FUEL-JUNE2020	35.94
66235100	UNLEADED FUEL-JUNE2020	92.69
66235100	UNLEADED FUEL-JUNE2020	779.50
66235100	UNLEADED FUEL-JUNE2020	540.58
66235100	UNLEADED FUEL-JUNE2020	-67.62
Check Date 7/20/2020 Total For Check # 106494		6,287.76
<b>AMERICAN EXPRESS</b>		
8-03003-071220	JUNE 2020 CHARGES	49.95
8-03003-071220	JUNE 2020 CHARGES	0.99
8-03003-071220	JUNE 2020 CHARGES	35.00
8-03003-071220	JUNE 2020 CHARGES	-0.86
Check Date 7/21/2020 Total For Check # 106495		85.08
<b>AFLAC-FLEXONE</b>		
072420	AFLAC CONTRIBUTIONS	270.51
072420	AFLAC CONTRIBUTIONS	190.88
072420	AFLAC CONTRIBUTIONS	385.26
Check Date 7/23/2020 Total For Check # 106496		846.65
<b>NATIONWIDE RETIREMENT SOL</b>		
072420	457 C ONTRIBUTIONS	525.00
072420	457 C ONTRIBUTIONS	106.19
Check Date 7/23/2020 Total For Check # 106497		631.19
<b>NATIONWIDE TRUST CO FSB</b>		
072420	PEHP CONTRIBUTIONS	402.11
072420	PEHP CONTRIBUTIONS	2,333.39
072420	PEHP CONTRIBUTIONS	658.53
Check Date 7/23/2020 Total For Check # 106498		3,394.03



## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>STATE DISBURSEMENT UNIT</b>		
072420	CHILD SUPPORT	230.77
	Check Date 7/23/2020 Total For Check # 106499	230.77
<b>VSP ILLINOIS - 30048087</b>		
072420	VSP VISION	127.26
072420	VSP VISION	395.46
	Check Date 7/23/2020 Total For Check # 106500	522.72
<b>AT &amp; T</b>		
63032338639258	VEECK PARK-WP-6-14/7-13	322.24
	Check Date 7/28/2020 Total For Check # 106501	322.24
<b>CITI CARDS</b>		
JUNE2020	MISC SUPPLIES	80.33
JUNE2020	MISC SUPPLIES	31.30
	Check Date 7/28/2020 Total For Check # 106502	111.63
<b>HOME DEPOT CREDIT SERVICE</b>		
JUNE2020	MISC HARDWARE	10.15
JUNE2020	MISC HARDWARE	32.60
JUNE2020	MISC HARDWARE	60.50
JUNE2020	MISC HARDWARE	71.82
JUNE2020	MISC HARDWARE	27.22
JUNE2020	MISC HARDWARE	381.51
JUNE2020	MISC HARDWARE	32.28
JUNE2020	MISC HARDWARE	258.97
	Check Date 7/28/2020 Total For Check # 106503	875.05
<b>A BLOCK MARKETING INC</b>		
LC00027152	LOG DISPOSAL	30.00
	Check Date 8/7/2020 Total For Check # 106504	30.00
<b>AEG REELS</b>		
20599	HOSE REEL PARTS-WATERING TRUCK	87.73
	Check Date 8/7/2020 Total For Check # 106505	87.73
<b>AKRYLIX LLC</b>		
37303	GLASS FOR FIRE DEPT	432.00
	Check Date 8/7/2020 Total For Check # 106506	432.00
<b>ALLIED GARAGE DOOR INC</b>		
153686	REPAIR TO DOOR #3	276.25
154189	REPLACE ELEC DOOR OPENER SWITCHES-#84	427.00


**Warrant Register 1723**

Invoice	Description	Invoice/Amount
	Check Date 8/7/2020 Total For Check # 106507	703.25
<b>AMERICAN BACKFLOW INC</b>		
25090	REPAIRS	1,011.90
	Check Date 8/7/2020 Total For Check # 106508	1,011.90
<b>ASTRO OPTICS LLC</b>		
SI-129471	1.75" X 10' TELSPAR POST	4,542.00
	Check Date 8/7/2020 Total For Check # 106509	4,542.00
<b>ATLAS RESTORATION</b>		
25716	CONT BD-746 WOODLAND AVE #25716	850.00
	Check Date 8/7/2020 Total For Check # 106510	850.00
<b>BANNERVILLE USA</b>		
29208	PARKING DECK OPEN POSTER	90.00
	Check Date 8/7/2020 Total For Check # 106511	90.00
<b>BEARY LANDSCAPING, INC</b>		
166467	TURF/LANDSCAPE IMPROVE BRUSH HILL	2,000.00
	Check Date 8/7/2020 Total For Check # 106512	2,000.00
<b>BEN TATAR MUSIC</b>		
071720	AUG 2020 LUNCH ON LAWN ENTERTAIN	800.00
	Check Date 8/7/2020 Total For Check # 106513	800.00
<b>BRAVO SERVICES, INC</b>		
4	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	1,250.00
4	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	1,200.00
4	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	2,750.00
4	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	650.00
2	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	1,250.00
2	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	1,200.00
2	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	2,750.00
2	CONTRACT CLEANING VILL BUILDINGS VOB APPR 3/16/20	650.00
3	PRE-SEASON POOL CLEANING	1,950.00
	Check Date 8/7/2020 Total For Check # 106514	13,650.00
<b>BROTHEN, ALISON</b>		
JULY2020	PETTY CASH-JULY2020	29.99





## Warrant Register 1723

Invoice	Description	Invoice/Amount
JULY2020	PETTY CASH-JULY2020	18.56
JULY2020	PETTY CASH-JULY2020	227.69
JULY2020	PETTY CASH-JULY2020	29.63
JULY2020	PETTY CASH-JULY2020	145.94
JULY2020	PETTY CASH-JULY2020	60.00
JULY2020	PETTY CASH-JULY2020	53.75
JULY2020	PETTY CASH-JULY2020	14.75
JULY2020	PETTY CASH-JULY2020	56.25
JULY2020	PETTY CASH-JULY2020	125.00
JULY2020	PETTY CASH-JULY2020	14.75
JULY2020	PETTY CASH-JULY2020	29.63
Check Date 8/7/2020 Total For Check # 106515		805.94
CCP INDUSTRIES INC		
IN02556027	COVID-19 RUBBER GLOVES	144.59
IN02557438	COVID-19 RUBBER GLOVES	305.36
IN02563871	PPE GLOVES	40.00
IN02563871	PPE GLOVES	54.68
IN02563871	PPE GLOVES	52.00
IN02563871	PPE GLOVES	52.00
IN02563871	PPE GLOVES	52.00
IN02565609	LEATHER GLOVES	55.00
IN02565609	LEATHER GLOVES	60.98
IN02565609	LEATHER GLOVES	55.00
IN02565609	LEATHER GLOVES	55.00
IN02568214	PPE LEATHE RGLOVES	55.00
IN02568214	PPE LEATHE RGLOVES	60.98
IN02568214	PPE LEATHE RGLOVES	55.00
IN02568214	PPE LEATHE RGLOVES	55.00
Check Date 8/7/2020 Total For Check # 106516		1,152.59
CDW-GOVERNMENT INC.		
ZDP5182	OFFICE 365 ANNUAL RENEWAL	14,862.40
Check Date 8/7/2020 Total For Check # 106517		14,862.40
CDW-GOVERNMENT INC.		
LGGV380	HAVIS DOCKING STATION	590.22
ZDZ2154	SURFACE COMPUTER	1,295.00
ZGJ9886	INVESTIGATIONS PRINTER	396.14
Check Date 8/7/2020 Total For Check # 106518		2,281.36



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Invoice	Description	Invoice/Amount
<b>CENTRAL TURF &amp; IRRIGATION</b>		
7658648-00	SPRINKLER HEADS/PARK IRRIGATION REPAIR	120.42
	Check Date 8/7/2020 Total For Check # 106519	120.42
<b>CHICAGO PARTS &amp; SOUND LLC</b>		
2J0002243	INSTALL LPR ON PARKING CONTROL VEHICLE	375.00
2J0002177	#43 NEW UNIT INSTALL	8,769.00
	Check Date 8/7/2020 Total For Check # 106520	9,144.00
<b>CINTAS CORPORATION 769</b>		
5018878923	MEDICAL SUPPLIES	70.88
5018878923	MEDICAL SUPPLIES	70.88
4055321289	MATS & TOWEL SVC	22.85
4055321289	MATS & TOWEL SVC	27.42
4055321289	MATS & TOWEL SVC	21.39
4055321289	MATS & TOWEL SVC	12.15
4055321289	MATS & TOWEL SVC	46.07
4055321289	MATS & TOWEL SVC	42.97
4056645811	MAT & TOWEL SERVICE	22.85
4056645811	MAT & TOWEL SERVICE	27.42
4056645811	MAT & TOWEL SERVICE	21.39
4056645811	MAT & TOWEL SERVICE	12.15
4056645811	MAT & TOWEL SERVICE	46.07
4056645811	MAT & TOWEL SERVICE	42.97
5022252014	EYE WASH STATION MAINTENANCE	240.88
	Check Date 8/7/2020 Total For Check # 106521	728.34
<b>CLARK BAIRD SMITH LLP</b>		
12790	LEGAL FILE/LABOR GENERAL FILE #12929	1,773.75
	Check Date 8/7/2020 Total For Check # 106522	1,773.75
<b>CLARKE ENVIRONMENT</b>		
001012650	CONTRACT MOSQUITO ABATEMENT	13,874.00
	Check Date 8/7/2020 Total For Check # 106523	13,874.00
<b>CLEAN AIR CONCEPTS</b>		
PS120-0829	REPAIRS/STATION EXHAUST SYS DROP MEDIC #85	799.88
	Check Date 8/7/2020 Total For Check # 106524	799.88
<b>COEO SOLUTIONS</b>		
1037077	FIBER INTERNET CONNECTION 7-1/7-31-20	1,268.99
	Check Date 8/7/2020 Total For Check # 106525	1,268.99



## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>COLLEY ELEVATOR COMPANY</b>		
196682	ELEVATOR INSPECT-WP	593.00
196683	ELEVATOR INSPECT-PD DEPT	358.00
196681	ELEVATOR INSPECT-MEM HALL/VH	718.00
<b>Check Date 8/7/2020 Total For Check # 106526</b>		<b>1,669.00</b>
<b>COMED</b>		
0015093062	57TH STREET	55.10
0203065105	CHESTNUT PARKING	33.12
0381057101	CLOCK TOWER	25.21
0395122068	STREET LIGHTS	41.15
0417073048	314 SYMONDS DR	100.79
0471095066	FOUNTAIN	191.17
0427019145	CAMERA 989/TAFT RD	29.55
0499147045	BURLINGTON PARK	28.25
0639032045	ROBBINS PARK	22.39
0697168013	STREET LIGHTS	27.46
0795341007	YOUTH CENTER	17.17
0825110049	PD CAMERA-440 E OGDEN	31.36
1107024145	LANDSCAPE LIGHTS 650	26.39
1993023010	RADIO EQUIPMENT FD	67.36
2378029015	WASHINGTON	30.36
2425068008	VEECK PARK	332.12
3454039030	VEECK PARK-WP	413.44
6583006139	BURLINGTON PARK	40.29
7011157008	NS CBQ RR	27.87
7011378007	PIERCE PARK	786.69
7011481018	WALNUT STREET	26.04
7093551008	KLM LODGE	823.60
7093551008	KLM LODGE	205.89
7261620005	SAFETY TOWN	20.33
8521083007	ROBBINS PARK	373.18
8521342001	TRAIN STATION	107.73
<b>Check Date 8/7/2020 Total For Check # 106527</b>		<b>3,884.01</b>
<b>COMED</b>		
8521400008	WATER PLANT	34.75
8605174005	BROOK PARK	77.69
8605437007	POOL	2,887.09
8689206002	ELEANOR PARK	33.82



## Warrant Register 1723

Invoice	Description	Invoice/Amount
8689480008	STOUGH PARK	19.39
8689640004	BURNS FIELD	22.79
Check Date 8/7/2020 Total For Check # 106528		3,075.53
<b>COMED-6112</b>		
1653148069	TRAFFIC SIGNALS	5.80
Check Date 8/7/2020 Total For Check # 106529		5.80
<b>COMMERCIAL COFFEE SERVICE</b>		
158539	BREAKFAST COFFEE	40.75
158539	BREAKFAST COFFEE	40.75
158538	COFFEE	78.00
Check Date 8/7/2020 Total For Check # 106530		159.50
<b>COMMUNICATIONS DIRECT</b>		
15067	REPLACE DEFECTIVE HARWARE-ENG 84	641.75
SR120185	REPLACE DEFECTIVE ANTENNA	574.96
SR120184	INSTALL RADIO #84 INTO UTILITY 84	462.50
Check Date 8/7/2020 Total For Check # 106531		1,679.21
<b>CONSTELLATION NEWENERGY</b>		
17727448301	STREET LIGHT-1653148050 5/21-6/22/20	7,900.44
2940415	GAS 6-1/6-30-20	141.43
2940415	GAS 6-1/6-30-20	141.42
2940415	GAS 6-1/6-30-20	181.65
2940415	GAS 6-1/6-30-20	235.09
2940415	GAS 6-1/6-30-20	852.05
2940415	GAS 6-1/6-30-20	199.69
17918911601	908 ELM 6/17-7/17/20	320.80
17918915601	TRANSFORMER 6/17-7/17/20	1,691.14
Check Date 8/7/2020 Total For Check # 106532		11,663.71
<b>COURTNEYS SAFETY LANE</b>		
3013291	SAFETY INSPECT MEDIC 84	40.50
Check Date 8/7/2020 Total For Check # 106533		40.50
<b>CZERVIK CONSTRUCTION</b>		
2031	NEW DOOR ENTRANCE AT VH COM DEVELOPMENT	6,100.00
Check Date 8/7/2020 Total For Check # 106534		6,100.00
<b>DAILY HERALD PADDOCK PUB</b>		
150420	BID NOTICE-ST SWEEPING SVC	96.60
Check Date 8/7/2020 Total For Check # 106535		96.60



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Invoice	Description	Invoice/Amount
<b>DIRECT ADVANTAGE INC</b>		
1914	JULY 2020 RETAINER FEE	1,500.00
	Check Date 8/7/2020 Total For Check # 106536	1,500.00
<b>DISCOVERY BENEFITS</b>		
0001185771-IN	FSA MONTHLY-JUNE 2020	12.75
0001185771-IN	FSA MONTHLY-JUNE 2020	25.50
0001185771-IN	FSA MONTHLY-JUNE 2020	21.25
0001185771-IN	FSA MONTHLY-JUNE 2020	4.25
0001185771-IN	FSA MONTHLY-JUNE 2020	4.25
0001185771-IN	FSA MONTHLY-JUNE 2020	12.75
	Check Date 8/7/2020 Total For Check # 106537	80.75
<b>DOCU-SHRED, INC.</b>		
45794	DOCUMENT DESTRUCTION	145.00
46419	DOCUMENT DESTRUCTION	40.00
	Check Date 8/7/2020 Total For Check # 106538	185.00
<b>DUPAGE COUNTY DIV OF TRAN</b>		
4538	NO PARKING SIGNS	216.70
	Check Date 8/7/2020 Total For Check # 106539	216.70
<b>DUPAGE MAYORS &amp; MANAGERS</b>		
11055A	20-21 CONF MEMBER DUES	6,477.52
	Check Date 8/7/2020 Total For Check # 106540	6,477.52
<b>EMERGENCY MEDICAL PROD</b>		
2147760	MISC MEDICAL SUPPLIES	199.95
2181771	MISC MED SUPPLIES MEDIC #84 & 85	179.18
2183769	BLOOD PRESSURE CUFFS	17.18
	Check Date 8/7/2020 Total For Check # 106541	396.31
<b>EMERG TELEPHONE SYS BOARD OF DUPAGE COUNTY</b>		
20-RMS018	RMS COSTS	2,746.64
	Check Date 8/7/2020 Total For Check # 106542	2,746.64
<b>ETP LABS, INC</b>		
20-134557	MONTHLY DISTRIBUTION SAMPLES	207.00
20-134615	MONTHLY DISTRIBUTION SAMPLES	216.00
	Check Date 8/7/2020 Total For Check # 106543	423.00
<b>EXPERT CHEMICAL &amp; SUPPLY</b>		
852954	UNIFORM ALLOW-RAIN GEAR	199.95
852955	UNIFORM ALLOW-RAIN GEAR	199.95



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Invoice	Description	Invoice/Amount
882956	UNIFORM ALLOW-RAIN GEAR	183.95
882956	UNIFORM ALLOW-RAIN GEAR	183.95
882956	UNIFORM ALLOW-RAIN GEAR	183.95
Check Date 8/7/2020 Total For Check # 106544		951.75
<b>FACTORY MOTOR PARTS CO</b>		
56-510941	OXYGEN SENSOR-#823	52.69
50-2943886	A/C COMPRESSOR #831	523.33
50-2943884	BELT-#831	18.49
50-2968166	OIL FILTERS/DEF FLUID	148.98
50-2968166	OIL FILTERS/DEF FLUID	55.80
Check Date 8/7/2020 Total For Check # 106545		799.29
<b>FCWRD</b>		
009575-000 JUNE	SEWER-JUNE2020	27.30
008919-000-JULY20	SEWER-JULY2020	48.01
Check Date 8/7/2020 Total For Check # 106546		75.31
<b>FINNELL, JOHN</b>		
9977368	DUES FOR ISA & IAA MEMBERSHIP	285.00
Check Date 8/7/2020 Total For Check # 106547		285.00
<b>FIRE PROTECTION COMPANY</b>		
27004	QTRLY SPRINKLER INSPEC	169.16
27004	QTRLY SPRINKLER INSPEC	169.16
27004	QTRLY SPRINKLER INSPEC	169.16
27004	QTRLY SPRINKLER INSPEC	507.52
Check Date 8/7/2020 Total For Check # 106548		1,015.00
<b>FIRESTONE STORES</b>		
133280	NEW TIRES SQUAD #42	575.20
Check Date 8/7/2020 Total For Check # 106549		575.20
<b>FIRST COMMUNICATIONS, LLC</b>		
120029901	PHONE SVC-JULY 2020	273.40
120029901	PHONE SVC-JULY 2020	93.78
120029901	PHONE SVC-JULY 2020	197.78
120029901	PHONE SVC-JULY 2020	54.54
120029901	PHONE SVC-JULY 2020	375.09
120029901	PHONE SVC-JULY 2020	160.76
120029901	PHONE SVC-JULY 2020	599.65
Check Date 8/7/2020 Total For Check # 106550		1,755.00



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Invoice	Description	Invoice/Amount
<b>FOX VALLEY FIRE &amp; SAFETY</b>		
IN00361746	RECHARGE 20LB ABC FIRE EXTINGUISHER	83.15
IN00354888	SERVICE FOR FIRE EXTINGUISHERS	133.39
IN00354888	SERVICE FOR FIRE EXTINGUISHERS	400.17
IN00354888	SERVICE FOR FIRE EXTINGUISHERS	578.02
IN00354888	SERVICE FOR FIRE EXTINGUISHERS	146.72
IN00354888	SERVICE FOR FIRE EXTINGUISHERS	364.60
IN00365637	FIRE EXTINGUISHER SVC	58.55
<b>Check Date 8/7/2020 Total For Check # 106551</b>		<b>1,764.60</b>
<b>FULLERS HOME &amp; HARDWARE</b>		
JUNE2020	MISC HARDWARE SUPPLIES	21.57
JUNE2020	MISC HARDWARE SUPPLIES	7.64
JUNE2020	MISC HARDWARE SUPPLIES	33.44
JUNE2020	MISC HARDWARE SUPPLIES	12.58
JUNE2020	MISC HARDWARE SUPPLIES	11.86
JUNE2020	MISC HARDWARE SUPPLIES	39.57
JUNE2020	MISC HARDWARE SUPPLIES	34.32
JUNE2020	MISC HARDWARE SUPPLIES	5.93
JUNE2020	MISC HARDWARE SUPPLIES	57.90
JUNE2020	MISC HARDWARE SUPPLIES	23.46
JUNE2020	MISC HARDWARE SUPPLIES	6.29
JUNE2020	MISC HARDWARE SUPPLIES	6.74
<b>Check Date 8/7/2020 Total For Check # 106552</b>		<b>261.30</b>
<b>FULLERS SERVICE CENTER IN</b>		
05312020	MAY CAR WASHES	90.00
JUNE2020	CAR WASHES-JUNE2020	152.00
<b>Check Date 8/7/2020 Total For Check # 106553</b>		<b>242.00</b>
<b>GIULIANOS PIZZA</b>		
061620	OT MEALS MAIN BREAK 6/16/20	47.25
58	MAINBREAK 7/16/20	49.25
<b>Check Date 8/7/2020 Total For Check # 106554</b>		<b>96.50</b>
<b>GOOD SAMARITAN HOSP</b>		
070320	ANNUAL PARAMEDIC LICENSE RENEW	1,220.00
<b>Check Date 8/7/2020 Total For Check # 106555</b>		<b>1,220.00</b>
<b>GOVTEMPS USA, LLC</b>		
3547590	MCLAUGHLIN CONSULTING HRS 6/21,6/28	4,695.35
3555024	MCLAUGHLIN HOURS 7/5, 7/12	2,768.50

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Invoice	Description	Invoice/Amount
3555023	D'ONOFRIO HOURS 7/12	750.75
	Check Date 8/7/2020 Total For Check # 106556	8,214.60
<b>GRAINGER, INC.</b>		
9581903490	ENG #85 SEAL KIT FOR PUMP INTAKE	192.78
	Check Date 8/7/2020 Total For Check # 106557	192.78
<b>H. LINDEN &amp; SONS SEWER &amp; WATER INC</b>		
PAYMENT #2	E CHGO DRAINAGE PROJ-BOT 5/5/20	504,161.82
	Check Date 8/7/2020 Total For Check # 106558	504,161.82
<b>HAGG PRESS</b>		
111418	PRINT OF 2019 CONSUMER CONF REPORT	2,265.00
	Check Date 8/7/2020 Total For Check # 106559	2,265.00
<b>HAWKINS, INC.</b>		
4742427	CHLORINE FOR POOL	783.70
4745597	CHLORINE FOR POOL	671.50
4750007	CHLORINE FOR POOL	752.00
4752909	CHLORINE FOR POOL	735.90
	Check Date 8/7/2020 Total For Check # 106560	2,943.10
<b>HEALTH INSPECT PROF INC</b>		
400	COOK COUNTY HLT INSP 4/20-6/20	772.50
	Check Date 8/7/2020 Total For Check # 106561	772.50
<b>HEALY ASPHALT COMPANY LLC</b>		
23544	COLD PATCH	751.80
	Check Date 8/7/2020 Total For Check # 106562	751.80
<b>HINSDALE NURSERIES, INC.</b>		
2139700	MULCH/TREE REPLACEMENT	80.00
	Check Date 8/7/2020 Total For Check # 106563	80.00
<b>HITCHCOCK DESIGN GROUP</b>		
24826	PARKING DECK BEAUTIFICATION PROJ	2,000.00
	Check Date 8/7/2020 Total For Check # 106564	2,000.00
<b>HONEY BUCKET</b>		
8463	PORTABLE JOHNS FOR KLM	410.00
	Check Date 8/7/2020 Total For Check # 106565	410.00
<b>HR GREEN INC</b>		
136051	2020 VEECK PARK OPERATOR	372.00
134819	2020 VEECK PARK OPERATOR	248.00
131628	2020 VEECK PARK OPERATOR	644.75




**Warrant Register 1723**

<b>Invoice</b>	<b>Description</b>	<b>Invoice/Amount</b>
135852	E CHGO DRAINAGE PROJ	10,029.75
135851	2020 WM PH1 CONST OBSERV	5,486.65
134205	2020 INFRASTRUCTURE DESIGN	7,210.21
134817	2020 INFRASTRUCTURE DESIGN	1,030.55
136049	2020 INFRASTRUCTURE DESIGN	318.50
134891	2019 E CHGO DRAINAGE DESIGN	16,373.51
135603	2019 E CHGO DRAINAGE DESIGN	3,385.57
136048	2019 E CHGO DRAINAGE DESIGN	983.00
<b>Check Date 8/7/2020 Total For Check # 106566</b>		<b>46,082.49</b>
<b>HUFF &amp; HUFF INC</b>		
0797889	UST LUST EARLY ACTION-FUEL LEAK TESTING	5,977.60
<b>Check Date 8/7/2020 Total For Check # 106567</b>		<b>5,977.60</b>
<b>IAFC MEMBERSHIP</b>		
65364	MEMBERSHIP-GIANNELLI THRU 8/31/21	215.00
<b>Check Date 8/7/2020 Total For Check # 106568</b>		<b>215.00</b>
<b>IL OFC STATE FIRE MARSHAL</b>		
5125111011	ANNUAL RENEWAL-ELEVATOR SAFETY	150.00
5125111011	ANNUAL RENEWAL-ELEVATOR SAFETY	75.00
5125111011	ANNUAL RENEWAL-ELEVATOR SAFETY	75.00
5125111011	ANNUAL RENEWAL-ELEVATOR SAFETY	75.00
<b>Check Date 8/7/2020 Total For Check # 106569</b>		<b>375.00</b>
<b>ILCMA</b>		
2194	JOB POSTING	50.00
<b>Check Date 8/7/2020 Total For Check # 106570</b>		<b>50.00</b>
<b>ILLINOIS EPA</b>		
IL0066818	NPDES PERMIT FEE	5,000.00
<b>Check Date 8/7/2020 Total For Check # 106571</b>		<b>5,000.00</b>
<b>ILLINOIS TOLLWAY</b>		
G127000004487	IPASS TOLLS	34.40
G121000004035	IPASS TOLLS & TRANSPONDER FEE	102.35
G127000001025	IPASS TOLL	0.90
G125000005137	IPASS TOLLS	27.35
<b>Check Date 8/7/2020 Total For Check # 106572</b>		<b>165.00</b>
<b>INDUSTRIAL ELECTRIC</b>		
7416	FIRE ALARM BATTERIES REPLACE	21.00
<b>Check Date 8/7/2020 Total For Check # 106573</b>		<b>21.00</b>



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Invoice	Description	Invoice/Amount
<b>INTERNATIONAL EXTERMINATO</b>		
07-2595	JULY EXTERMINATOR SVC	273.00
	Check Date 8/7/2020 Total For Check # 106574	273.00
<b>INTERSTATE BATTERY SYSTEM</b>		
24043522	BATTERIES FOR #845, M84, #25 & #32	139.95
24043522	BATTERIES FOR #845, M84, #25 & #32	279.90
24043522	BATTERIES FOR #845, M84, #25 & #32	219.67
	Check Date 8/7/2020 Total For Check # 106575	639.52
<b>JAMES J BENES &amp; ASSOC INC</b>		
PAYMENT #11	FY 19-20 3RD PTY REVIEWS	8,282.02
	Check Date 8/7/2020 Total For Check # 106576	8,282.02
<b>JC LIGHT, LLC</b>		
09142248	SPRAY PAINT FOR POOL DECK	15.39
	Check Date 8/7/2020 Total For Check # 106577	15.39
<b>JERRY'S TRANSMISSION SVC INC</b>		
35290	CHROME DRIP RAIL MEDIC #84	29.10
	Check Date 8/7/2020 Total For Check # 106578	29.10
<b>JOHN NERI CONSTRUCTION IN</b>		
PAYMENT #2	2020 WM PROJ PHASE 1 VOB APPR 4/21/20	252,121.50
	Check Date 8/7/2020 Total For Check # 106579	252,121.50
<b>JSN CONTRACTORS SUPPLY</b>		
83789	MARKING PAINT	97.98
	Check Date 8/7/2020 Total For Check # 106580	97.98
<b>JULIE INC</b>		
2020-0755	JULIE MEMBERSHIP	3,104.18
	Check Date 8/7/2020 Total For Check # 106581	3,104.18
<b>K-FIVE CONSTRUCTION CORP</b>		
22486	HOT PATCH	285.09
	Check Date 8/7/2020 Total For Check # 106582	285.09
<b>KATHLEEN W BONO CSR</b>		
8470	#A-40-2019	350.80
8462	#A-14-2020 AND #A-40-2019	4,454.50
8462	#A-14-2020 AND #A-40-2019	731.60
8469	HISTORIC PRESERVATION COMM MTG 7-1-20	340.36
8469	HISTORIC PRESERVATION COMM MTG 7-1-20	478.96
8469	HISTORIC PRESERVATION COMM MTG 7-1-20	535.66


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Invoice	Description	Invoice/Amount
8469	HISTORIC PRESERVATION COMM MTG 7-1-20	422.26
8469	HISTORIC PRESERVATION COMM MTG 7-1-20	800.26
	<b>Check Date 8/7/2020 Total For Check # 106583</b>	<b>8,114.40</b>
<b>KENNA BUILDERS</b>		
25349	ST MGMT-722 S PARK #25349	3,000.00
25350	CONT BD-722 S PARK #25350	10,000.00
	<b>Check Date 8/7/2020 Total For Check # 106584</b>	<b>13,000.00</b>
<b>KIPPS LAWNMOWER SALES</b>		
488850	AIR FILTERS & THROTTLE LINKS	6.94
489282	CARBURETOR PARTS	25.60
	<b>Check Date 8/7/2020 Total For Check # 106585</b>	<b>32.54</b>
<b>KLEIN,THORPE,JENKINS LTD</b>		
211368-211377	LEGAL FEES THRU 6/30/20	36,300.76
	<b>Check Date 8/7/2020 Total For Check # 106586</b>	<b>36,300.76</b>
<b>LAKE VIEW NATURE CENTER</b>		
MARCH2020	MARCH OBT NATURE CTR PROGRAM	55.80
	<b>Check Date 8/7/2020 Total For Check # 106587</b>	<b>55.80</b>
<b>LAKESHORE RECYCLING SYS</b>		
PS325738	CONTRACTED STREET SWEEPING	5,878.26
PS325837	CONTRACTED STREET SWEEPING	1,300.50
	<b>Check Date 8/7/2020 Total For Check # 106588</b>	<b>7,178.76</b>
<b>LITHOPRINT, INC</b>		
43469	VOH TOOLS & EQUIPMENT TAGS	338.00
	<b>Check Date 8/7/2020 Total For Check # 106589</b>	<b>338.00</b>
<b>MAC SPORTS GROUP</b>		
17156	SKYHAWKS SUMMER JUNE 2020	2,060.10
	<b>Check Date 8/7/2020 Total For Check # 106590</b>	<b>2,060.10</b>
<b>MANGANIELLO, JIM</b>		
JULY2020	METER READING-JULY2020	70.00
	<b>Check Date 8/7/2020 Total For Check # 106591</b>	<b>70.00</b>
<b>MCNAUGHTON DEVELOPMENT</b>		
26959	ST MGMT-412 WARREN TER #26959	3,000.00
26960	CONT BD-412 WARREN TER #26960	10,000.00
	<b>Check Date 8/7/2020 Total For Check # 106592</b>	<b>13,000.00</b>
<b>MENARDS</b>		
53720	BLDG CAULK & PAINT	26.74
52950	PARTS & SUPPLIES	18.51

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<b>Invoice</b>	<b>Description</b>	<b>Invoice/Amount</b>
52950	PARTS & SUPPLIES	50.96
53310	HOSE/SPECIAL EVENTS	12.99
52965	HOT WATER TANK REPLACEMENT	504.70
54943	FRIDGE FOR KLM BUILDING	359.00
<b>Check Date 8/7/2020 Total For Check # 106593</b>		<b>972.90</b>
<b>MICRO CENTER A/R</b>		
5067439	REPLACEMENT HARD DRIVE	58.99
5068092	WIFI ADAPTER	7.99
5046177	WIFI ADAPTER & USB	32.98
<b>Check Date 8/7/2020 Total For Check # 106594</b>		<b>99.96</b>
<b>MIDWEST PAVING EQUIPMENT INC</b>		
1846	ASPHALT LUBRICANT	295.00
<b>Check Date 8/7/2020 Total For Check # 106595</b>		<b>295.00</b>
<b>MURPHY'S CONTRACTORS EQUIP INC</b>		
208787	BELT, WATER MANIFOLD	117.06
208998	WATER FILTER-COMPACTOR	17.35
<b>Check Date 8/7/2020 Total For Check # 106596</b>		<b>134.41</b>
<b>NAPA AUTO PARTS</b>		
6306-548395	DEF & WINDSHIELD WASHER FLUID	50.22
<b>Check Date 8/7/2020 Total For Check # 106597</b>		<b>50.22</b>
<b>NATIONAL SEED</b>		
597454SI	CHALK FOR SOFTBALL	11.00
<b>Check Date 8/7/2020 Total For Check # 106598</b>		<b>11.00</b>
<b>NATURE, INC</b>		
A-49292	AUTOSHOP TRIPLE BASINS	1,201.00
<b>Check Date 8/7/2020 Total For Check # 106599</b>		<b>1,201.00</b>
<b>NEARMAP US INC.</b>		
IINV00206589	NEARMAPS MAPPING SOFTWARE	3,000.00
<b>Check Date 8/7/2020 Total For Check # 106600</b>		<b>3,000.00</b>
<b>NEENAH FOUNDRY CO</b>		
354132	SEWER GRATES	545.00
<b>Check Date 8/7/2020 Total For Check # 106601</b>		<b>545.00</b>
<b>NEUCO INC</b>		
4469564	LOCKER ROOM A/C PARTS	391.15
<b>Check Date 8/7/2020 Total For Check # 106602</b>		<b>391.15</b>
<b>NICOR GAS</b>		
38466010006	121 SYMONDS-6/16-7/17/20	63.11

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Invoice	Description	Invoice/Amount
38466010006	121 SYMONDS-6/16-7/17/20	63.11
90077900000	YOUTH CENTER-6/18-7/17/20	47.97
13270110003	350 N VINE-6/16-7/17/20	122.33
06677356575	PLATFORM TENNIS-6/18-7/18/20	137.55
12952110000	5905 S COUNTY LINE-6/18-7/18/20	40.95
	<b>Check Date 8/7/2020 Total For Check # 106603</b>	<b>475.02</b>
<b>NUCO2 INC</b>		
63543448	CHEMICALS	100.63
63638345	CHEMICALS	363.22
	<b>Check Date 8/7/2020 Total For Check # 106604</b>	<b>463.85</b>
<b>NUTOYS LEISURE PRODUCTS</b>		
50408	PICKLEBALL REPLACEMENT PARTS	195.00
	<b>Check Date 8/7/2020 Total For Check # 106605</b>	<b>195.00</b>
<b>ONE STEP</b>		
161620	FALL 2020 POSTCARDS	790.41
	<b>Check Date 8/7/2020 Total For Check # 106606</b>	<b>790.41</b>
<b>731 S VINE, LLC</b>		
24939	ST MGMT-731 S VINE #24939	3,000.00
	<b>Check Date 8/7/2020 Total For Check # 106607</b>	<b>3,000.00</b>
<b>731 S VINE, LLC</b>		
24940	CONT BD-731 S VINE #24940	10,000.00
	<b>Check Date 8/7/2020 Total For Check # 106608</b>	<b>10,000.00</b>
<b>ALIKHAN, NASIR</b>		
24859	KLM SECURITY DEP-EN200815 #24859	500.00
	<b>Check Date 8/7/2020 Total For Check # 106609</b>	<b>500.00</b>
<b>ALVARADO, MELISSA</b>		
214320	POOL RESERV CANCEL	42.00
	<b>Check Date 8/7/2020 Total For Check # 106610</b>	<b>42.00</b>
<b>ARENS, STEVEN</b>		
25738	CONT BD-135 S CLAY #25738	500.00
	<b>Check Date 8/7/2020 Total For Check # 106611</b>	<b>500.00</b>
<b>ARROWHEAD BRICK PAVERS</b>		
25758	CONT BD-107 E WALNUT #25758	900.00
	<b>Check Date 8/7/2020 Total For Check # 106612</b>	<b>900.00</b>
<b>ARROWHEAD BRICK PAVERS INC</b>		
25719	CONT BD-5650 S WASHINGTON #25719	800.00
	<b>Check Date 8/7/2020 Total For Check # 106613</b>	<b>800.00</b>



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Invoice	Description	Invoice/Amount
<b>AVILA, JENNIFER</b>		
214985	POOL RESERV CANCEL	42.00
	Check Date 8/7/2020 Total For Check # 106614	42.00
<b>BAKER, KEVIN</b>		
071720	STAFF MASKS	960.00
	Check Date 8/7/2020 Total For Check # 106615	960.00
<b>BARRIOS, EDGAR ALEXANDER</b>		
25742	CONT BD-5512 S WASHINGTON #25742	500.00
	Check Date 8/7/2020 Total For Check # 106616	500.00
<b>BAYAN, MELISSA</b>		
25606	CONT BD-127 N GARFIELD #25606	500.00
	Check Date 8/7/2020 Total For Check # 106617	500.00
<b>BIEGEL, JOHN</b>		
1607746	ACCOUNT CLOSED	82.50
	Check Date 8/7/2020 Total For Check # 106618	82.50
<b>BLIDY, MICHELE</b>		
26692	KLM SECURITY DEP-EN200904 #26692	250.00
	Check Date 8/7/2020 Total For Check # 106619	250.00
<b>BRADLEY, CRAIG</b>		
214902	POOL CANCEL	228.00
	Check Date 8/7/2020 Total For Check # 106620	228.00
<b>CATTON, ERIN</b>		
213893	CLASS LESSONS CANCEL #213893	360.00
	Check Date 8/7/2020 Total For Check # 106621	360.00
<b>CKA ENTERPRISES INC</b>		
25536	CONT BD-415 S PARK #25536	10,000.00
	Check Date 8/7/2020 Total For Check # 106622	10,000.00
<b>EPISCOPO, ANGELO</b>		
213886	PASS CANCEL	365.00
	Check Date 8/7/2020 Total For Check # 106623	365.00
<b>ESQUIVEL, REYLANIE</b>		
214818	POOL CANCEL	24.00
	Check Date 8/7/2020 Total For Check # 106624	24.00



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Invoice	Description	Invoice/Amount
<b>FEICHTINGER, LAURA</b>		
213797	PASS CANCEL	36.00
	Check Date 8/7/2020 Total For Check # 106625	36.00
<b>FORE, MELINDA</b>		
214903	CANCEL DIVE LESSONS	70.00
	Check Date 8/7/2020 Total For Check # 106626	70.00
<b>FOUR SEASONS</b>		
25790	CONT BD-404 N GARFIELD #25790	500.00
	Check Date 8/7/2020 Total For Check # 106627	500.00
<b>FRANK, CHRIS</b>		
213947	PASS CANCEL	24.00
	Check Date 8/7/2020 Total For Check # 106628	24.00
<b>GARVER, PAUL</b>		
213949	CLASS CANCEL	25.00
	Check Date 8/7/2020 Total For Check # 106629	25.00
<b>GARVER, PAUL</b>		
213443	CLASS CANCEL	27.00
	Check Date 8/7/2020 Total For Check # 106630	27.00
<b>GIBAS, LORRAINE</b>		
213395	KLM PICNIC CANCEL	150.00
	Check Date 8/7/2020 Total For Check # 106631	150.00
<b>GLANDT, LAUREN</b>		
214500	CANCEL POOL MEMBERSHIP	290.00
	Check Date 8/7/2020 Total For Check # 106632	290.00
<b>GRISCHKAT, NICOLE</b>		
25769	CONT BD-745 S BODIN #25769	500.00
	Check Date 8/7/2020 Total For Check # 106633	500.00
<b>GRZELAKOWSKI, EMILY</b>		
1673651	REIMBURSE 2 PARKWAY TREES PLANTED	520.00
	Check Date 8/7/2020 Total For Check # 106634	520.00
<b>HANLEY, KATHLEEN</b>		
25399	CONT BD-332 E CHICAGO #25399	10,000.00
	Check Date 8/7/2020 Total For Check # 106635	10,000.00

**Warrant Register 1723**

<b>Invoice</b>	<b>Description</b>	<b>Invoice/Amount</b>
<b>HANLEY, KATHLEEN</b>		
25282	STMWR BD-332 E CHICAGO #25282	2,000.00
	Check Date 8/7/2020 Total For Check # 106636	2,000.00
<b>HANLEY, KATHLEEN</b>		
25281	ST MGMT-332 E CHICAGO AVE #25281	3,000.00
	Check Date 8/7/2020 Total For Check # 106637	3,000.00
<b>HAUNTY, JAMES</b>		
25134	CONT BD-42 S QUINCY #25134	600.00
	Check Date 8/7/2020 Total For Check # 106638	600.00
<b>HGUYEN, KATRINA</b>		
213919	CLASS CANCEL	250.00
	Check Date 8/7/2020 Total For Check # 106639	250.00
<b>HILL, GARY</b>		
215207	POOL MEMBERSHIP CANCEL #215207	160.00
	Check Date 8/7/2020 Total For Check # 106640	160.00
<b>HINSDALE CENTRAL HIGH SCHOOL</b>		
215620	EVENT CANCELLED #215620	595.00
	Check Date 8/7/2020 Total For Check # 106641	595.00
<b>HOLSTEN, PETER</b>		
24866	KLM SECURITY DEP-EN200728 #24866	250.00
	Check Date 8/7/2020 Total For Check # 106642	250.00
<b>IRISH CASTLE INC</b>		
25766	CONT BD-528 N GARFIELD #25766	500.00
	Check Date 8/7/2020 Total For Check # 106643	500.00
<b>JOHNSON, KARISSA</b>		
213300	CLASS CANCEL	60.00
	Check Date 8/7/2020 Total For Check # 106644	60.00
<b>JORDHAN, D</b>		
25646	CONT BD-335 E HICKORY #25646	1,500.00
	Check Date 8/7/2020 Total For Check # 106645	1,500.00
<b>KUSAK, PAUL &amp; LISA</b>		
24973	CONT BD-529 W NORTH #24973	10,000.00
	Check Date 8/7/2020 Total For Check # 106646	10,000.00





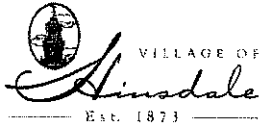
## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>LANE, ROSEMARY &amp; KEVIN</b>		
25627	CONT BD-318 N OAK #25627	3,000.00
	Check Date 8/7/2020 Total For Check # 106647	3,000.00
<b>LANG BERRY, SUSAN &amp; ROBERT BYRNE</b>		
24856	KLM SECURITY DEP-EN201011 #24856	500.00
	Check Date 8/7/2020 Total For Check # 106648	500.00
<b>MIDWEST WATERPROOFING LLC</b>		
25747	CONT BD-433 E SIXTH #25747	500.00
	Check Date 8/7/2020 Total For Check # 106649	500.00
<b>MILANI, ALI</b>		
26634	KLM SECURITY DEP-EN200605 #26634	500.00
	Check Date 8/7/2020 Total For Check # 106650	500.00
<b>NAITO, SHOJI</b>		
213799	PASS CANCEL	290.00
	Check Date 8/7/2020 Total For Check # 106651	290.00
<b>NBC NEWS STUDIOS</b>		
24867	KLM SECURITY DEP-EN200709 #24867	250.00
	Check Date 8/7/2020 Total For Check # 106652	250.00
<b>NUZUM, ALAN</b>		
214026	POOL PASS CANCEL	365.00
	Check Date 8/7/2020 Total For Check # 106653	365.00
<b>O'CONNOR, YVONNE</b>		
213892	POOL PASS CANCEL	290.00
	Check Date 8/7/2020 Total For Check # 106654	290.00
<b>OAKWOOD ELECTRIC</b>		
25393	CONT BD-925 S BODEN #25393	500.00
	Check Date 8/7/2020 Total For Check # 106655	500.00
<b>OAKWOOD ELECTRIC &amp; GENERATION</b>		
25779	CONT BD-233 S QUINCY #25779	500.00
	Check Date 8/7/2020 Total For Check # 106656	500.00
<b>OVERTON, DANICA</b>		
25749	CONT BD-509 N CLAY #25749	1,000.00
	Check Date 8/7/2020 Total For Check # 106657	1,000.00



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Invoice	Description	Invoice/Amount
<b>PASSOLA, ADRIA</b>		
212138	CAMP CANCELLED	100.00
	Check Date 8/7/2020 Total For Check # 106658	100.00
<b>PURO CLEAN</b>		
25757	CONT BD-809 JUSTINA #25757	500.00
	Check Date 8/7/2020 Total For Check # 106659	500.00
<b>RAMEL, ELMER</b>		
715 JUSTINA	REIMBURSE PLUMBING TROUBLE MAIN BREAK	100.00
	Check Date 8/7/2020 Total For Check # 106660	100.00
<b>REGNERY, KERSTIN</b>		
26946	ST MGMT-206 N MONROE #26946	3,000.00
	Check Date 8/7/2020 Total For Check # 106661	3,000.00
<b>REGNERY, KERSTIN</b>		
26945	CONT BD-206 N MONROE #26945	10,000.00
	Check Date 8/7/2020 Total For Check # 106662	10,000.00
<b>RML HEALTH PROVIDERS</b>		
24370	CONT BD-5601 S COUNTY LINE #24370	10,000.00
	Check Date 8/7/2020 Total For Check # 106663	10,000.00
<b>RUCKS, AMY MARIE</b>		
25697	CONT BD-516 JUSTINA #25697	1,500.00
	Check Date 8/7/2020 Total For Check # 106664	1,500.00
<b>RYAN, LYNNE H.</b>		
2702343	OVERPAID FINAL BILL	31.65
	Check Date 8/7/2020 Total For Check # 106665	31.65
<b>SALL, JACOB</b>		
24845	KLM SECURITY DEP-EN200724 #24845	500.00
	Check Date 8/7/2020 Total For Check # 106666	500.00
<b>SIM DEVELOPMENT</b>		
26916	STMWR-18 E NORTH #26916	3,600.00
	Check Date 8/7/2020 Total For Check # 106667	3,600.00
<b>STIMAC, NICHOL</b>		
215567	POOL MEMBERSHIP CANCEL #215567	350.00
	Check Date 8/7/2020 Total For Check # 106668	350.00



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Invoice	Description	Invoice/Amount
<b>STRATTON, CHRISTINE</b>		
213946	POOL PASS CANCEL	155.00
	Check Date 8/7/2020 Total For Check # 106669	155.00
<b>SUNDERSON, JILL</b>		
25731	CONT BD-643 S WASHINGTON #25731	500.00
	Check Date 8/7/2020 Total For Check # 106670	500.00
<b>TATE ENTERPRISE</b>		
25618	CONT BD-832 S THURLOW #25618	1,250.00
	Check Date 8/7/2020 Total For Check # 106671	1,250.00
<b>TATE ENTERPRISES</b>		
25139	CONT BD-205 E FOURTH #25139	500.00
	Check Date 8/7/2020 Total For Check # 106672	500.00
<b>TERPSTRA, RYAN</b>		
213885	CLASS CANCEL	54.00
	Check Date 8/7/2020 Total For Check # 106673	54.00
<b>TRINITY SOBER LIVING LLC</b>		
25778	CONT BD-111 N GRANT #25778	500.00
	Check Date 8/7/2020 Total For Check # 106674	500.00
<b>VELAMATI, RAGHU</b>		
25210	CONT BD-321 E SEVENTH #25210	10,000.00
	Check Date 8/7/2020 Total For Check # 106675	10,000.00
<b>VELAMATI, RAGHU</b>		
25211	ST MGMT-321 E SEVENTH #25211	3,000.00
	Check Date 8/7/2020 Total For Check # 106676	3,000.00
<b>WOOD, STACIA</b>		
041820	REPAIR SPRINKLER SYS/WATER MAIN BREAK	111.00
	Check Date 8/7/2020 Total For Check # 106677	111.00
<b>YAPP, JANET</b>		
25563	CONT BD-201 BONNIE BRAE #25563	2,750.00
	Check Date 8/7/2020 Total For Check # 106678	2,750.00
<b>OOSTMAN FABRICATING &amp;</b>		
574635	REPAIR TO BASEBALL RAKE	211.00
	Check Date 8/7/2020 Total For Check # 106679	211.00



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Invoice	Description	Invoice/Amount
<b>ORBIS SOLUTIONS</b>		
5570374	EMERG SUPPORT	300.00
5570346	MONTHLY IT TECH SUPPORT	13,744.00
Check Date 8/7/2020 Total For Check # 106680		14,044.00
<b>PENTEGRA SYSTEMS</b>		
60134	PK DECK CAMERA/TRAIN STAT/FIRE/PD VB APPR 2/18/20	89,480.00
Check Date 8/7/2020 Total For Check # 106681		89,480.00
<b>PHENEGAR, WES</b>		
112-8067688- 6591453	UNIFORM ALLOW	176.13
Check Date 8/7/2020 Total For Check # 106682		176.13
<b>PHILLIPS FLORIST</b>		
0554506	FLOWERS	92.95
Check Date 8/7/2020 Total For Check # 106683		92.95
<b>PRAXAIR DISTRIBUTION, INC</b>		
97275563	CYLINDER RENTAL	116.25
Check Date 8/7/2020 Total For Check # 106684		116.25
<b>PREMIER OCCUPATIONAL HLTH</b>		
071020	DRUG SCREENING	500.00
Check Date 8/7/2020 Total For Check # 106685		500.00
<b>QUADIENT INC</b>		
57738794	MAILING MACHINE MAINT	111.88
57738794	MAILING MACHINE MAINT	199.22
16120857	INK CARTRIDGE FOR MAIL MACHINE	139.73
Check Date 8/7/2020 Total For Check # 106686		450.83
<b>RACK M UP EQUIPMENT DISTRIBUTORS</b>		
50347	MECHANIC RACK REPAIR	437.50
Check Date 8/7/2020 Total For Check # 106687		437.50
<b>RAILROAD MANAGEMENT CO</b>		
418839	RAILROAD LICENSE FEES	949.38
Check Date 8/7/2020 Total For Check # 106688		949.38
<b>RAINBOW FARMS ENTERPRISES</b>		
71183	STREET SWEEPING HAULING	990.00
Check Date 8/7/2020 Total For Check # 106689		990.00



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Invoice	Description	Invoice/Amount
<b>RAY O'HERRON CO INC</b>		
2039924-IN	UNIFORMS	119.98
	Check Date 8/7/2020 Total For Check # 106690	119.98
<b>RED WING BUSINESS ADVANTA</b>		
45-1-82384	STATION BOOTS	236.79
45-1-81770	STATION BOOTS	188.58
45-1-81159	STATION BOOTS	212.50
45-1-80259	STATION BOOTS	297.78
45-1-79870	STATION BOOTS	127.59
45-1-79068	BOOT ZIPPERS	30.00
45-1-79066	STATION BOOTS	231.78
45-1-72599	STATION BOOTS	123.19
45-1-72598	STATION BOOTS	249.99
45-1-72406	STATION BOOTS	289.98
45-1-69578	STATION BOOTS	223.59
072120	CREDIT PER RED WING	-21.40
	Check Date 8/7/2020 Total For Check # 106691	2,190.37
<b>REMPE-SHARPE &amp; ASSOCIATES INC</b>		
27387	2020 MAINT PROJ-PAY #3	6,247.82
	Check Date 8/7/2020 Total For Check # 106692	6,247.82
<b>SCOTT STOMPER</b>		
0069	BROCHURE DESIGN	1,500.00
	Check Date 8/7/2020 Total For Check # 106693	1,500.00
<b>SEDLACEK, JAMES</b>		
S342-4587-8118	CDL RENEWAL	60.00
	Check Date 8/7/2020 Total For Check # 106694	60.00
<b>SEMMER LANDSCAPE</b>		
JUNE2020	JUNE 2020 LANDSCAPE-VOB 2/18/2020	7,577.50
JUNE2020	JUNE 2020 LANDSCAPE-VOB 2/18/2020	14,748.50
	Check Date 8/7/2020 Total For Check # 106695	22,326.00
<b>SENDRA SERVICES CORP</b>		
17097	BOILER TEST	675.00
17097	BOILER TEST	675.00
	Check Date 8/7/2020 Total For Check # 106696	1,350.00

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Invoice	Description	Invoice/Amount
<b>SENTINEL EMERGENCY SOLUTIONS</b>		
70862	T84 OUTRIGGERS PRESSURE SWITCH	2,876.99
	Check Date 8/7/2020 Total For Check # 106697	2,876.99
<b>SERVICE FORMS &amp; GRAPHICS</b>		
0091893	AP ENVELOPES/WINDOWS	249.36
0091852	GREEN LASER CHECKS	204.50
90322	TRANSMITTAL FORMS	287.84
88913	RECEIPT FORMS	495.04
88670	2020 50/50 SIDEWALK LTR	949.00
	Check Date 8/7/2020 Total For Check # 106698	2,185.74
<b>SIKICH, LLP</b>		
451428	FINANCIAL STATEMENT THRU 12/31/19	2,000.00
	Check Date 8/7/2020 Total For Check # 106699	2,000.00
<b>SIRCHIE</b>		
0446800-IN	EVIDENCE SUPPLIES	111.20
	Check Date 8/7/2020 Total For Check # 106700	111.20
<b>SOIL AND MATERIAL CONSULT</b>		
45430	QA/QC TESTING FOR DECK	2,327.00
	Check Date 8/7/2020 Total For Check # 106701	2,327.00
<b>SOUTH WATER SIGNS</b>		
7024350	VILLAGE ENTRANCE SIGN ON OGDEN	8,782.50
	Check Date 8/7/2020 Total For Check # 106702	8,782.50
<b>SPRINT</b>		
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	225.41
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	45.03
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	630.40
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	360.72
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	45.03
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	45.03
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	45.03
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	90.06
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	180.12
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	90.06
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	90.06
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	405.00
977740515-222	PHONE CHARGES-6-24 TO 7-23-20	90.04



## Warrant Register 1723

Invoice	Description	Invoice/Amount
	Check Date 8/7/2020 Total For Check # 106703	2,341.99
<b>STARGUARD ELITE</b>		
749	LIFEGUARD BOOKS, CAP, ONLINE COURSE	1,500.00
749-A	LIFEGUARD BOOKS, CAP, ONLINE COURSE	75.00
813	LIFEGUARD BOOKS, CAP, ONLINE COURSE	140.00
	Check Date 8/7/2020 Total For Check # 106704	1,715.00
<b>STEVE PIPER &amp; SONS</b>		
15513	TREE REMOVAL PER CONTRACT	6,337.72
	Check Date 8/7/2020 Total For Check # 106705	6,337.72
<b>STREICHERS</b>		
11439396	BULLET PROOF VESTS	1,389.48
	Check Date 8/7/2020 Total For Check # 106706	1,389.48
<b>STRYKER SALES CORP</b>		
3062022M	REPLACEMENT PART CPR EQUIP	353.60
	Check Date 8/7/2020 Total For Check # 106707	353.60
<b>SUBURBAN DOOR CHECK</b>		
IN527497	KEYS & PADLOCKS	20.80
IN527497	KEYS & PADLOCKS	278.20
IN527497	KEYS & PADLOCKS	13.00
	Check Date 8/7/2020 Total For Check # 106708	312.00
<b>TAMELING INDUSTRIES</b>		
0143739-IN	STONE FOR BRIDGE REPAIR	161.20
	Check Date 8/7/2020 Total For Check # 106709	161.20
<b>THE HINSDALEAN</b>		
7761	TREASURER REPORT/#V-04-20	1,720.00
7761	TREASURER REPORT/#V-04-20	182.00
34483	SHOP LOCAL STICKERS	740.00
34535	SHOP LOCAL AD	380.00
34621	VILLAGE HALL OPEN AD	695.00
34484	PLAN COMMISSION ZONING	290.00
	Check Date 8/7/2020 Total For Check # 106710	4,007.00
<b>THE LAW OFFICES OF</b>		
H-7-10-2020	ADMIN HEARINGS-TOWINGS	150.00
	Check Date 8/7/2020 Total For Check # 106711	150.00
<b>THIRD MILLENIUM</b>		
25025	UTILITY BILLING & INSERTS JULY 20	1,110.26
25025	UTILITY BILLING & INSERTS JULY 20	105.60

**Warrant Register 1723**

<b>Invoice</b>	<b>Description</b>	<b>Invoice/Amount</b>
25025	UTILITY BILLING & INSERTS JULY 20	397.57
	<b>Check Date 8/7/2020 Total For Check # 106712</b>	<b>1,613.43</b>
<b>THOMPSON ELEVATOR INSPEC</b>		
20-1757	ELEVATOR INSPECT-JULY2020	150.00
20-1757	ELEVATOR INSPECT-JULY2020	75.00
20-1757	ELEVATOR INSPECT-JULY2020	75.00
20-1757	ELEVATOR INSPECT-JULY2020	75.00
	<b>Check Date 8/7/2020 Total For Check # 106713</b>	<b>375.00</b>
<b>THOMSON REUTERS WEST</b>		
842569169	WEST INFORMATION CHARGES	211.84
	<b>Check Date 8/7/2020 Total For Check # 106714</b>	<b>211.84</b>
<b>TOSHIBA FINANCIAL SERVICE</b>		
420077265	COPIER LEASE-JULY2020	193.13
420077265	COPIER LEASE-JULY2020	82.77
420077265	COPIER LEASE-JULY2020	269.12
420077265	COPIER LEASE-JULY2020	275.90
420077265	COPIER LEASE-JULY2020	269.12
420077265	COPIER LEASE-JULY2020	269.12
420077265	COPIER LEASE-JULY2020	269.12
	<b>Check Date 8/7/2020 Total For Check # 106715</b>	<b>1,628.28</b>
<b>TOTAL PARKING SOLUTIONS</b>		
105032	PARKING 9/17/20-9/16/21 CHESTNUT LOT	1,380.00
105033	CMS MONITORING 9/17/20-9/16/21	960.00
	<b>Check Date 8/7/2020 Total For Check # 106716</b>	<b>2,340.00</b>
<b>TPI BLDG CODE CONSULTANT</b>		
202006	3RD PTY PLUMBING INSP-JUNE2020	2,050.00
	<b>Check Date 8/7/2020 Total For Check # 106717</b>	<b>2,050.00</b>
<b>TRAFFIC SERVICES INC</b>		
88031	REFLECTIVE TAPE	373.00
88030	STREET SIGNS	600.40
88671	STREET SIGNS	714.00
	<b>Check Date 8/7/2020 Total For Check # 106718</b>	<b>1,687.40</b>
<b>TREES R US INC</b>		
24336	ELM AND ASH INJECTION PER CONTRACT	20,858.55
24396	ELM AND ASH INJECTION PER CONTRACT	8,904.95
	<b>Check Date 8/7/2020 Total For Check # 106719</b>	<b>29,763.50</b>





## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>TRESSLER, LLP</b>		
419051	PROF FEES THRU 6./30/20	1,500.00
	Check Date 8/7/2020 Total For Check # 106720	1,500.00
<b>TRUGREEN</b>		
123237969	TRUNK INJECTIONS	6,000.27
	Check Date 8/7/2020 Total For Check # 106721	6,000.27
<b>TYLER TECHNOLOGIES, INC</b>		
045-309754	SAAS CONTRACT-B THOMAS	3,200.00
045-311059	SAAS CONTRACT-D APPLEBY	3,840.00
	Check Date 8/7/2020 Total For Check # 106722	7,040.00
<b>USA BLUE BOOK</b>		
269056	CHEMICAL REAGENTS & SAMPLING KIT	493.17
277057	PHENOL RED PH TESTING REAGENT	31.53
289576	CHEMICAL REAGENTS FOR THE POOL	227.47
	Check Date 8/7/2020 Total For Check # 106723	752.17
<b>VERIZON WIRELESS</b>		
9857259568	IPADS/MODEMS 5/24-6/23/20	114.88
9857259568	IPADS/MODEMS 5/24-6/23/20	38.28
9857259568	IPADS/MODEMS 5/24-6/23/20	114.88
9857259568	IPADS/MODEMS 5/24-6/23/20	153.11
9857305190	MACHINE TO MACHINE/MOB BROADBAND	88.05
9857592312	IPADS & MDT 5-20 THRU 6-28-20	189.00
9857592312	IPADS & MDT 5-20 THRU 6-28-20	354.20
9857592312	IPADS & MDT 5-20 THRU 6-28-20	122.38
9857592312	IPADS & MDT 5-20 THRU 6-28-20	1,335.00
	Check Date 8/7/2020 Total For Check # 106724	2,509.78
<b>VULCAN CONST MATERIALS LL</b>		
32320325	CA-6 STONE DIESEL TANK CONSTRUCTION	1,264.08
32354583	CA-6 STONE	729.15
32361419	CA-6 STONE BACKFILL	1,150.71
	Check Date 8/7/2020 Total For Check # 106725	3,143.94
<b>WAREHOUSE DIRECT INC</b>		
4706310-0	OFFICE SUPPLIES	531.57
4695555-0	KLM JANITORIAL SUPPLIES	132.54
4696152-0	KLM JANITORIAL SUPPLIES	59.40
4683882-0	OFFICE SUPPLIES	34.31



## Warrant Register 1723

Invoice	Description	Invoice/Amount
4693470-0	OFFICE SUPPLIES	326.53
4697798-0	KLM JANITORIAL SUPPLIES	81.00
4697224-0	KLM JANITORIAL SUPPLIES	39.50
4693350-1	KLM JANITORIAL SUPPLIES	55.90
46998711-0	OFFICE SUPPLIES	170.83
4698711-1	OFFICE SUPPLIES	84.66
4706968-0	KLM JANITORIAL SUPPLIES	84.86
4710299-0	KLM JANITORIAL SUPPLIES	14.85
4688229-0	FLOOR DECAL-SOCIAL DISTANCE	159.90
4718729-0	MISC OFFICE SUPPLIES	260.63
4718729-0	MISC OFFICE SUPPLIES	260.82
4718729-0	MISC OFFICE SUPPLIES	23.49
4710038-0	HAND SANTIZER	129.95
4714866-0	TONER FOR PRINTER	88.36
4715396-0	KLM JANITORIAL SUPPLIES	16.66
4715396-1	KLM JANITORIAL SUPPLIES	13.04
4717944-0	OFFICE SUPPLIES	126.72
4722310-0	CLEANING SUPPLIES	191.20
4715960-0	OFFICE SUPPLIES	80.09
4715999-0	OFFICE SUPPLIES	9.17
4729552-0	OFFICE SUPPLIES	423.57
Check Date 8/7/2020 Total For Check # 106726		3,399.55
<b>WARREN OIL COMPANY</b>		
W1321330	DIESEL FUEL	2,894.76
Check Date 8/7/2020 Total For Check # 106727		2,894.76
<b>WATER ENVIRONMENT FED</b>		
17854792	ANNUAL DUES FY2020-21	170.00
Check Date 8/7/2020 Total For Check # 106728		170.00
<b>WENTWORTH TIRE SVC</b>		
40040409	BOBCAT TIRES-#93	896.60
Check Date 8/7/2020 Total For Check # 106729		896.60
<b>WESTERN REMAC, INC</b>		
58687	FLOOR GRAPHICS FOR BOARD ROOM	289.00
Check Date 8/7/2020 Total For Check # 106730		289.00
<b>WESTMONT FIRE DEPARTMENT</b>		
00584015	5/31/19-I-294 HAZMAT RESPONSE MUTUAL AID	978.00
Check Date 8/7/2020 Total For Check # 106731		978.00



## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>WIGHT CONSTRUCTION</b>		
PAYMENT #20	PAYMENT APPLICATION #20 VOB 2/15/18	509,227.12
	Check Date 8/7/2020 Total For Check # 106732	509,227.12
<b>WILLIAMS ASSOC ARCHITECTS</b>		
0019974	COMMUNITY POOL DESIGN SVC-VB APPROVED 3/16/20	21,042.88
	Check Date 8/7/2020 Total For Check # 106733	21,042.88
<b>WILLOWBROOK FORD INC</b>		
5146449	NOX SENSOR-M85	36.23
5146502	WATERCOOLER HOSE-M84	90.32
5146650	REAR DOOR MOLDING-#100	19.93
5146678	02 SENSOR/PURGE VALVE #825	100.22
5146709	LEVEL SENSOR-#825	9.09
	Check Date 8/7/2020 Total For Check # 106734	255.79
<b>WIRFS INDUSTRIES, INC.</b>		
32598	ENGINE 85 ANNUAL INSPECTION	3,990.00
32598-A	TEST/SVC HYDRAULIC GENERATOR	625.39
	Check Date 8/7/2020 Total For Check # 106735	4,615.39
<b>YIAYIAS PANCAKE HOUSE</b>		
227742	OT MEAL/WATER MAIN BREAK 7/15/20	50.66
	Check Date 8/7/2020 Total For Check # 106736	50.66
<b>YOUNG REMBRANDTS</b>		
1779	VIRTUAL SUM2020	40.00
	Check Date 8/7/2020 Total For Check # 106737	40.00
<b>ZSINKO, SHAWNA</b>		
TENNIS2020	REIMBURSE PRIVATE TENNIS LESSONS	3,570.00
	Check Date 8/7/2020 Total For Check # 106738	3,570.00
<b>BAECORE GROUP</b>		
153-11	PROJ MGMT AUG, SEPT 2020	15,293.44
	Check Date 8/7/2020 Total For Check # 106739	15,293.44
<b>AFLAC-FLEXONE</b>		
080720	AFLAC INSURANCE	270.51
080720	AFLAC INSURANCE	190.88
080720	AFLAC INSURANCE	385.26
	Check Date 8/7/2020 Total For Check # 106740	846.65



## Warrant Register 1723

Invoice	Description	Invoice/Amount
<b>COLONIAL LIFE PROCESSING</b>		
080720	COLONIAL LIFE INSURANCE	92.36
	Check Date 8/7/2020 Total For Check # 106741	92.36
<b>ILLINOIS FRATERNAL ORDER</b>		
080720	UNION DUES	864.00
	Check Date 8/7/2020 Total For Check # 106742	864.00
<b>NATIONWIDE RETIREMENT SOL</b>		
080720	457 PLAN	525.00
080720	457 PLAN	106.51
	Check Date 8/7/2020 Total For Check # 106743	631.51
<b>NATIONWIDE TRUST CO FSB</b>		
080720	RETIREE SICK PAYOUT	20,992.75
080620	PEHP CONTRIBUTIONS	402.11
080620	PEHP CONTRIBUTIONS	648.83
080620	PEHP CONTRIBUTIONS	2,297.73
	Check Date 8/7/2020 Total For Check # 106744	24,341.42
<b>NCPERS GRP LIFE INS#3105</b>		
080720	LIFE INSURANCE	256.00
	Check Date 8/7/2020 Total For Check # 106745	256.00
<b>STATE DISBURSEMENT UNIT</b>		
080720	CHILD SUPPORT	230.77
	Check Date 8/7/2020 Total For Check # 106746	230.77
	Total For ALL Checks	2,018,784.80



**REQUEST FOR BOARD ACTION**  
**Finance**

**AGENDA SECTION:** Consent Agenda – ACA

**SUBJECT:** Update of Local Motor Fuel Tax Ordinance in Cook County

**MEETING DATE:** August 11, 2020

**FROM:** Darrell Langlois, Finance Director

---

**Recommended Motion**

Approve an Ordinance Amending Title 3 (Business and License Regulations), Chapter 19 (Motor Fuel Tax) of the Village Code of Hinsdale Relative to the Motor Fuel Tax.

**Background**

During the summer of 2019, the State of Illinois enacted numerous pieces of legislation effecting State revenues. Included with Senate Bill 1939 was a new provision in the law that allows municipalities in Cook County only to impose a local Motor Fuel Tax of \$0.03 per gallon on motor fuel sales. On October 1, 2019, the Village adopted an ordinance imposing the local Motor Fuel Tax in Cook County.

Collection responsibilities for this new tax are the responsibility of the Illinois Department of Revenue; since the time of the Village adopting the ordinance, the Department has been developing rules and forms in order to administer the tax. This tax new is now set to be implemented beginning July 1, 2020. During this implementation process, the State has now mandated certain ordinance language for all municipalities imposing this tax, and this must be approved by October 1, 2020.

**Discussion & Recommendation**

Attached for your consideration is an ordinance that would amend the Village Code to comply with the state-mandated language.

**Budget Impact**

There is no budget impact by this change.

**Village Board and/or Committee Action**

At their meeting of July 16, 2020, the Village Board agreed to move this item forward to the Consent Agenda for final approval.

**Documents Attached**

Ordinance Amending Title 3 (Business and License Regulations), Chapter 19 (Motor Fuel Tax) of the Village Code of Hinsdale Relative to the Motor Fuel Tax.

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 3 (BUSINESS AND LICENSE REGULATIONS),  
CHAPTER 19 (MOTOR FUEL TAX) OF THE VILLAGE CODE OF HINSDALE RELATIVE TO  
THE MOTOR FUEL TAX**

**WHEREAS**, the Village of Hinsdale (the "Village") is a non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to Article VII, Section 7 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, the Village is located in part in Cook County, Illinois, a county with a population in excess of 3,000,000, and is therefore authorized pursuant to Section 8-11-2.3 of the Illinois Municipal Code (65 ILCS 5/8-11-2.3) to impose within the Cook County portion of the Village a tax on motor fuel at a rate not to exceed three cents (\$0.03) per gallon; and

**WHEREAS**, on October 1, 2019, the President and Board of Trustees of the Village, after finding that such code amendments further the public health, welfare and safety, and are in the best interests of the Village, its residents and the public, approved Ordinance No. O2019-30 amending the Village Code to impose a tax on the retail sale of motor fuel at a rate of three cents (\$0.03) per gallon within the Cook County portion of the Village; and

**WHEREAS**, the Village has since been advised by the Illinois Department of Revenue (the "IDOR") that changes to the Village's Ordinance imposing a tax on the retail sale of motor fuel are required, based on recent amendments to the State Act made in Public Act 101-0604; and

**WHEREAS**, pursuant to the authority contained in 65 ILCS 5/8-11-2.3 and 35 ILCS 505/1, *et seq.*, the President and Board of Trustees of the Village approve the below Village Code amendments to the tax on the retail sale of motor fuel at a rate of three cents (\$0.03) per gallon within the Cook County portion of the Village after finding that such code amendments further the public health, welfare and safety, and are in the best interests of the Village, its residents and the public.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE  
VILLAGE OF HINSDALE, DuPAGE AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Each whereas paragraph set forth above is incorporated by reference into this Section 1.

**SECTION 2:** Title 3 (Business and License Regulations), Chapter 19 (Motor Fuel Tax) of the Village Code of Hinsdale, is amended to read in its entirety as follows:

“

## CHAPTER 19

### MOTOR FUEL TAX

#### **3-19-1: DEFINITIONS**

~~Whenever used herein, unless the context otherwise requires, the words, terms or phrases used herein shall have the meaning ascribed to them in the Illinois Motor Fuel Tax Law, 35 ILCS 505/1 et seq.~~

#### **3-19-21: IMPOSITION OF TAX**

A tax is hereby imposed upon all persons within the Cook County portion of the Village in the business of selling motor fuel, as defined in the Motor Fuel Tax Law (35 ILCS 505/1 et seq.), at retail for the operation of motor vehicles upon public highways or for the operation of recreational watercraft upon waterways, at the rate of three cents (\$0.03) per gallon of motor fuel sold at retail in the Village for the purpose of use or consumption and not for the purpose of resale.

The imposition of this municipal motor fuel tax is in accordance with and subject to the provisions of Section 8-11-2.3 of the Illinois Municipal Code (65 ILCS 5/8-11-2.3), as amended, which is incorporated as though fully set forth herein.

~~A tax is hereby imposed at a rate of three cents (\$0.03) per gallon or fraction thereof, on the privilege of using or consuming motor fuel that is purchased at retail or bulk within the Cook County portion of the Village. This tax shall be in addition to any and all other taxes and charges. The imposition of this tax is in accordance with the provisions of Section 8-11-2.3 of the Illinois Municipal Code (65 ILCS 5/8-11-2.3), as amended, which is incorporated as though fully set forth herein.~~

#### **3-19-32: COLLECTION AND ADMINISTRATION OF TAX**

The tax imposed by this Chapter, and the civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Illinois Department of Revenue ~~in accordance with the provisions of Section 8-11-2.3 of the Illinois Municipal Code (65 ILCS 5/8-11-2.3) and the Motor Fuel Tax Law (35 ILCS 505/1 et seq.) as amended.~~ The Department of Revenue shall have the full power to administer and enforce the provisions of this Chapter.

#### **3-19-4: PENALTY**

~~The failure to timely collect or remit all taxes due hereunder is a violation of this code and is subject to penalty. Each failure to collect or remit the tax imposed hereby shall constitute a separate violation."~~

**SECTION 3:** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 4:** Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 5:** Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Village Code of Hinsdale, as amended, shall remain in full force and effect.

**SECTION 6:** The Village Clerk is directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2020.

**SECTION 7:** This Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

**PASSED** this 11<sup>th</sup> day of August, 2020.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this 11<sup>th</sup> day of August, 2020, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

This Ordinance was published by me in pamphlet form on the \_\_\_\_\_ day of

\_\_\_\_\_, 2020.

\_\_\_\_\_  
Christine M. Bruton, Village Clerk



REQUEST FOR BOARD ACTION

Public Services & Engineering

**AGENDA SECTION:** Consent Agenda – EPS

**SUBJECT:** 2020 Watermain Project Phase 1 Change Order 1

**MEETING DATE:** August 11, 2020

**FROM:** Dan Deeter, PE Village Engineer

---

**Recommended Motion**

Approve "A resolution approving the 2020 Watermain Project Phase 1 contract change order number 1 in the amount of \$17,750 to John Neri Construction Company, Inc."

**Background**

At the 05/05/20 Board of Trustee meeting, the contract for construction of the 2020 Watermain Project Phase 1 was approved in the amount not to exceed \$998,662. The preconstruction meeting was held on 05/15/20. Construction began during the week of 05/25/20. Construction to date has focused on watermain installation from the water plant on Symonds Drive west to Garfield Street including auger & jacking a steel casing under the BNSF railroad right of way.

**Discussion & Recommendation**

The change orders to date are summarized in exhibit A to the resolution. The major change order for time and material (T&M) delays to the auger & jacking process is summarized in the 06/30/20 memorandum to President Cauley and Trustee Byrnes.

50 ILCS 525/5 requires that change orders amounting to 50% or more of a contractor or sub-contractor's payments are not allowed and should be bid as a separate project. This change order will not increase the contractor nor the sub-contractor's payment amounts by more than 50%. This change order has been reviewed by the Village attorney. Therefore, staff recommends approval of the motion. As with all street improvements, final payouts will be dependent upon actual work done.

**Budget Impact**

There are sufficient capital improvement funds to support change order 1.

**Village Board and/or Committee Action**

At the 07/16/20 Board of Trustees meeting, the Board approved the item to be moved to the Consent agenda.

**Documents Attached**

1. Resolution
2. Memorandum dated 06/30/20

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING THE  
2020 WATERMAIN PROJECT PHASE 1  
CONTRACT CHANGE ORDER NUMBER 1  
IN THE AMOUNT OF \$17,750 TO  
JOHN NERI CONSTRUCTION COMPANY, INC.**

**WHEREAS**, the Village of Hinsdale (the "Village") and John Neri Construction Company, Inc. ("Neri") have entered into that certain Contract (the "Contract") providing for the construction of the 2020 Watermain Project Phase 1; and

**WHEREAS**, the President and Board of Trustees of the Village hereby find that the circumstances said to necessitate this Change Order were not reasonably foreseeable at the time the Contract was signed, the Change Order was germane to the original Contract as signed, and the Change Order is in the best interest of the Village of Hinsdale and authorized by law;

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**Section 1. Recital.** The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

**Section 2. Approval of Change Order.** The Change Order is hereby approved in the form attached (Exhibit A) to this Ordinance and by this reference incorporated herein.

**Section 3. Final Determination.** This Resolution shall constitute the written determination required by Section 33E-9 of the Article 33E of the Criminal Code of 1961, as amended and shall be retained in the Contract file as required by said Section.

**Section 4. Execution of Change Order.** The Village Manager is authorized to execute the Change Order on behalf of the Village.

**Section 5.** **Effective Date.** This resolution shall be in full force and effective from and after its passage and approval.

**PASSED:** this \_\_\_\_\_ day of \_\_\_\_\_ 2020,

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Village President

**ATTEST:**

\_\_\_\_\_  
Village Clerk

**Exhibit A**  
**VILLAGE OF HINSDALE**  
**CHANGE ORDER**

Project: 2020 Watermain Project Phase 1  
Location: Various Streets  
Contractor: John Neri Construction Company, Inc.

Change Order No. 1  
Contract No. - N/A  
Date: 08/11/20  
Page 1 of 2

- I. A. Description of Changes Involved:
- 1 Time & Materials (T&M) for foundation removal.
  - 2 Open cut and install watermain across south lawn of Memorial Building.
  - 3 6-inch valve to Fire Department building.
  - 4 Concrete pavement patch at Chicago/S. Park Avenue.
  - 5 T&M during auger & jacking of steel casing.
  - 6 Watermain casing with spacers not required.
  - 7 Forecasted non-special waste disposal not required.
- B. Reason for Change:
- 1 Construction was delayed to remove abandoned building foundations not shown on plans.
  - 2 Revise construction method from directional bore to open cut.
  - 3 Add 6-inch valve, which was not shown on VOH water atlas or plans, to provide fire suppression water to HFD building.
  - 4 Concrete pavement demolition could not be avoided due to utility conflicts
  - 5 Multiple large stones caused 4-days of delay to the auger & jacking operation, which increased the crew and railroad flagger T&M.
  - 6 Altered route on Post Circle to avoid the need for some watermain casing with spacers.
  - 7 Non-special waste disposal procedures were not required during excavations east of Garfield Street.
- C. Revision in Contract Price:      Total Addition: \$ 17,750.00
- |             |                |
|-------------|----------------|
| 1 Addition  | \$ 4,000.00    |
| 2 Reduction | \$ (14,370.00) |
| 3 Addition  | \$ 4,000.00    |
| 4 Addition  | \$ 1,400.00    |
| 5 Addition  | \$ 62,560.00   |
| 6 Reduction | \$ (4,940.00)  |
| 7 Reduction | \$ (34,900.00) |

Project: 2020 Watermain Project Phase 1  
Location: Various Streets  
Contractor: John Neri Construction Company, Inc.

Change Order No. 1  
Contract No. - N/A  
Date: 08/11/20  
Page 2 of 2

II. Adjustments in Contract Price:

A.	Original Contract Price:	<u>998,662.00</u>
B.	Net (addition)(reduction) due to all previous Change Order No. _____	<u>\$ -</u>
C.	Contract Price, not including this Change Order	<u>\$ 998,662.00</u>
D.	(Addition)( <del>Deduction</del> ) to Contract Price due to this Change Order	<u>\$ 17,750.00</u>
E.	Contract Price including this Change Order	<u><u>\$ 1,016,412.00</u></u>

Accepted:  
Contractor: John Neri Construction Company, Inc.

By: \_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

Village of Hinsdale:

By: \_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date



## MEMORANDUM

**DATE:** June 30, 2020

**TO:** Tom Cauley, Village President  
Neale Byrnes, Chairman of the Environmental & Public Services Committee

**FROM:** George Peluso, Director of Public Services & Engineering  
Dan Deeter, PE, Village Engineer

**RE:** Time & Material (T&M) delays to the Auger & Jacking process  
2020 Chicago Avenue Watermain Project - Phase 1

---

The April 2015 Village of Hinsdale Infrastructure Change Order Policy, requires that "if in any given week, change orders for a project are estimated to be in excess of \$20,000 in the aggregate, the Village Manager shall notify the chairman of the Environmental and Public Services Committee and the Village President."

The Chicago Avenue Water Main Project – Phase 1 replaces 98-year old watermain under the BNSF right of way (ROW), Symonds Drive, Post Circle, Chicago Avenue, and crossing Garfield and Washington Streets. The project includes placing a 24-inch steel casing under the BNSF railroad and Garfield Street using a trenchless technology called "auger & jack". An earth auger creates an underground tunnel into which the steel casing pipe is immediately pushed. This steel casing pipe is necessary to carry the replacement 12-inch water main under these major transportation routes without interrupting train or automobile traffic. It also provides protection to the water main per Illinois EPA requirements. As part of the BNSF permit to allow the Village to construct a new watermain across the BNSF right of way, a railroad flagman is required to be present during the auger & jacking process.

The earth auger used in the technique can bore through clay, sand, silt, or any combination of these soils. It can capture and pass rocks about 8 – 10 inch in diameter that may be embedded in these soils. When larger rocks are encountered, a member of the crew must chisel and remove the rock pieces by hand. These larger rocks are rarely encountered in auger & jacking operations (less than once per event on average) and were not detected in the soil borings taken during the design phase of the project. Delays caused by these larger stones are not included in the unit price for the auger & jack operations. The specifications allow that "remedies/compensation for removing the obstruction or abandoning the casing shall be agreed to by Owner and Contractor".

During the installation of the 24-inch casing under the BNSF ROW numerous large rocks were encountered. Since the only alternative, open trenching through the railroad tracks, was not an option, the process continued until it reached its objective south of the BNSF ROW and Chicago Avenue. The time required to hand remove these stones extended the auger & jack process under the BNSF railroad line from 3 days to 7 days. This added 32-hours of railroad flagger time and 32-hours of auger and jacking crew delay time to the project.



## MEMORANDUM

After auguring 2/3rds of the distance across Garfield Street, the auger crew encountered a large rock. After a delay to clear this rock, the crew immediately encountered another large rock. At this point, Staff, our consulting engineers, and the contractor determined it would be more cost effective to open cut the remaining portion of the street to install the remaining casing. This would avoid any additional time & material delay costs. The total estimated additional costs for the project due to the delays caused by large rocks are listed below:

Item	Cost
BNSF Railroad flagger	\$ 38,400
BNSF auger crew delay time	\$ 24,000
Garfield Street crew delay time	\$ 6,000
Total	\$ 68,000

As always, Staff and HR Green, our engineering consultants, will continue to monitor the construction process to identify cost savings to offset these additional costs. These two additional change orders will be added to the July 11 Village Board meeting agenda for ratification as the total amount exceeds Village Manager authority.

Public Services &  
Engineering

**AGENDA SECTION:** Consent Agenda -EPS  
**SUBJECT:** Award Year One of Bid #1672 for Street Sweeping Services  
**MEETING DATE:** August 11, 2020  
**FROM:** Rich Roehn, Superintendent of Public Services  
Garrett Hummel, Administrative Analyst

---

**Recommended Motion**

To award year one of bid #1672 for street sweeping services to Lake Shore Recycling Systems in the year one bid comparison amount of \$60,750, with approval not to exceed the budgeted amount of \$57,000.

**Background**

Included in the Public Services Department budget is \$57,000 for Village street sweeping services. In July of 2020, sealed bids were solicited for street sweeping services on a three-year term. Unit pricing was requested from vendors. Lake Shore Recycling Systems provided the lowest bid at a year one bid price of \$60,750.

**Discussion & Recommendation**

Bid #1672 includes services for straight time (daily hourly sweeping), complete Village sweeps, and Central Business District sweeping. The complete Village sweep includes two (2) in the Fall and one (1) in the Spring. Public Services staff will utilize street sweeping services at the bid award per-unit pricing not to exceed the year one budgeted amount of \$57,000.

**Budget Impact**

For the purpose of securing competitive pricing, Public Services solicited bids for unit pricing for street sweeping services. Village staff received three (3) competitive bids for Village street sweeping services. Lake Shore Recycling Systems provided the lowest year one bid at \$60,750, which is \$3,750 over budget. Although the bid came in over budget, this contract serves to establish an hourly rate, which is used to provide services up to the budgeted amount of \$57,000.

**Village Board and/or Committee Action**

Per the Village's approved meeting policy, this award is included on the Consent Agenda without the benefit of a First Reading because it meets the definition for a routine item: it is included in the approved budget, is under budget, and is less than \$500,000.

**Documents Attached**

1. Street Sweeping Bid #1672 Tabulation
2. Lake Shore Recycling Systems Bid Proposal



# Village of Hinsdale Street Sweeping Bid #1672 Tabulation

Vendor	Year One					
	Unit Price Bid(Hour)	Street Sweeping, Straight Line, Special Events	Unit Price Bid	Street Sweeping Village Sweep	Unit Price Bid (Hour)	Street Sweeping CBD
Lake Shore Recycling	\$115.00	\$17,250.00	\$8,750.00	\$26,250.00	\$115.00	\$17,250.00
Dejana Industries	\$100.00	\$15,000.00	\$11,167.00	\$33,501.00	\$100.00	\$15,000.00
Illinois Central Sweeping	\$155.00	\$23,250.00	\$15,280.00	\$45,340.00	\$155.00	\$23,250.00
Total YR1						
						\$60,750.00
						\$63,501.00
						\$91,840.00
	Year Two					
	Unit Price Bid	Street Sweeping, Straight Line, Special Events	Unit Price Bid	Street Sweeping Village Sweep	Unit Price Bid	Street Sweeping CBD
Lake Shore Recycling	\$117.30	\$17,595.00	\$8,925.00	\$26,775.00	\$117.30	\$17,595.00
Dejana Industries	\$102.00	\$15,300.00	\$11,350.00	\$34,170.00	\$102.00	\$15,300.00
Illinois Central Sweeping	\$158.00	\$23,700.00	\$15,738.00	\$47,214.00	\$158.00	\$23,700.00
Total YR2						
						\$61,965.00
						\$64,770.00
						\$94,614.00
	Year Three					
	Unit Price Bid	Street Sweeping, Straight Line, Special Events	Unit Price Bid	Street Sweeping Village Sweep	Unit Price Bid	Street Sweeping CBD
Lake Shore Recycling	\$119.64	\$17,946.00	\$9,103.50	\$27,310.50	\$119.64	\$17,946.00
Dejana Industries	\$104.00	\$15,600.00	\$11,618.00	\$34,854.00	\$104.00	\$15,600.00
Illinois Central Sweeping	\$161.00	\$24,150.00	\$16,210.00	\$48,630.00	\$161.00	\$24,150.00
Total YR3						
						\$63,202.50
						\$66,054.00
						\$96,930.00
Grand Total						
Lake Shore Recycling		\$185,917.50				
Dejana Industries		\$194,325.00				
Illinois Central Sweeping		\$283,384.00				

**EXHIBIT C**

To The Honorable President and Board of Trustees  
Village Hall  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

**VILLAGE OF HINSDALE, ILLINOIS STREET SWEEPING BID #1672 -  
BIDDER'S PROPOSAL**

Full Name of Bidder	<u>Lakeshore Recycling Systems LLC, CleanSweep Division</u>
Main Business Address	<u>6132 Oakton Street, Morton Grove, IL 60053</u>
Phone	<u>833/222-2260 or 630/377-7000 options 1 and 3</u>
Fax	<u>773/685-6043</u>
Email	<u>CleansWeep@lrsrecycles.com</u>

The undersigned, as bidder, declares that the only person or parties interested in this Proposal as principals are those named herein; that this Proposal is made without collusion with any other person, firm, or corporation; that he has carefully examined the locations of the proposed work, the proposed forms of Agreement, the Contract Specifications for the above designated work, and he proposes and agrees if this Proposal is accepted that he will contract with the Village of Hinsdale in the form of the copy of the Agreement included in these contract documents to provide all necessary machinery, tools, apparatus and other means of work, including utility and transportation services necessary to do all the work and furnish all the materials and equipment in the manner and time herein prescribed; and according to the Certificates of Insurance specified, and to do all other things required of the Contractor by the Contract documents; and that he will take in full payment therefore the sums set forth in the following Bidding Schedule. If this proposal is accepted and the undersigned shall fail to contract as aforesaid within fifteen (15) days of the date of the award of contract, and to give all certificates of insurance as required, the Village of Hinsdale, shall at its option, determine that the bidder has abandoned this contract and thereupon this proposal and acceptance thereof shall be null and void.

\_\_\_\_\_  
Date July 6, 2020

\_\_\_\_\_  
Lakeshore Recycling Systems LLC, CleanSweep Division

\_\_\_\_\_  
Contractor  
\_\_\_\_\_  
6132 Oakton Street  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Morton Grove, IL 60053  
\_\_\_\_\_  
City and State

ATTEST

By

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
CleanSweep Operations Manager  
\_\_\_\_\_  
Title



## CONTRACT PRICE

### Schedule of Prices

#### Unit Price Contract

For providing, performing and completing all work, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item. The quantities listed in the Schedule of Prices are an estimate only for the purposes of securing unit prices. The Village reserves the right to add or subtract work based on its annual appropriation for these services.

#### Complete Tables as Indicated:

\*Item #2 to be completed within 2 weeks of scheduled start date for each of the three full town sweeps included in this contract. A minimum of 3 street sweeper units per day is required for the full town sweeps.

\*\*Item #3 to be completed between the hours of 5:00 A.M. to 7:00 A.M. on designated days.

Project Name: Village of Hinsdale Street Sweeping

Bid Number: 1672

#### Year One

Item Number	Description	Unit	Bid Comparison Quantity	Unit Price Bid	Extended Total
1	Street sweeping, straight line, special events	Hours	150	\$115	\$17,250.00
2*	Street sweeping, Village sweep	Per Circuit	3	\$8,750	\$26,250.00
3**	Street sweeping Central Business District	Hours	150	\$115	\$17,250.00
Extended Total					\$60,750.00

#### Year Two

Item Number	Description	Unit	Bid Comparison Quantity	Unit Price Bid	Extended Total
1	Street sweeping, straight line, special events	Hours	150	\$117.30	\$17,595.00
2*	Street sweeping, Village sweep	Per Circuit	3	\$8,925	\$26,775.00
3**	Street sweeping Central Business District	Hours	150	\$117.30	\$17,595.00
Extended Total					\$61,965.00

**Year Three**

Item Number	Description	Unit	Bid Comparison Quantity	Unit Price Bid	Extended Total
1	Street sweeping, straight line, special events	Hours	150	\$119.64	\$17,946.00
2*	Street sweeping, Village sweep	Per Circuit	3	\$9,103.50	\$27,310.50
3**	Street sweeping Central Business District	Hours	150	\$119.64	\$17,946.00
<b>Extended Total</b>					<b>\$63,202.50</b>

**TOTAL CONTRACT PRICE:**

One hundred eighty-five thousand, nine hundred seventeen Dollars and Fifty Cents  
 (in writing) (in writing)

\$185,917 Dollars and 50 Cents  
 (in figures) (in figures)

**REQUEST FOR BOARD ACTION**  
**Police Department**

**AGENDA SECTION:** Consent Agenda – ZPS

**SUBJECT:** Blanket Purchase Order with Chicago Parts and Sound/PDS

**MEETING DATE:** August 11, 2020

**FROM:** Brian King, Chief of Police

---

**Recommended Motion**

Approve the issuance of a blanket purchase order in the amount of \$27,000 to Chicago Parts and Sound/PDS for the installation of equipment in new squad cars.

**Background**

On July 19, 2019, the Village Board approved the purchase and scheduled replacement of Patrol Squads #40 and #43. On November 19, 2019, the Village Board approved the replacement of Patrol Squad #41, which was totaled in a traffic crash. In addition to the cost of the vehicle, the Village incurs the cost of installation and changeover of equipment in each new patrol squad. Procedurally, the approval of the installation and equipment changeover vendor is typically done under the Village Manager's spending authority since this spending is typically less than \$20,000 per year.

The long production times of patrol squad cars will result in all three of these vehicles being delivered and set up in the current fiscal year. To date, two of the installations have been completed and the third installation is pending. With three vehicle changeovers occurring in the same fiscal year, this will result in spending with the changeover vendor exceeding \$20,000 and requires Village Board approval.

**Discussion & Recommendation**

The total cost of three separate vehicle equipment set-up and installations is estimated at \$27,000. These costs were noted in the original RBA's for the purchase of the patrol squads. Chicago Parts and Sound has been the selected vendor for squad car set up and change over for the last two years. It is important for the Police Department to have similar set-ups and equipment from year to year. Thus, staff recommends continuing with Chicago Part and Sound for this service

**Budget Impact**

IRMA, the Village's insurance provider, will reimburse the Village for the set up costs associated with Patrol Squad #41 that is being replaced due to the accident.

**Village Board and/or Committee Action**

At their meeting of July 16, 2020, the Village Board agreed to move this item to the consent agenda of their next meeting.

**Documents Attached**

None

**REQUEST FOR BOARD ACTION**  
**Police Department**

**AGENDA SECTION:** Consent Agenda – ZPS

**SUBJECT:** Parking citation management software

**MEETING DATE:** August 11, 2020

**FROM:** Brian King, Chief of Police

---

**Recommended Motion**

Approve a payment to T-2 Systems, Indianapolis, Indiana in an amount not to exceed \$24,893 for citation management software.

**Background**

T-2 Systems is the Village's software vender for the issuance and management of citations and parking permit management. In addition, the vender also provides software for mobile ticket writers used in parking enforcement. They have been the Village's provider for citation management the since 2016.

**Discussion & Recommendation**

T-2 is the backbone system for citation management in the Village of Hinsdale. If the Village moves to a LPR system for ticket writing, T-2 will support the conversion. This price is based on the terms of the original contract, staff will work to renegotiate a favorable long term contract moving forward.

**Budget Impact**

These are budgeted funds.

**Village Board and/or Committee Action**

Per the Village's approved meeting policy, this award is included on the Consent Agenda without the benefit of a First Reading because it meets the definition for a routine item: it is included in the approved budget, is under budget, and is less than \$500,000.

**Documents Attached**

1. T-2 Contract

## T2 Systems - Confidential Quotation

**Bill To:**

Hinsdale Police Department  
19 E Chicago Avenue  
Hinsdale, Illinois 60521  
United States

**Prepared By:**

Tristen Moe

**Prepared For:**

Mark Wodka

**For:** Hinsdale Police  
Department

**Quote ID:** Q-10128

**Date Issued:** 6/9/2020

**Expires:** 8/8/2020

**Ship To:**

Hinsdale Police Department  
19 E Chicago Avenue  
Hinsdale, IL 60521  
United States

Mark Wodka

630-789-7086

[mwodka@villageofhinsdale.org](mailto:mwodka@villageofhinsdale.org)

EIN:

## Subscriptions

Product Name	Quantity	Total
<b>Flex Mobile Enforcement</b>		
Year 1: 08/09/20 – 08/08/21	2.00	USD 1,914.42
<b>Core Flex Professional Edition</b>		
Year 1: 08/09/20 – 08/08/21	5.00	USD 22,979.15
<b>TOTAL:</b>		<b>USD 24,893.57</b>

**Year 1 Total:** USD 24,893.57

**Year 2 Total:** USD 0.00

**Year 3 Total:** USD 0.00

**Tax Amount:** USD 0.00

**Tax Comments:** N/A

**Additional Information:**

**Freight Term:** FOB-VEND-PP

**Payment Terms:** N30

**IRIS Profile:**

**End User:** Hinsdale Police Department

**GP Customer Number:** 1521

### Billing Terms

This renewal quote is for expiring subscriptions and may not include all subscription services in use by your organization. Any italicized pricing on the quote indicates a continuation of a current subscription, following a bridge term. The italicized pricing is a place holder, included on the quote only to note a change in a subscription's term. The quote's annual totals do **NOT** include the cost of any italicized pricing because these amounts are not being renewed.

Ongoing software subscriptions and hosting fees are billed annually and payable on the anniversary of the software location activation date. Subscriptions and support shall be automatically renewed for an additional term of one year, effective immediately after the expiration of any then-current term, unless either T2 or Subscriber gives notice of non-renewal to the other at least sixty days in advance of the expiration of the then-current term.

Tax rate, if applicable, will be finalized for calculation at time of invoicing. Invoices paid via credit card will incur a 2.5% convenience fee.

Is a PO (purchase order) number required to be referenced on the invoice?

☐ YES

☐ NO

**Quote Number: Q-10128**

**PO Required?**

*IF "NO" IS SELECTED UNDER PO REQUIRED, CUSTOMER ACCEPTS RESPONSIBILITY TO PROCESS CONTRACT PAYMENT WITHOUT RECEIPT OF PURCHASE ORDER NUMBER.*

### Customer

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

PO # \_\_\_\_\_



# **T2 SYSTEMS, INC.**

## **SOFTWARE SUBSCRIPTION AGREEMENT**

THIS SOFTWARE SUBSCRIPTION AGREEMENT is entered into as of August 9, 2016 ("Effective Date") and contains the subscription agreement between Hinsdale Police Department ("Subscriber") and T2 SYSTEMS, INC. ("T2"). Subscriber specific details are contained in the *Quote* executed by the Parties. Certain terms are defined in Article 13.

### **Article 1. SOFTWARE SUBSCRIPTION**

**Section 1.1 Software Subscription.** T2 grants to Subscriber a non-exclusive right to use: (i) one Production Copy of the T2 Flex® Software for its Authorized Concurrent Users and (ii) copies of the handheld ticket-writer software equal to the number of handheld ticket-writer Hardware units purchased by Subscriber, if applicable. T2 grants the Subscription(s) for the Authorized Purposes and no other purposes. At no time may the number of user accounts for the Software exceed the number of Authorized Concurrent Users. T2 has the right to monitor number of Concurrent Users. Subscriber may increase the number of Authorized Concurrent Users in the manner provided for in the *Quote*.

**Section 1.2 Term.** The Subscriptions granted in this Article 1 and Article 4 are for the term specified in Section 7.1.

**Section 1.3 Warranty of Functionality.** T2 warrants to Subscriber that:

For a period of ninety (90) days after T2 installs the T2 Flex® Software, including the handheld ticket-writer Software if applicable, at the Subscriber's premise or installs it on the Hosted System, whichever the case may be, the Software will provide at least the functionality contained in the then-current product literature as posted on T2's corporate website, and will perform without errors which would significantly affect its ability to provide that functionality. This warranty is contingent upon Subscriber advising T2 of any failure of the T2 Flex® Software to perform within ninety (90) days after the Installation Date. The notice to T2 shall specifically identify the error or errors. T2's services in connection with the correction of the errors shall be provided without charge to Subscriber. T2 does not warrant that the operation of the T2 Flex® Software will be uninterrupted or error free. Further, T2 does not warrant that the T2 Flex® Software will operate on any particular configuration of software, operating system or computer system.

**Section 1.4 No Other Warranties.** The warranties made by T2 in Section 1.3 with regard to both the T2 Flex® Software and the handheld ticket-writer Software are in lieu of all other representations or warranties, express or implied, including without limitation any implied warranties of design, merchantability, or fitness for any specific or general purpose and those arising by statute or by law, or from a course of dealing, or usage of trade, all of which are disclaimed.

**Section 1.5 Installation.** Except as provided in Section 3.2, T2 shall install the Software and confirm that the Software is working properly. Once the Software is installed, the Subscriber shall verify that the installation is complete and the Software is working properly.

## **Article 2.    HARDWARE**

**Section 2.1 Applicability.** The provisions of this Article 2 apply only if *Quote* states that T2 or an authorized T2 Systems distributor will sell hardware (the "Hardware") and related software. In addition, the provisions of Article 2 only apply to Hardware purchased through T2 or an authorized T2 Systems distributor. Any Hardware purchased from sources outside of T2 will be the sole responsibility of the Subscriber. T2 will not be responsible for the failure of the software to perform to the extent that such failure to perform is due to the failure of a third party function, such as Internet availability required for the connection between the Hardware and Flex or the wireless network availability required for the T2 Software to be able to send and receive data. In no event shall T2 be liable for the failure of the software to perform if such failure arises due to the combination of the software with third party hardware or software. T2 shall not cover repair, labor or replacement of parts that are by nature expendable.

**Section 2.2 Handheld Hardware Warranty.** T2 warrants to the Subscriber that the Handheld Hardware will be free from defects in workmanship and materials, under normal use, for one year (365) days from the date the Hardware is delivered.

**Section 2.3 Access Revenue Control Hardware Warranty.** T2 Systems warrants that all hardware sold will be free from any defects in material and workmanship for the warranty periods described below under normal operating conditions when installed in accordance with the T2 Systems installation instructions, normal wear and tear excepted.

The warranty periods for the following products are:

- (i)     Vehicle Gates: 2 years or 1 million cycles. (Whichever comes first)
- (ii)    Revenue equipment (including firmware): 1 year
- (iii)   Loop Detectors: 1 year

The warranty period shall start from the date of installation of the product by certified installation personnel. If a project requires a delayed warranty start date, the distributor or customer must request a delayed start date in writing five business days before the scheduled installation date. T2 Systems will review and accept on a case by case basis. No distributor shall have the authority to bind T2 Systems to any warranty beyond that extended therein.

**Section 2.4 Exclusive Remedy.** Should a Hardware Error occur during the warranty period and you notify T2, Subscriber's sole and exclusive remedy shall be, at T2's sole option and expense, to repair or replace the Hardware parts which have been found to be defective. At T2's sole discretion, parts may be repaired as opposed to being replaced. T2 may

replace parts with others of like kind and quality. T2 will provide service at any T2 service center or at such other location as may be designated by T2. Subscriber agrees to follow the Return Materials Authorization Process as set forth in Section 2.8.

**Section 2.5 Hardware Repair Limitations.** T2's liability for Hardware repairs under this Agreement shall be limited to the actual cash value of the Hardware in operating condition at the time of the claim. Except as otherwise expressly agreed by T2, nothing herein shall obligate T2 to repair or replace aesthetic or structural items including, but not limited to, damage to the case or screen from dropping, warping of any kind to housing, case or frame of the Hardware. Subscriber agrees that it is responsible for repair costs associated with worn out or damaged touch screens or LCD modules. This Agreement only applies to the operation of the Hardware under the conditions for which it was designed, and does not cover damage resulting from external causes such as, but not limited to, damage resulting from a collision with any object or from fire, flooding, sand, dirt, windstorm, hail, earthquake, act of God, damage from exposure to weather conditions not anticipated or contemplated by the manufacturer's specifications, battery leakage, theft, misuse, abuse, damage from failure of, or improper use of, any electrical sources or connection to other products not recommended for interconnection by the Hardware manufacturer. Subscriber shall perform all preventative maintenance recommended by the Hardware manufacturer to maintain the Hardware in operating condition and Subscriber agrees that any loss or damage resulting from the failure to provide the Hardware manufacturer's recommended maintenance is not covered by this Agreement.

**Section 2.6 Obsolete Hardware.** While it is T2's intention to support Hardware for as long as is technically and financially feasible, T2 reserves the right to discontinue maintenance and support of obsolete Hardware six months after providing written notice to Subscriber. After that time, T2 will offer repair services on the then-current standard rates for time and materials for the obsolete Hardware so long as parts and labor are reasonably available.

**Section 2.7 Engineering Modifications.** All products of T2 Systems are subject to design and/or appearance modifications which are production standards at the time of shipment. T2 Systems may, but shall not be required, to, modify, or update products shipped prior to a current production standard.

**Section 2.8 Return Materials Authorization (RMA) Process.** In the event that Subscriber experiences a malfunction with respect to the Hardware, Subscriber shall call T2 technical support in order to determine the cause of the malfunction. If T2 technical support determines that the Hardware does require service, the technician will instruct Subscriber as to the proper return procedure. A Return Material Authorization Number (RMA) must be obtained before product is returned. Subscriber shall return the damaged Hardware, together with a description of the malfunction, to T2 or other service location as directed by the T2 technician. Subscriber shall remove the Flash ROM or RAM cards prior to shipping the Handheld Hardware to the appropriate T2 service center. Subscriber is responsible for all freight and insurance charges inbound to the service center. T2 is responsible for all freight and insurance charges outbound from the service center. T2 Systems is not responsible for removal, installation, or any incidental expenses incurred in replacing the defective item or shipping the product to or from the distributor or customer.

**Section 2.9 Restocking Fee for Returned Hardware.** The Subscriber may return handheld and T2 Point of Sale hardware within 30 days of delivery if the

goods are in an unsoiled, undamaged, new, and re-saleable condition. The Subscriber may cancel access and revenue control hardware within three (3) weeks of T2 receiving a purchase order. T2 charges a minimum of 25% restocking fee on all equipment that is returned unless the delivered goods were damaged or found malfunctioning upon arrival by purchaser. The credit will be issued only after the equipment is inspected and determined by an Employee of T2 to be in unsoiled, undamaged, new and re-saleable condition. The Subscriber will pay for all freight charges to T2's plant unless the delivered goods were damaged or found malfunctioning upon arrival, in which case the seller shall pay all return freight charges. Subscriber and/or the Distributor agree to inspect all delivered pieces of ARC hardware immediately and report any visible damage within 48 hours to T2. Failure to report damage in this time frame will result in the inability to replace damaged goods. Hidden damage (i.e. electrical issues, board malfunctions, etc.) must be reported within 7 days.

**Section 2.10 Limitation of Liability.** THE WARRANTIES AND REMEDIES SET FORTH IN THIS Article 2 ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, TERMS OR CONDITIONS, EXPRESS, IMPLIED OR STATUTORY, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ACCURACY, CORRESPONDENCE WITH DESCRIPTION, SATISFACTORY QUALITY AND NON-INFRINGEMENT, ALL OF WHICH ARE EXPRESSLY DISCLAIMED BY T2. T2 SHALL NOT BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, INDIRECT, SPECIAL, OR PUNITIVE DAMAGES OF ANY KIND, LOSS OF INFORMATION OR DATA, LOSS OF REVENUE, LOSS OF BUSINESS OR OTHER FINANCIAL LOSS ARISING OUT OF OR IN CONNECTION WITH THE SALE OR USE OF THE HARDWARE, WHETHER BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT PRODUCT LIABILITY OR ANY OTHER THEORY, EVEN IF T2 HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF ANY LIMITED REMEDY SPECIFIED IN THIS SUBSCRIPTION AGREEMENT IS DEEMED TO HAVE FAILED OF ITS ESSENTIAL PURPOSE. T2'S ENTIRE LIABILITY SHALL BE LIMITED TO REPLACEMENT, REPAIR, OR REFUND OF THE PURCHASE PRICE PAID, AT T2'S OPTION.

### **Article 3. HOSTING SERVICES**

**Section 3.1 Applicability.** The provisions of this Article 3 apply only if *Quote* states that T2 will provide hosting services ("Hosting Services").

**Section 3.2 Software Installation.** T2 shall install the Software on the Hosting System.

**Section 3.3 Access.** In consideration of the payment of the Hosting Fee, T2 will provide Subscriber access to the Software via the Hosting Services and Hosting System. Subscriber may access the Hosting System using Subscriber's remote access equipment. T2 shall undertake commercially reasonable efforts to provide Subscriber with consistent service in a shared hardware environment (i) insulated from changes in the Internet, and (ii) sufficient to access the Software on T2 Application Server through the Internet twenty-four (24) hours per day, seven (7) days per week, except for routine maintenance performed pursuant to notice to

Subscriber. T2 shall monitor T2's Application Server and undertake commercially reasonable efforts to restore promptly all failures of service at no additional charge to Subscriber. Subscriber shall be solely responsible for (i) providing Internet devices and supported browsers, and (ii) Internet connections, at Subscriber's sole cost and expense.

**Section 3.4 Hours of Operation.** Generally, connectivity will be available seven (7) days per week, twenty-four (24) hours per day. Subscriber's access is subject to outages for scheduled maintenance activities and outages attributable to failure of the Subscriber's telecommunications provider to provide an Internet connection. Whenever practical, scheduled maintenance activities will be performed [outside] the hours of 8:00 a.m. and 8:00 p.m. ET. Notice of scheduled maintenance shall be provided to Subscriber via email.

**Section 3.5 Maintenance and Updates.** T2 shall provide maintenance for the Hosting System, including updates and patches and shall install any updates or enhancements for the Software that are released by T2 to its Subscribers. T2 will notify Subscriber when the updated version is available.

**Section 3.6 Improvements.** In order to maintain the quality of the Hosting Services provided by T2 hereunder, T2 reserves the right to change the hours of operation and other facilities and procedures relating to access and use of its Hosting Services. T2 will provide Subscriber with ten (10) days notice prior to any planned improvements that may materially affect the Hosting Services.

**Section 3.7 Passwords and Security.** Subscriber will control the issuance of passwords and user IDs for the use of the Software by Subscriber's Authorized Concurrent Users. Subscriber shall be responsible for the confidentiality of all those passwords. Subscriber acknowledges that it will be responsible for all liabilities incurred through use of any password assigned to Subscriber, and that any transactions under Subscriber's password will be deemed to have been performed by Subscriber.

**Section 3.8 Ownership of Data.** Subscriber shall maintain ownership of any Subscriber Data provided to T2 or input to the Software pursuant to this Agreement. T2 shall not supplement, modify or alter any Subscriber Data except as directed or requested by Subscriber (other than technical modifications necessary to upload/format the Subscriber Data to the Web Site).

**Section 3.9 Limitation of Liability.** T2's total liability, if any, with respect to the subject matter of the Hosting Services (including, but not limited to, liability arising out of contract, tort, strict liability, breach of warranty or otherwise), is limited to the fees paid by Subscriber for the Hosting Services in the three (3) months prior to the act that gave rise to the liability; *provided, however*, that this limitation does not apply to damages to Subscriber directly caused by willful or malicious misconduct by T2 or its employees or by any claims brought against Subscriber based upon a violation of third party rights by the Software, which are covered by Section 10.4. T2 WILL NOT BE LIABLE IN ANY EVENT FOR LOSS OR INACCURACY OF DATA, LOSS OF PROFITS OR REVENUE, OR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING, WITHOUT LIMITATION, THE COST OF ANY SUBSTITUTE SERVICE), WHETHER OR NOT FORESEEABLE AND EVEN IF T2 HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS SECTION SHALL APPLY TO ANY ACTION OR ARBITRATION HEREUNDER.

**Section 3.10 Warranties.** EXCEPT AS MAY BE OTHERWISE SPECIFICALLY SET FORTH IN THE QUOTE, T2 MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE HOSTING SERVICES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

**Section 3.11 Performance.** ALTHOUGH T2 WILL TAKE REASONABLE STEPS TO PROVIDE ERROR-FREE AND CONTINUOUS HOSTING SERVICES, T2 DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE HOSTING SERVICES WILL BE UNINTERRUPTED OR ERROR-FREE. AS A RESULT, THE HOSTING SERVICES ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND.

## **Article 4. PROFESSIONAL SERVICES.**

**Section 4.1 Applicability.** The provisions of this Article 4 apply only if the *Quote* states that T2 will provide web site development services or other custom development services (collectively, the "Professional Services").

**Section 4.2 Web Site.** T2 shall provide a Web Site for Subscriber. T2 and Subscriber contemplate that the Web Site will be enhanced over time and unless T2 is providing Hosting Services, the Web Site will be hosted by Subscriber.

**Section 4.3 License.** Subject to payment by Subscriber of any Web Site Fee which is due, T2 grants to Subscriber a non-exclusive right to use the Web Site prototype and any additional enhancements or customization in connection with the use of the Software under the same Terms and Conditions.

**Section 4.4 Web Site Development.** If the Subscriber determines that the Web Site requires additional enhancements or customization, T2 shall provide development services relating to the Web Site. T2's services in assisting Subscriber in this regard shall be provided on a Time and Materials Basis.

## **Article 5. TECHNICAL SUPPORT**

**Section 5.1 Technical Support Services.** T2 offers the Subscriber technical supportas described in Section 13.9.

**Section 5.2 Technical Support Hours.** T2 offers Technical Support from 8:00 a.m. EST to 8:00 p.m. EST Monday through Friday excluding holidays. The Target Response Time is two (2) hours.

**Section 5.3 Updates and Enhancements.** To the extent that T2 releases an updated or enhanced version of the Software during the Subscription Term, T2 will make the updated version available for download by Subscriber at no additional charge. Subscriber shall be permitted to use the updates and enhancements to the extent provided in Article 1.

**Section 5.4 Technical Support Exclusions.** T2 will not be responsible for failure to correct a problem to the extent that T2 is unable to replicate the

problem, or if the problem is caused by: (i) misuse of the Software, (ii) failure by Subscriber to utilize compatible computer and networking hardware and software, (iii) interaction with software or firmware not provided by T2, (iv) any change in applicable operating system software, or (v) the failure of Subscriber to install updates to the Software provided by T2. A Subscriber who is not current with their account will not be eligible for technical support. In any such event, T2 will advise Subscriber and, upon request, will provide such assistance as Subscriber may reasonably request with respect to such problem at T2's then-current standard rates for time and materials.

**Section 5.5 Cooperation.** Subscriber acknowledges (i) that certain services or obligations of T2 hereunder may be dependent on Subscriber providing certain data, information, assistance, or access to Subscriber's systems, (collectively, "Cooperation"), and (ii) that Cooperation may be essential to the performance of such services by T2. The parties agree that any delay or failure by T2 to provide services hereunder which is caused by Subscriber's failure to provide timely Cooperation reasonably requested by T2 shall not be deemed to be a breach of T2's performance obligations under this Agreement.

**Section 5.6 Supported Versions of Flex.** T2 requires all T2 Flex instances hosted by the Subscriber or hosted by T2 on behalf of Subscriber for either production or for testing to be the current or next most recently released T2 Flex application software version. T2 reserves the right to upgrade any T2 hosted T2 Flex instance with 24 hour notice to the Subscriber. Notice may be provided via email or phone.

## **Article 6. PAYMENT**

**Section 6.1 Fees.** The Subscription Fee, Web Development/eBusiness, Hosting Services Fee, Professional Services Fee, Hardware Fee and any additional agreed upon fees (collectively, the "Fees") shall be payable according to the terms set forth in the *Quote*. Partial periods shall be prorated. Notwithstanding anything to the contrary contained herein, if this Agreement is terminated by T2 for cause or by Subscriber for convenience prior to the expiration of the Guaranteed Minimum Commitment (as set forth in the *Quote*), the unpaid balance for the Guaranteed Minimum Commitment shall accelerate and be due and payable in full immediately upon acceleration.

**Section 6.2 Change in Fees.** T2 will increase the Fees by five (5) percent per year, provided T2 notifies Subscriber in writing at least sixty (60) days prior to a renewal period. If T2 fails to provide a sixty (60) day notice, then the increase in fees will not become effective until the beginning of the first month following the sixty (60) day period after T2 notified Subscriber of the increase.

**Section 6.3 Certain Taxes.** If applicable, in addition to the consideration provided herein, Subscriber agrees to pay amounts equal to any sales, use, excise or other taxes or any custom duties levied against or imposed: (i) upon the subscription of the Software to Subscriber, or (ii) upon the Authorized Production Copies and the permitted back-up copies used by Subscriber, or (iii) upon the support provided under Article 5, or (iv) resulting from this Agreement, or any activities hereunder; but Subscriber shall not be obligated to pay any taxes based on T2's net income. If Subscriber claims an exemption from any such taxes, Subscriber shall provide to T2 an appropriate exemption certificate. If Subscriber challenges the applicability of any tax, Subscriber shall nevertheless pay the same to T2 and Subscriber may thereafter challenge the tax and seek a refund thereof. Subscriber agrees to indemnify and hold

harmless T2 from any cost, fee, penalty or expense (including counsel fees) in connection with any assertion by any taxing authority that T2 has failed to collect and remit their sales or use tax on transactions hereunder or to pay any property taxes on the copies of the Software in Subscriber's possession but shall have no such obligation to T2 with respect to any amount paid by Subscriber to T2 and not remitted to the relevant taxing authority.

**Section 6.4 Invoices.** Invoices for payment of amounts due to T2 under this Agreement shall be itemized in reasonable detail. If Subscriber does not dispute any part of an invoice, Subscriber shall pay the amounts due within thirty (30) days of receipt. If Subscriber disputes one or more items of an invoice, Subscriber shall: (i) pay T2 within thirty (30) days of receipt of the invoice the amounts for items not disputed; and (ii) notify the Finance Department of T2 within those thirty (30) days in writing of its dispute of one or more items of the invoice, identifying the item or items in dispute and setting forth in reasonable detail the basis for each dispute. Failure to so notify the Finance Department of T2 of each item in dispute and the basis therefore shall be deemed acceptance of those items, and Subscriber shall forthwith pay T2 therefore.

**Section 6.5 Failure to Make Payment.** If Subscriber fails to make any payments within thirty (30) days after the amount is due pursuant to this Agreement, then the amount, without the necessity of any notice or action by T2 shall become due and payable together with interest thereon from the date of nonpayment at twelve percent (12%) per annum [or the highest rate permitted by law if less than twelve percent (12%)] and with reasonable attorneys' fees and other costs of collection. The non-exclusive subscription granted pursuant to Article 1 of this Agreement may be terminated by T2 with thirty (30) days prior written notice in the event Subscriber fails to make any payments when due under this Agreement.

**Section 6.6 Payment by Automated Clearing House.** If applicable, Subscriber agrees that the Subscription Fee and Web Site Fee (if applicable) shall be paid by Automated Clearing House debit. Subscriber agrees to complete the ACH Authorization Agreement accompanying this Software Subscription Agreement. If Subscriber is unable to execute an ACH Authorization Agreement, Subscriber shall make payment to T2 by check, credit card or debit card in the amount payable hereunder. Furthermore, Subscriber agrees to submit such payment to T2 so that payment is received by T2 on or before the Subscription Fee due date.

#### **Payment Options**

1. Annual Subscription paid in advance
2. Monthly Subscription paid in advance. Monthly payments are subject to a 3% processing fee.
3. ACH (see above)

**Section 6.7 Late Charges.** If Subscriber does not make timely payment of the Subscription Fee to T2 of any amount payable hereunder, in addition to the remedies available to T2 at law or equity, T2 may collect interest on the sum then owing at the rate of 12% per month from the due date until payment by Subscriber; provided, however, that in no event shall the aggregate interest charges exceed the maximum rate of interest which could be charged under applicable law and T2 may suspend services until all amounts due are collected. If



payment is not received within thirty (30) consecutive days, T2 has the right to suspend services provided hereunder.

## Article 7. TERM AND TERMINATION

**Section 7.1 Term.** The term of the Subscriptions granted in Article 1 and the provision of support under Article 5 shall commence on the Installation Date or three (3) months from the Effective Date of the Software Subscription Agreement, whichever is earlier, and shall continue for the period set forth in the *Quote* ("Initial Term"). If the Subscriber delays installation beyond the timeline in the *Quote*, the Subscriber may incur additional installation fees. If a delay in installation is caused by T2, the initial term of this Agreement shall commence at the date the Software is installed and the Subscriber executes the installation verification acknowledgement. Except as may be otherwise provided in the *Quote*, the term of the Subscriptions and support shall be automatically renewed for an additional term of one (1) year effective immediately after the expiration of any then-current term, unless either T2 or Subscriber gives notice of non-renewal to the other at least sixty (60) days in advance of the expiration of the then-current term.

**Section 7.2 Reengagement** When a project does not stay on the agreed upon schedule as defined in a mutually agreed upon Project Plan because the Subscriber did not meet their deliverables, or if the Subscriber requests a new date after a committed date has been scheduled, the Subscriber will be responsible for:

- a) Acceleration of payment for all Professional Services completed to date (i.e., I&T, project management costs, eBiz, interfaces, etc.).
- b) All hard costs, including travel.
- c) Rebooking fees.
- d) Any necessary rework (repeat of training, additional data sample, additional PM hours) would be billed at restart.
- e) A reengagement fee of 20% of the total professional services plus travel expenses associated with the reengagement.

**Section 7.3 Termination.** Subscriber may terminate the Subscriptions granted in this Agreement, any support under Article 5, any Professional Services, and any Hosting Services by notice of non-renewal given in accordance with Section 7.1 or by notice given in accordance with the provisions of Article 11. T2 may terminate the Subscriptions granted in the Agreement and any support under Article 5 by notice of non-renewal given in accordance with Section 7.1, by termination as provided in Section 6.5 or upon fifteen (15) days prior written notice in the event Subscriber uses the Software in a manner not permitted under the Agreement. Nothing in this agreement or any other agreement between the parties shall prohibit T2 from contracting with, or providing goods (including software) or services to, any other party to service the same end users contemplated by this agreement.

**Section 7.4 Return of Materials.** Upon termination of the Subscription of the Software or Handheld Software for any reason, Subscriber shall destroy all

copies of the Software or Handheld Software and any other materials received from T2 and furnish T2 a written statement certifying that through Subscriber's best efforts, and to the best of Subscriber's knowledge, all copies of the Software or the Handheld Software, including all copies of Client Components, and any other materials received from T2, have been destroyed.

#### **Section 7.5 Return of Subscriber Data..**

Upon termination of the Subscription of the Software, T2 shall, at Subscriber's request, return Subscriber's data in an Oracle standard database export format. To accommodate special requests to receive data in any other format, Subscriber will be responsible for additional time and materials required to accommodate this request. All special requests will be scoped by T2 and then an initial estimate provided to the Subscriber.

**Section 7.6 Outstanding and Future Payment Obligations.** All payment obligations between the parties that are outstanding as of the effective date of termination, or which accrue hereunder prior to the effective date of termination or which accrue for services that are completed after the effective date of termination shall survive the termination of this Agreement.

### **Article 8. SUBSCRIBER DATA**

**Section 8.1 Confidential Treatment.** All Subscriber Data which is submitted by Subscriber to T2 pursuant to this Agreement will be safeguarded by T2 to the same extent that T2 safeguards data relating to its own business; *provided, however*, if Subscriber Data is publicly available, is already in T2's possession from a source other than Subscriber or otherwise known to it, or was rightfully obtained by T2 from third parties, T2 shall bear no responsibility for its disclosure, inadvertent or otherwise. Upon reasonable notice, Subscriber may inspect T2's facilities during regular T2 business hours to assure Subscriber of T2's compliance with this obligation.

**Section 8.2 Obligation of Subscriber to Protect.** The Software creates and stores databases of personal information of end-users and data relating to Subscriber on the computer system on which the Software is installed. Subscriber agrees to take all steps which it deems are appropriate to provide adequate security for that information.

### **Article 9. RESTRICTIONS ON USE OF THE SOFTWARE**

**Section 9.1 No Distribution.** Subscriber may not distribute or sublicense the Software to any person.

**Section 9.2 No Sublicense; Persons Authorized to Use.** Subscriber may not resell accounts or sublicense persons to use the Software other than Authorized Concurrent Users.

**Section 9.3 No Reverse Engineering.** Subscriber agrees that it will not create or attempt to create or permit others to create or attempt to create, by reverse engineering or otherwise, the source programs for the Software or any part thereof from the object program or from other information made available under the Agreement (whether oral, written, tangible or intangible).

**Section 9.4 Limited Copies.** Subscriber is authorized to make copies of the Software, to the extent copies are reasonably required for back-up and archival purposes or for internal business operations. Subscriber agrees that while the Agreement is in effect, or while it has custody or possession of any property of T2, Subscriber will not copy or duplicate, or permit anyone else to copy or duplicate, any physical, magnetic, electronic or other version of the Software, beyond the number of authorized Production Copies subscribed pursuant to this Agreement, and Client Components which are installed on Authorized Concurrent Users' devices. Subscriber may modify the documentation as necessary for its internal purposes, but shall not alter or remove any proprietary notice in the documentation, including but not limited to T2's name, logo and copyright notice.

**Section 9.5 Export.** Subscriber shall not permit any copy (in any medium) of all or any portion of the Software to be transmitted to or located outside of the United States except with T2's prior written consent and compliance by Subscriber with any applicable export or import requirements.

**Section 9.6 Passwords.** Subscriber shall not: (i) transmit or share identification and/or password codes to persons other than the Authorized Concurrent Users for whom such codes were generated; (ii) permit Authorized Concurrent Users to share identification and/or password codes with others; or (iii) permit the identification and/or password codes to be cached in proxy servers and accessed by individuals who are not Authorized Concurrent Users.

## **Article 10. PROPRIETARY PROTECTION**

**Section 10.1 T2 Confidential Information.** Subscriber and Subscriber's subsidiaries recognize that the source code for the Software, and all specifications, techniques, manuals (other than end-user materials), system documentation and other materials relating to the operation of the Software which are disclosed or made available to Subscriber by T2 pursuant to this Agreement (collectively, "**T2 Proprietary Material**") are confidential, proprietary and trade secret and are protected by law. The Agreement does not give Subscriber the right to have access to any source code for the Software.

**Section 10.2 Other Proprietary Information.** T2 and Subscriber each may provide the other information which it treats as confidential or proprietary and which either (a) it has marked "Confidential" or "Proprietary," or (b) a reasonable person in the circumstances would understand to be confidential or proprietary ("**Proprietary Material**"). The receiving party agrees: (a) not to use Proprietary Material it receives from the disclosing party for any purpose other than performing its obligations and exercising its rights under this Agreement; (b) to exercise at least the same care to maintain the confidentiality of the Proprietary Material as it does its own confidential information of the same type; and (c) not to disclose the Proprietary Material to any third party, except that it may disclose Proprietary Material (i) on a confidential basis to its affiliates and its and its affiliates' attorneys, accountants, consultants, lenders, potential lenders and financial, tax, technical and other advisors who agree to keep it confidential, (ii) when required to comply with applicable laws or governmental regulations, (iii) in response

to a subpoena or other legal process provided that, if permitted by law, it first notifies the disclosing party and, to the extent possible, gives the disclosing party a reasonable opportunity to challenge the disclosure and (iv) on tax returns or in connection with any examination or audit thereof. "Proprietary Material" shall not include information received from a party which: (i) is in the other party's possession without actual or constructive knowledge of an obligation of confidentiality with respect thereto, prior to disclosure by the party; (ii) is or subsequently becomes part of a public domain through no fault of the other party; (iii) is disclosed to the other party by a third party having no obligation of confidentiality with respect thereto, and provided the other party did not have actual or constructive knowledge that such information was wrongfully disclosed by such third parties; or (iv) is independently developed by the other party.

**Section 10.3 Reproduction of Marks.** Subscriber agrees that any copies made of the Software, Handheld Software, any other T2 Proprietary Material and any other material obtained from T2 shall preserve unaltered patent, trademark, copyright, proprietary or confidentiality notices contained therein.

**Section 10.4 Patent and Copyright Indemnity.** T2 warrants that the Software and any materials developed by T2 and provided by T2 to Subscriber will not infringe on any United States copyright or patent. Should any legal action be made against Subscriber based on infringement of a United States copyright or patent as a result of the Software or the Professional Services, Subscriber shall promptly notify T2 and T2 shall defend the action at its expense. T2's liability in that event will be limited to defending the action and payment of any resulting court costs and damages finally awarded against Subscriber in the action. T2's obligations pursuant to this Section 10.4 shall not apply to any infringement caused by or resulting from Subscriber modifications or attempted modifications to any relevant system, or from Subscriber's failure to implement changes or updates furnished by T2 to Subscriber during the term of this Agreement.

## **Article 11. CORRECTION OF ERRORS**

**Section 11.1 Correction of Functionality of the Software.** The liability of T2 for the functionality of the Software is limited, except as provided below in this Section, to the warranty provided in Section 1.3. If, thirty (30) days after the giving of the required notice described in Section 1.3, the Software fails to so conform, and the failure to conform is occasioned by T2's error and not operator error, faulty data or hardware failures, then, Subscriber may, at its election at any time thereafter while the failure remains uncured, send T2 a written notice that: (i) T2 has continued to fail to correct the failure; and (ii) Subscriber has elected to terminate the subscription of the Software. Upon the continuance of that failure for a period of thirty (30) days after such written notice of the continuance of such failure to correct and Subscriber's election to terminate has been given to T2 by the Subscriber ("cure period"), Subscriber may, and its exclusive remedy shall be to, terminate the subscription granted pursuant to the Agreement within sixty (60) days after the expiration of the cure period by the destruction of the materials described in Section 7.4, and have returned to it, (to the extent the amounts have not been previously refunded) the Subscription Fee, under Section 6.1 of this Agreement theretofore paid to T2 for the initial Subscription Term. If Subscriber fails to return the materials within thirty (30) days after the expiration of the cure period, Subscriber shall have waived its right to terminate the subscription and to receive a refund of the Subscription Fee.

**Section 11.2 Correction of Support Errors.** T2's liability under Article 5 is limited as provided in this Section 11.2. T2 commits to use commercially reasonable

efforts repair "minor" bugs, which are errors that support a "work around" solution (a "Minor Error"), in the next production release of the Software, which would typically occur in ninety (90) days or less. New production releases (beta releases) are heavily tested by T2's technical staff and, typically, by beta site Subscribers, meaning that "critical" bugs, which are errors that would stop a Subscriber from processing (a "Critical Error" and together with a Minor Error, an "Error") rarely make it into a production release. Nevertheless, if a Critical Error makes it into a production release, T2 commits to use commercially reasonable efforts to distribute a software patch within forty-eight (48) hours of T2's receipt of notice of the Critical Error. If an Error continues for a period of sixty (60) days after that detailed written notice has been given to T2 by Subscriber ("cure period"), Subscriber may, and its exclusive remedy shall be to terminate the subscription of the Software by certifying destruction of the Software and other materials in the manner provided in Section 7.4 within thirty (30) days after the expiration of the cure period and, upon such certification, have returned to it the prorated consideration representing Subscriber's payment of the Subscription Fee for the days remaining in the then current Subscription Term computed from the date of T2's receipt of the termination notice.

**Section 11.3 Correction of Hardware Errors.** T2's liability under Article 2 is limited as provided in this Section 11.3. If after giving T2 notice of the Hardware Error, T2 fails to repair or replace the faulty Hardware, then, Subscriber may, at its election at any time thereafter while the Hardware Error remains uncured, send T2 written notice that (i) T2 has continued to fail to correct the Hardware Error and (ii) Subscriber has elected to terminate the Hardware Support services. If the Hardware Error continues for a period sixty days (60) after that detailed written notice has been given to T2 by Subscriber ("cure period"), Subscriber may, and its exclusive remedy shall be to request that T2 return the Hardware and have returned to it the prorated consideration representing Subscriber's payment for the Hardware repair and support.

**Section 11.4 Correction of Professional Services Errors.** Subscriber shall notify T2 within thirty (30) days' time after T2 advises Subscriber of its completion of the work in question when the Professional Services do not execute in accordance with the Subscriber's specifications. The notification shall include the detailed variances and the information necessary for T2 to verify the variances. T2, upon actual receipt of the notification and verification of the detailed variances, shall modify the work so that it shall conform to the Subscriber specifications. The passage of the thirty (30) day period after T2 advises the Subscriber that the work is completed without the notification described herein shall constitute final satisfaction of the express warranty and the warranty period described above.

## **Article 12. REMEDIES**

**Section 12.1 Waiver of Jury Trial.** Each party hereto hereby waives to the fullest extent permitted by applicable law, any right it may have to a trial by jury in respect of any claim, litigation or proceeding directly or indirectly arising out of, under or in connection with this Agreement.

**Section 12.2 Time to Sue.** No action, regardless of form, arising out of any of the transactions pursuant to this Agreement may be brought by Subscriber more than one year after the cause of action accrued.

**Section 12.3 No Other Liability.** Except to the extent provided in Section 2.2, Section 3.9 and Article 11, T2 and its third party licensors shall not be responsible

for any claims against Subscriber by any other party nor shall T2 or its third party licensors be liable for any property damage, personal injury, loss or inaccuracy of data, loss of profits or revenues, interruption of business, out-of-pocket expenses or any other direct, indirect, special, consequential or incidental damages, however caused, whether based on contract, tort (including negligence), strict liability, warranty, statutory rights or any other basis arising out of Subscriber's use of the Software, the provision of support, consulting or the marketing, delivery or supporting thereof, or otherwise arising pursuant to this Agreement. In the event any of the foregoing limitations of liability are void or are not effective, Subscriber agrees that the liability of T2 and its third party licensors for damages, if any, shall not exceed the Subscription fees paid by Subscriber to T2 for the three (3) months preceding the earliest event giving rise to the liability. With respect to Professional Services, in the event any of the foregoing limitations of liability are void or not effective, Subscriber agrees that T2's liability shall in no case exceed the amounts paid to T2 by Subscriber under this Agreement for Professional Services, or parts thereof, involved in the claim and not otherwise reimbursed. If only a part of the Professional Services is the subject of a claim, then T2's liability shall be limited to the amount which T2 may have theretofore allocated to that part of the Professional Services of this Agreement, in the *Quote*, in any invoice of statement rendered, or to the amount as may be allocated by T2 in its good faith discretion to the part of the Professional Services. T2 shall not be liable for any lost profits or for any claim or demand against Subscriber by any other party.

## **Article 13. DEFINED TERMS**

**Section 13.1 Agreement.** The "Agreement" between T2 and Subscriber consists of this Software Subscription Agreement and the *Quote*.

**Section 13.2 Authorized Hosting Provider.** An "Authorized Hosting Provider" means T2 or its subcontractors.

**Section 13.3 Authorized Purposes.** Subscriber's "Authorized Purposes" are the use of the Software for the Subscriber's internal parking business operations.

**Section 13.4 Authorized Concurrent Users.** The number of "Authorized Concurrent Users" is set forth in the *Quote*. Subscriber may increase the number of Authorized Concurrent Users in the manner provided for in the *Quote*.

**Section 13.5 Client Components.** The "Client Components" are components of the Software, which T2 makes available for downloading by Authorized Concurrent Users onto a personal computer or other personal electronic storage device solely for Authorized Purposes.

**Section 13.6 Cooperation.** "Cooperation" is defined in Section 5.5.

**Section 13.7 Critical Error.** A "Critical Error" is defined in Section 11.2.

**Section 13.8 Effective Date.** The "Effective Date" is the date of this Agreement.

**Section 13.9 Technical Support.** "Technical Support" includes:

<b>Service</b>	<b>T2 Hosted Customers</b>	<b>Self Hosted Customers</b>
Assistance with upgrading T2 Flex Software	Included	Excluded
Assistance with upgrades to Oracle database releases	Included	Excluded
Assistance with installation of Oracle patches	Included	Excluded
Access to Crystal Reports library of 400+/- reports	Included	Included
Authorized Concurrent Users may participate in on-line T2 Systems training on Software upgrades	Included	Included
Database rebuilds or repairs	Included	Excluded

**Section 13.10 Professional Services.** "Professional Services" shall have the meaning set forth in Section 4.1.

**Section 13.11 Guaranteed Minimum Commitment.** Subscriber shall be liable for the remainder of the current annual subscription fee once each annual term commences. Notwithstanding anything to the contrary contained herein, if the Software Subscription Agreement is terminated by T2 Systems for cause or by Subscriber for convenience prior to the expiration of the Guaranteed Minimum Commitment, the unpaid balance for the Guaranteed Minimum Commitment shall accelerate and be due and payable in full immediately upon acceleration.

**Section 13.12 Hardware Error.** "Hardware Error" shall mean a defect in the Hardware that prevents Subscriber and its Authorized Concurrent Users from accessing the Software through the Hardware.

**Section 13.13 Hardware Fee.** "Hardware Fee" shall mean the fee set forth in the *Quote* for the initial term of. The Hardware Fee is subject to change as provided in Section 6.2.

**Section 13.14 Hosting Error.** "Hosting Error" shall mean a defect in the Hosting System that prevents Subscriber and its Authorized Concurrent Users from accessing the Software through the Hosting Services.

**Section 13.15 Hosting Services Fee.** "Hosting Services Fee" shall mean the fee set forth in the *Quote* for the initial term of the Hosting Services. The Hosting Fee is subject to change as provided in Section 6.2.

**Section 13.16 Hosting Services.** "Hosting Services" shall mean that T2 will install, operate, and maintain the Software on T2's Application Server, and provide to Subscriber access to T2's Application Server sufficient for Subscriber to exercise its subscription rights granted herein and for the Authorized Concurrent Users to communicate with, access and use the Software by way of the Internet.

**Section 13.17 Hosting System.** "Hosting System" shall mean the computer and network equipment owned and maintained by T2 or its designated third party and the operating software licensed by T2 or its designated third party.

**Section 13.18 Installation Date.** "Installation Date" shall mean the date the Flex application goes into production mode.

**Section 13.19 Minor Error.** A "Minor Error" is defined in Section 11.2.

**Section 13.20 Production Copy.** A "Production Copy" is an executable code copy of the Software which is used on a computer system to process live data. Copies of all or a portion of the Software whether on multiple computers or on a computer system will constitute a single Production Copy so long as a single database is used by all of the copies of the Software. The number of Production Copies authorized under this Agreement is one, unless otherwise set forth in the *Quote*.

**Section 13.21 Professional Services Fee.** "Professional Services Fee" shall mean the fee set forth in the *Quote* for the initial term of the Professional Services. The Professional Fee is subject to change as provided in Section 6.2.

**Section 13.22 Proprietary Material.** "Proprietary Material" shall have the meaning set forth in Section 10.1.

**Section 13.23 Remote Access Equipment.** "Remote Access Equipment" shall mean the equipment necessary for Subscriber to access the services on the Internet. The Remote Access Equipment is to be provided by Subscriber.

**Section 13.24 Subscriber.** The "Subscriber" is identified in this agreement.

**Section 13.25 Subscriber Data.** "Subscriber Data" shall mean the data provided to T2 by Subscriber and the Authorized Concurrent Users, including data regarding Authorized Concurrent Users.

**Section 13.26 Subscription Fee.** The "Subscription Fee" for the initial Subscription Term is set forth in the *Quote*. The Subscription Fee for the terms after the initial Subscription Term may be changed as provided in Section 6.2.

**Section 13.27 Subscription Term.** The initial "Subscription Term" commences on the earlier of the Install Date or three (3) months from the Effective Date and extends for the period specified in the *Quote*. Each subsequent Subscription Term is for a period of one (1) year.

**Section 13.28 Software.** The "Software" is specified in the *Quote* and consists of T2 Flex® and all related software components including but not limited to, handheld ticket-writer software as specified in the *Quote*.



**Section 13.29 Target Response Time.** The "Target Response Time" is the time period during support hours in which T2 will strive to communicate with the Subscriber acknowledging a support request by the Subscriber.

**Section 13.30 Quote.** The Software Subscription Agreement is the document executed by T2 and Subscriber which incorporates the "*Quote*" by reference.

**Section 13.31 Standard Technical Support.** "Standard Technical Support" includes responses to questions of error by email or telephone.

**Section 13.32 T2 Proprietary Material.** "T2 Proprietary Material" is defined in Section 10.1.

**Section 13.33 Time and Materials Basis.** "Time and Materials Basis" means an hourly basis at the rate specified in the *Quote*, together with reimbursement of expenses.

**Section 13.34 Web Site.** "Web Site" means the Web Site prototype provided by T2, and subsequently customized at Subscriber's request.

**Section 13.35 Web Site Fee.** The "Web Site Fee" for the Web Site is identified in the *Quote*.

**Section 13.36 Wrap-Up Period.** "Wrap-Up Period" shall have the meaning set forth in *Quote*

## **Article 14. MISCELLANEOUS**

**Section 14.1 Escrow of Source Code.** T2 entered into a source code escrow agreement with Lincoln Parry Software, Inc. (the "Escrow Agreement") providing for the deposit of the source code programs for the executable version of the Software into an escrow account. The Escrow Agreement further provides, subject to the terms and conditions for which Subscriber agrees to be bound, that the escrow agent may release the source code to Subscriber upon the occurrence of one of the release event(s) specified therein. T2 will provide a copy of the Escrow Agreement to the Subscriber upon request. The Escrow Agreement provides that the Trustee shall deliver a copy of the source code to the Subscriber only if the Subscriber has satisfied the procedures and conditions set forth in the Escrow Agreement, including, the execution of the Non-Disclosure Covenant attached thereto. Upon release of the source code, the Subscriber is authorized to copy, modify, and create derivative works based on the source code for the sole purpose of debugging and maintaining the Software. The Subscriber shall remain entitled to keep a copy of the source code so long as the Subscriber continues to pay the Subscription Fee under this Agreement. Also, Subscriber shall pay to T2, within fifteen (15) days of receipt of invoice, the annual administrative fee of Lincoln Parry Software, Inc. Subscriber shall remain obligated to pay T2 the Subscription Fee notwithstanding the release of the source code for the Software from the escrow.

**Section 14.2 Notices.** Any notices or other communications required or permitted to be given or delivered under the Agreement shall be in writing and shall be delivered to T2 at its address specified on its web site or to Subscriber at its address specified in the *Quote* or to such other address as either party may, from time to time, designate to the other in writing.

All notices to T2 shall be to the attention of the CEO of T2. Any notice given shall be deemed to have been received on the date on which it is delivered personally, by courier service or by facsimile or, if mailed, on the third business day next following the mailing thereof.

**Section 14.3 No Partnership.** Nothing in this Agreement shall be deemed to create a partnership, joint venture or agency relationship.

**Section 14.4 Survival.** The provisions of Section 1.4, Section 3.9, Section 3.10, Section 6.3, Section 6.5, Section 7.4, Section 7.6, Article 8, Article 10, Article 11, Article 12, Section 14.4 and Section 14.6, and all obligations of Subscriber to pay or reimburse T2 for any amounts arising under this Agreement, shall survive any termination of either this Agreement or the non-exclusive subscription granted hereunder.

**Section 14.5 Publicity.** Subscriber agrees that T2 may identify Subscriber as a customer in the customer lists or other similar communications. T2 agrees not to use Subscriber's name in any other public releases or in any case histories except with Subscriber's prior consent which Subscriber agrees not to unreasonably withhold or delay.

**Section 14.6 Governing Law.** Regardless of the place of execution, delivery, performance or any other aspect of this Agreement, this Agreement and all of the rights of the parties under this Agreement shall be governed by, construed under and enforced in accordance with the substantive law of the United States of America and of the State of Indiana without regard to conflict of laws principles.

**Section 14.7 Severability.** If any provision in the Agreement shall be held to be in contravention of applicable law, the Agreement shall be construed as if that provision were not a part thereof and in all other respects the terms of the Agreement shall remain in full force and effect.

**Section 14.8 No Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of the Agreement shall be deemed to constitute a waiver of any subsequent breach of the covenant or condition nor justify or authorize a non-observance upon any occasion of that covenant or condition or any other covenant or condition of the Agreement.

**Section 14.9 Entire Agreement.** The Agreement (consisting of this Software Subscription Agreement and the *Quote*) constitutes the entire agreement between the parties hereto with regard to the Software, any Hosting Services, any Development Services, and any support of the Software.

**Section 14.10 Additional Work.** If Subscriber requires additional work and/or integrations not included in this Agreement and attached Quote, T2 and Subscriber shall negotiate the additional work, mutually agree on the scope and compensation, and document the terms in either a separate Agreement or an amendment to this Agreement per the purchasing requirements of the Subscriber.

**Section 14.11 Piggyback Cooperative Purchasing.** Subscriber agrees to allow this contract to be used for purposes of piggyback purchasing. Under piggyback purchasing, Subscriber and T2 agree to open the contract for the use of other public or state agencies with the stipulation the other state agencies will be offered the same prices, terms, and

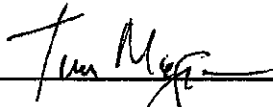
conditions as that of Subscriber. The contract is mandatory for Subscriber and optional for all other state agencies.

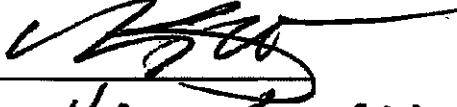
**Section 14.12 Arbitration.** Except for actions to protect Proprietary Rights and to enforce an arbitrator's decision hereunder, all disputes, controversies, or claims arising out of or relating to this Agreement or a breach thereof shall be submitted to and finally resolved by arbitration under the rules of the American Arbitration Association ("AAA") then in effect. There shall be one arbitrator, and such arbitrator shall be chosen by mutual agreement of the parties in accordance with AAA rules. The arbitration shall take place in Indianapolis, Indiana. The arbitrator shall apply the laws of the State of Indiana to all issues in dispute. The findings of the arbitrator shall be final and binding on the parties, and may be entered in any court of competent jurisdiction for enforcement. Legal fees shall be awarded to the prevailing party in the arbitration.

**IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the Effective Date.**

**T2 Systems, Inc.**

**Hinsdale Police Department**

By:   
Name: Tim Maginn  
Title: EVP

By:   
Name: Kevin Simpson  
Title: Chief of Police

REQUEST FOR BOARD ACTION  
Finance

**AGENDA SECTION:** Second Reading – ACA

**SUBJECT:** Comprehensive Annual Financial Report and Management Letter

**MEETING DATE:** August 11, 2020

**FROM:** Darrell Langlois, Finance Director

---

**Recommended Motion**

Accept of the Village's Comprehensive Annual Financial Report and Management Letter for the Eight Months Ended December 31, 2019.

**Background**

Village staff requests that the Village Board approve the Comprehensive Annual Financial Report (CAFR) and Management Letter for the Fiscal Year Ended December 31, 2019. As you may recall, this is for a short eight-month period due to the change in the Village fiscal year from April 30 to December 31. The Village intends to submit the CAFR to the Government Finance Officers Association (GFOA) for their consideration for a Certificate for Excellence in Financial Reporting award, which the Village has received for 26 consecutive years.

The audit was conducted by the CPA firm of Sikich, LLP of Naperville. Prior to publication of the audit, ACA Chairman Hughes and Village Manager Gargano were provided with opportunities to review and comment on drafts of the CAFR, MD&A, and Management Letter prior to being issued by the auditor.

There were no unusual items that came up associated with this year's audit. The management letter, which is attached, did not have any comments this year. Also attached is the "Auditors Communication to the Trustees" which communicates, among other things, internal control "deficiencies" that are suggestions for improvement. There are no deficiencies noted this year, and the report notes that the one deficiency noted last year has been corrected.

**Discussion & Recommendation**

Village staff recommends approval of the Comprehensive Annual Financial Report and Management Letter

**Budget Impact**

N/A

**Village Board and/or Committee Action**

At their meeting of July 16, the Village Board agreed to move this item forward for a second reading at their next meeting.

**Documents Attached**

None-electronic copies of the materials were provided on July 13, 2020 and paper copies were distributed on July 31, 2020.

Administration

**AGENDA SECTION:** Agenda Section – ACA Second Reading

**SUBJECT:** Cook County CARES Act Resolution

**MEETING DATE:** August 11, 2020

**FROM:** Christine Bruton, Village Clerk

---

**Recommended Motion**

Approve a Resolution Authorizing the Village Manager to Submit an Application for Coronavirus Relief Funds Provided to Cook County Under the Coronavirus Aid, Relief and Economic Security Act, ("CARES Act").

**Background**

The Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") was passed by Congress and signed into law by the President on March 27, 2020.

On May 14, 2020, Cook County released the COVID-19 Response Plan (the "Response Plan"). As part of the Response Plan, Cook County has chosen to allocate \$51,000,000 of its CRF among the 134 municipalities located within Cook County. Allocations to each municipality were determined through an equitable lens, with factors that included, but not limited to the following: immediate needs of the municipality to respond to the Pandemic, municipal population, municipal median income, and municipal public health statistics. After consideration of such factors, the CRF allocation for potential cost reimbursement to Hinsdale is \$18,358.09.

On July 16, 2020, the Village Board approved the Intergovernmental Agreement (IGA) with Cook County for expense reimbursement. All available materials were submitted accordingly following that approval. The acknowledgment of these materials from the Cook County COVID-19 Financial Response Plan Team (attached) requests additional documents and requires a copy of a formal resolution authorizing the IGA be submitted in addition to the IGA document.

**Discussion & Recommendation**

In order to comply with Cook County requirements, staff recommends approval of the resolution, as provided.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

At their meeting of July 16, 2020, the Village Board unanimously approved an Intergovernmental Agreement with Cook County for CARES relief funds. That discussion and action can be considered a first reading in this matter.

**Documents Attached**

1. Notification from the Cook County COVID-19 Financial Response Plan Team
2. Resolution

## Christine Bruton

---

**From:** Christine Bruton  
**Sent:** Friday, July 31, 2020 7:55 AM  
**To:** Darrell Langlois; Kathleen Gargano  
**Subject:** FW: Intergovernmental & Subrecipient Agreement for Coronavirus Relief Funds

Darrell,  
Please see below.

Christine M. Bruton  
Village Clerk  
630.789.7011  
cbruton@villageofhinsdale.org

**From:** SuburbanCOVIDFundingRequest <SuburbanCOVIDFundingRequest@cookcountyl.gov>  
**Sent:** Thursday, July 30, 2020 9:58 PM  
**To:** Christine Bruton <cbruton@villageofhinsdale.org>  
**Subject:** Re: Intergovernmental & Subrecipient Agreement for Coronavirus Relief Funds

Dear Christine Bruton,

Thank you for the signed IGA, application, vendor form, and W-9.

To complete your application, please provide an itemized expense breakdown and proper documentation of the \$18,358.09 of expenses requested as identified in your application. Below is the required documentation for each type of expense.

### Proper Documentation for Payroll

For **public health & safety workers**, such as Police, we will need the following for all payroll expenses requested:

- List of employees and their job titles
- Timesheets for the period when costs were incurred
- Hourly rate or pay of these employees

For **non-public health & safety staff** whose time has become substantially dedicated to responding to COVID-19, we will need the following for all payroll expenses requested:

- List of employees and their job titles
- Timesheets of hours dedicated to responding to COVID-19
- Hourly rates or pay associated with these hours
- Description of activities relating to COVID-19

### Proper Documentation for Materials

- Itemized list of expenses with totals
- Corresponding receipts
- Explanations of how expenses relate your response to COVID-19

Additionally, please provide a copy of your municipality's most recent audited Financial Statement and the board resolution authorizing the IGA.

Once this information is received we will begin the eligibility review of the submitted expenses.

Please let us know if you have any additional questions and we will be happy to provide more guidance on the application process.

Thank you,

Cook County COVID-19 Financial Response Plan Team

[Cook County CRF Information for Local Governments](#)  
[Suburban Municipality Application Guidance and FAQs](#)  
[Suburban Municipality CRF Application](#)

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**From:** Christine Bruton <[cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org)>

**Sent:** Thursday, July 30, 2020 12:58 PM

**To:** SuburbanCOVIDFundingRequest <[SuburbanCOVIDFundingRequest@cookcountyl.gov](mailto:SuburbanCOVIDFundingRequest@cookcountyl.gov)>

**Subject:** Intergovernmental & Subrecipient Agreement for Coronavirus Relief Funds

**External Message Disclaimer**

This message originated from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Two copies of the attached materials were sent to Mr. Ammar M. Rizki today by FEDEX.

The Village of Hinsdale is making application for COVID relief funds.

Thank you.

Christine M. Bruton  
Village Clerk  
630.789.7011  
[cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org)

**VILLAGE OF HINSDALE**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SUBMIT AN  
APPLICATION FOR CORONAVIRUS RELIEF FUNDS PROVIDED TO COOK  
COUNTY UNDER THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY  
ACT ("CARES ACT")**

WHEREAS, the outbreak of novel coronavirus (COVID-19), a highly contagious disease, jeopardizes the public health and safety of the residents of the Village of Hinsdale; and

WHEREAS, on March 13, 2020, the President of the United States issued a Proclamation on Declaring a National Public Health Emergency as a result of the Pandemic; and

WHEREAS, the Village of Hinsdale has taken appropriate measures in order to protect the health, safety and welfare of the persons within the Village during the COVID-19 or coronavirus pandemic ("Pandemic"); and

WHEREAS, on March 27, 2020, the President of the United States signed into law the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") to provide much needed resources to help governments, businesses and individuals respond to the Pandemic; and

WHEREAS, the CARES Act created the Coronavirus Relief Fund (the "CRF") to provide financial resources to state and local governments with a population of 500,000 or more residents; and

WHEREAS, federal guidance issued by the U.S. Department of Treasury indicates that a unit of local government may transfer a portion of its CRF funding to a smaller unit of local government provided that such transfer qualifies as a "necessary expenditure" to the Public Health Emergency and meets the criteria of Section 601 (d) of the Social Security Act as added by Section 5001 of the CARES Act; and

WHEREAS, Cook County has chosen to allocate \$51,000,000 of its CRF among the 134 municipalities located within Cook County through an application process; and



WHEREAS, it has been determined by the President and Board of Trustees of the Village of Hinsdale that it is in the best interest of the Village and its residents to authorize the elected official and/or his designee to submit a Cook County Suburban Municipality Application for Coronavirus Relief Funds for funds provided to Cook County under the CARES Act; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: The President and Board of Trustees of the Village of Hinsdale hereby authorize the Village Manager and/or his designee to submit a Cook County Suburban Municipality Application for Coronavirus Relief Funds provided to Cook County under the CARES Act.

SECTION 3: Any policy, resolution, or ordinance of the Village of Hinsdale that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS \_\_\_\_\_ of \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS \_\_\_\_\_ of \_\_\_\_\_, 2020.

---

VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
                                      )  
COUNTY OF COOK        )

CERTIFICATE

I, Christine M. Bruton, Village Clerk of the Village of Hinsdale, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_ A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SUBMIT AN APPLICATION FOR CORONAVIRUS RELIEF FUNDS PROVIDED TO COOK COUNTY UNDER THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY ACT ("CARES ACT"), which was adopted by the President and Board of Trustees of the Village of Hinsdale on August 11, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Hinsdale this 11<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

(SEAL)



**REQUEST FOR BOARD ACTION**  
Community Development

**AGENDA SECTION:** Second Reading - ZPS

**SUBJECT:** Consideration of a Request for Variation-318 S. Garfield Avenue

**MEETING DATE:** August 11, 2020

**FROM:** Robert McGinnis, Director of Community Development/Building Commissioner

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**Recommended Motion**

Approve an ordinance approving a variation from Sections 3-110(E)(2) and 3-110(G) of the Village of Hinsdale Zoning Ordinance at 318 S. Garfield Avenue, Hinsdale, IL – Case Number V-04-20.

**Background**

In this application for variation, the applicant requests relief from the Floor Area Ratio (FAR) and Total Lot Coverage requirements set forth in section 3-110(E)(2) and 3-110(G) of the Code in order to enlarge a sunroom. The specific request is for an increase of 96 square feet.

**Discussion & Recommendation**

Following a public hearing held on July 15, 2020, the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") recommended approval of the Requested Variations on a vote of seven (7) in favor and zero (0) opposed, and zero (0) absent.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

At the July 29, 2020 Board of Trustees meeting, the Village Board had no issues with the request and moved the item forward for Second Reading.

**Documents Attached**

1. Draft Ordinance
2. Approved Findings of Fact and Recommendation
3. ZBA Application
4. Transcript

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING VARIATIONS FOR PROPERTY LOCATED AT 318 S. GARFIELD STREET, HINSDALE, ILLINOIS --CASE NUMBER V-04-20**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") from Thomas and Amy Prame (the "Applicant") seeking variations for property located at 318 S. Garfield Street, Hinsdale, Illinois (the "Property"); and

**WHEREAS**, the Property is located in the R-4 Single-Family Residential Zoning District and is legally described in Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, the Application has been referred to the Zoning Board of Appeals of the Village, and has been processed in accordance with the Hinsdale Zoning Code (the "Zoning Code"), as amended; and

**WHEREAS**, the variations sought by the Applicant are from the floor area ratio (FAR) and lot coverage requirements set forth in subsections 3-110(E)(2) and 3-110(G) of the Zoning Code (the "Requested Variations"). The Requested Variations are sought relative to replacement of an existing porch with a 96 square foot expansion of an existing sunroom/four-season room; and

**WHEREAS**, on July 15, 2020, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Requested Variations; and

**WHEREAS**, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Requested Variations on a vote of seven (7) in favor and zero (0) opposed; and

**WHEREAS**, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the Requested Variations in Case Number V-04-20 with the President and Board of Trustees, a copy of which is attached hereto as Exhibit B and made a part hereof; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Findings and Recommendation of the Zoning Board of Appeals, and all of the materials, facts, and circumstances related to the Application; and

**WHEREAS**, the President and Board of Trustees find that the Application satisfies the standards established in Section 11-503 of the Hinsdale Zoning Code governing variations.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Adoption of Findings and Recommendation.** The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Zoning Board of Appeals, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation by reference as if fully set forth herein.

**SECTION 3: Variations.** The President and Board of Trustees, acting pursuant to the authority vested in them by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Code, grant the Requested Variations to subsections 3-110 (E)(2) and 3-110(G) of the Zoning Code to allow for FAR and lot coverage relief necessary to construct a 96 square feet expansion of the existing four-season room/sun room in the residence located on the Property at 318 S. Garfield Street in the R-4 Single-Family Residential Zoning District.

**SECTION 4: Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 5: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 and attested by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

**ATTEST:**

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

LOT 1 IN RESUBDIVISION OF LOT 4 (EXCEPT THE WEST 75 FEET THEREOF) IN BLOCK 10 OF THE PLAT OF THE TOWN OF HINSDALE, IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JANUARY 25, 1967 AS DOCUMENT R67-02591, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS: 318 S. Garfield Street, Hinsdale, Illinois**  
**PIN: 09-12-131-009**

**EXHIBIT B**

**FINDINGS OF FACT**

**(ATTACHED)**



**FINDINGS OF FACT AND RECOMMENDATION OF THE  
VILLAGE OF HINSDALE ZONING BOARD OF APPEALS TO  
THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

**ZONING CASE NO:** V-04-20

**PETITIONER:** Thomas and Amy Prame

**APPLICATION:** For a Variation from the floor area ratio requirements and total lot coverage requirements set forth in subsections 3-110 (E)(2) and 3-110(G) of the Zoning Code of the Village of Hinsdale ("Zoning Code"), in order to enlarge an existing sunroom/four-season room.

**MEETING HELD:** A Public Hearing was held electronically on Wednesday, July 15, 2020, pursuant to a notice published in The Hinsdalean on June 18, 2020.

**PROPERTY:** The subject property is commonly known as 318 S. Garfield Street, Hinsdale, Illinois (the "Property").

**SUMMARY OF REQUEST:** The Village of Hinsdale has received a request from Thomas and Amy Prame, property owners of 318 S. Garfield, (the "Applicants") for a variation from the floor area ratio (FAR) requirements set forth in subsections 3-110 (E)(2) and 3-110(G) of the Zoning Code in order to enlarge a sunroom/four-season room (the "Requested Variations"). The specific request is for 96 square feet of relief. The Property is a conforming lot located in the R-4 Residential District in the Village of Hinsdale and is located on the west side of Garfield just south of 3<sup>rd</sup> Street. The Property is approximately 86'x175' for approximately 15,082 square feet of lot area. The maximum permitted FAR is 4,819.68 sf. The existing FAR is 5,455.53 sf. The maximum permitted Lot Coverage is 7,541 sf. The existing Lot Coverage is 8,135.04 sf.

The Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA"), has final authority over the Requested Variations.

The Requested Variations are described in more detail in the Application, a copy of which is attached hereto as **Exhibit A** and made a part hereof.

On July 15<sup>th</sup>, 2020, following the conclusion of the public hearing on this matter, the ZBA recommended that the Board of Trustees approve the Requested Variations on a vote of seven (7) in favor, zero (0) opposed, and zero (0) absent.

**PUBLIC HEARING:** At the public hearing on the Requested Variations, Petitioner Thomas Prame testified in support of Petitioners' request.

Mr. Prame testified that the Requested Variations are the result of concerns for the soundness of the southwest side of the foundation of their existing four-season room, and a resulting request from their architect that Petitioners extend that part of the house out from the kitchen. The four-season room collapsed on itself last fall. After examining the damage, their architect recommended extending the four-season room out eight (8) feet to the west and joining it to the rest of the foundation, in order to move water away from the house.

Mr. Prame stated that while there may be other short-term solutions, this is the best long-term solution from a safety and soundness perspective. Water displacement by the house, and a discovery that there is actually no existing foundation underneath the southwest side of the kitchen, are factors in seeking this solution. The expanded four-season room will replace the existing porch, so the overall footprint of the home will remain the same.

In response to a question, Mr. Prame noted his neighbors were supportive and he had received no negative comments regarding the Requested Variations. There will be no change to the appearance of the exterior of the home, and no architectural difference in design.

The various variation standards and how he believed they were met in this particular request were then discussed by Mr. Prame. When the residence was designed in the 1920's, it was not designed to move water properly away from the foundation. The water situation was exacerbated by a subdivision of the lot by a previous owner and the erection of a new home next door. It is important to extend the roofline of the residence to get the water away from this particular corner of the home and to extend the foundation. The cost of the addition will exceed the value that is being added to the residence by the small addition. The Requested Variations are a long-term solution that will help the residence to last for another hundred years.

There being no further questions or members of the public wishing to speak on the application, the portion of the Public Hearing related to the Requested Variations was closed.

Members then discussed the Requested Variations and agreed that the subdivision of the lot by a previous owner in 1972, when a prior zoning ordinance was in place, had resulted in the current Property exceeding the FAR and lot coverage requirements. That subdivision was not done by Petitioner. The Members felt that the minor relief sought through the Requested Variations was appropriate and that the standards relative to variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. A motion to approve the Requested Variations was made by Member Podliska and seconded by Member Murphy.

**AYES:** Members Moberly, Alesia, Giltner, Murphy, Lee, Podliska,  
Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**FINDINGS:** The following are the Findings of the ZBA relative to the Requested Variation:

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. The large existing residence on the Property exceeds FAR and lot coverage requirements due in large part to a subdivision that had occurred well-before the Petitioners owned the Property. Further, the condition of the existing foundation discovered during excavation results in pooling of water that is damaging the residence. The expansion requested is a long-term solution for safety and longevity of the residence. The ZBA finds this standard to have been met.*

3. *Not Self-Created: The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid. The need for the Requested Variation is not self-created, and is in part driven by the original design of the residence and foundation, and, later, a subdivision of the lot by a previous owner. ZBA finds this standard to have been met.*

4. *Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision. The Requested Variations will solve a safety problem and create a long-term solution which will allow this residence to be maintained into the future. The ZBA finds this standard to have been met.*

5. *Not Merely Special Privilege:* The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Variation is not sought to make more money from use of the Property, but is instead sought in order to address a safety concern and to facilitate a long-term solution that will allow this residence to be maintained into the future. The ZBA finds this standard to have been met.

6. *Code And Plan Purposes:* The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan. The Requested Variations are consistent with the existing use. The ZBA found this standard to have been met.

7. *Essential Character Of The Area:* The variation would not result in a use or development on the subject property that:

(a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or (b) would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) would substantially increase congestion in the public streets due to traffic or parking; or (d) would unduly increase the danger of flood or fire; or (e) would unduly tax public utilities and facilities in the area; or (f) would endanger the public health or safety.

The residence on the Property is long-existing. The granting of the Requested Variations will not increase the existing footprint of the residence, will not alter the architectural design of the residence, and will not be visible from the street. Utilities are already in place and there will be no traffic impact or other detrimental effects. The Requested Variations will not endanger the public health or safety.

8. *No Other Remedy:* There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property. The ZBA finds this standard to have been met.

#### **RECOMMENDATION:**

**Based on the Findings set forth above, the ZBA, by a vote of seven (7) in favor, zero (0) opposed and zero (0) absent, recommends to the President and Board of Trustees that the following Requested Variations as described in the Application,**

a copy of which is attached hereto as Exhibit A and made a part hereof, be  
**GRANTED:**

- Variations from the FAR and lot coverage requirements in subsections 3-110 (E)(2) and 3-110(G) of the Zoning Code in order to facilitate the 96-square foot expansion of an existing sunroom/four-season room to the west.

Signed: \_\_\_\_\_  
Robert Neiman, Chair  
Zoning Board of Appeals  
Village of Hinsdale

Date: \_\_\_\_\_

**EXHIBIT A**

**APPLICATION FOR VARIATION  
(ATTACHED)**

## **MEMORANDUM**

**TO:** Chairman Neiman and Members of the Zoning Board of Appeals

**FROM:** Robert McGinnis MCP  
Director of Community Development/Building Commissioner

**DATE:** June 11, 2020

**RE:** Zoning Variation – V-04-20; 318 S. Garfield

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In this application for variation, the applicant requests relief from the Floor Area Ratio (FAR) and Total Lot Coverage requirements set forth in section 3-110(E)(2) and 3-110(G) of the Code in order to enlarge a sunroom. The specific request is for an increase of 96 square feet.

It should be noted that in the event the Zoning Board of Appeals approves the request, it will move on to the Board of Trustees as a recommendation. The ZBA does not have final authority on either of the requested variations in this case.

This property is a conforming lot located in the R-4 Residential District in the Village of Hinsdale and is located on the west side of Garfield just south of 3<sup>rd</sup> Street. The property is approximately 86'x175' for approximately 15,082 square feet of lot area. The maximum permitted FAR is 4,819.68sf. The existing FAR is 5,455.53sf. The maximum permitted Lot Coverage is 7,541sf. The existing Lot Coverage is 8,135.04sf..

cc: Kathleen A. Gargano, Village Manager  
Zoning file V-04-20



19 E. Chicago Avenue, Hinsdale, IL 60521

## APPLICATION FOR VARIATION

**COMPLETE APPLICATION CONSISTS OF (10) COPIES**  
(All materials to be collated)

**FILING FEES: \$850.00**

Name of Applicant(s): Thomas M. Prame

Address of Subject Property: 318 S. Garfield St.

If Applicant is not property owner, Applicant's relationship to property owner:

N/A

### FOR OFFICE USE ONLY

Date Received: 6.10.20 Zoning Calendar No. V-04-20

PAYMENT INFORMATION: Check # 1098 Check Amount \$ 850.-



**Thomas Prame**

**Application for Variation – Summary & Addition Requested Information:**

**Summary of Request:**

My wife and I purchased our home at 318 S. Garfield St. approximately 5 years ago. We have a passion for older homes and renovating them for generations to come. This is our third renovation, the other two were in Michigan. We have spent the last 3 years working on the interior of the home with 2 approved renovations by the village. Our third renovation request is the exterior and kitchen. The exterior of the home is in very difficult condition, requiring an exterior refinish, gutters, roof, and porch renovation. There was a sunroom constructed in the mid 1900's to the home that was poorly built, collapsed onto itself and has foundation/safety issues which has sunk dining room ~3 inches. Our intent on this part of part of the project was to secure the integrity of the foundation and sunroom roofline by extending the room a modest 8 feet to allow the corner of the sunroom to align with the corner of the kitchen. This would provide the best foundation and roofline design to ensure the integrity of the home for years to come. It does not add value to the home and the cost far exceeds the modest incremental increase in space (96 feet). We were encouraged not to apply for the variance in April 2019 as we started this process and advised exceptions would most likely not be granted. With a renovation cost over \$300,000, which will not add value to the home due to most of the project is maintenance related, this risk was too high to not comply with the recommendation provided. The Hinsdale Historic Society heard about our situation and pushed us to apply for the exception. It has been very difficult to navigate the process of applying for a variance, understanding what is acceptable for old homes, being advised not to ask for exceptions and how to navigate the approval process. I can understand the apprehension firsthand on why older homes are demolished rather than renovated, the financial risk and uncertainty of project approval is a key element. We thank you in advance for your consideration and look forward to completing our project in the near future.

**Thomas and Amy Prame**

## **Application Information Requested**

### **Page #3**

#### **7. Neighbors**

Jim and Sharon Starkston, 306 S. Garfield St. Hinsdale

Mark and Sandy Rutter, 320 S. Garfield St. Hinsdale

Tom and Dede Marsh, 23 E. Fourth St. Hinsdale

#### **8. Survey – Attached to application**

#### **9. The property is a historic 1800's home. A single-family residence that is surrounded by all sides (within 250 feet) by single-family residences.**

#### **10. N/A – a FAR variance request**

#### **11. N/A**

#### **12. N/A**

### **Page #5**

#### **5. Standards for Variation**

- (a) **Unique Physical Condition.** The home is one of Hinsdale's original homes built in the 1880's. It is one of the few remaining Queen Anne style homes left in the village. Due to years of dis-repair the sunroom has collapsed, this room has foundation issues and its sinking the dining room of the home. The intent was to redo do the room, integrate the sides and roof into the architectural design of the home with alignment with the back of the home. This will provide best design for the foundation of the home for years to come and provide a physical appearance that aligns with homes of that period.
- (b) **This issue was not self-created.** It is a 100 (+) year home that has succumbed to time and poor design foundation and roof line design from 50+ years ago, putting this portion of the home at risk.
- (c) **Neighbors with surrounding historic homes in Hinsdale have been granted variances commonly enjoyed with renovations of historic homes.** Our request is very modest and in the best interest in keeping the longevity of the home. We are not looking to make

substantial increased in our FAR but align the roofline and foundation to ensure long term safety and soundness.

- (d) This request is not a special privilege request. It is a design request to secure the corner foundations of the home, align rooflines to move water away from the home. The modest additional square footage does not add value to the home and will add considerable cost with no tangible monetary value.
- (e) The proposed variance does not result in a use of the subject property that would not be in harmony with the intent of the Official Comprehensive Plan.
- (f)
  - 1. The proposed variance request is not detrimental to public welfare, civic enjoyment, use or value of property surrounding the property.
  - 2. It would not impair supply of light and air to any properties in the vicinity
  - 3. It would not increase congestion in the street
  - 4. It would not increase the danger of flood or fire
  - 5. It would not unduly tax public utilities and facilities
  - 6. It would not endanger the public health or safety
- (g) No Other Remedy: We are asking for the best long-term remedy for our historic home, not a short-term fix that will result in potential future repairs. The best long-term architectural design is to modestly extend the foundation 8 feet and connect to the back of the home. Allowing for proper water run off by securing the foundation and roofline of the home as one. We have invested considerable resources with our last two permitted renovations (for the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the home). Each has been with a vision and desire to have the home exceed our lifetime and be enjoyed by generations to come. This request is consistent with that long-term philosophy and comes only with additional cost and no additional increase in home value.

**SECTION 1- NAME & CONTACT INFORMATION**

1. **Owner.** Name, mailing address, telephone number and email address of owner:

Name: Thomas M. Prame

Address: 310 S. Garfield St. Hinsdale, IL 60521

Telephone: 6307450326 email: tomprame@yahoo.com

2. **Trustee Disclosure.** In the case of a land trust provide the name, address, telephone number and email address of all trustees and beneficiaries of the trust:

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

3. **Applicant.** Name, address, telephone number and email address of applicant, if different from owner:

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

4. **Subject Property.** Address, PIN Number, and legal description of the subject property, use separate sheet for legal description, if necessary.

PIN Number: 0912131009

Title attached.

5. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:

a. Attorney: —

b. Engineer: —

c. Architect: Davenport Architects, 6636 Blackstone Dr. Hinsdale, IL 60521

d. Contractor: Thornwood Construction, 1532 Thornwood Dr. Downers Grove, IL 60516

6. **Village Personnel.** Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

a. N/A

b. \_\_\_\_\_

7. **Neighboring Owners.** Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. **Survey.** Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. **Existing Zoning.** Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
10. **Conformity.** Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
11. **Zoning Standards.** Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
12. **Successive Application.** In the case of any application being filed less than two

years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

## SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. Title. Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

3-110(E)(2) + 3-110(4)

3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

96 sf. of relief

4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)

The minimum variation is 96 sf. of relief

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:
- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
  - (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
  - (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
  - (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
  - (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
  - (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
    - (1) Would be materially detrimental to the public welfare or materially

injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or

- (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
  - (3) Would substantially increase congestion in the public streets due to traffic or parking; or
  - (4) Would unduly increase the danger of flood or fire; or
  - (5) Would unduly tax public utilities and facilities in the area; or
  - (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.  
(Attach separate sheet if additional space is needed.)

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### SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.



2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

## SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the application fee. By signing the applicant, the owner has agreed to pay said fee, and to consent to the filing and foreclosure of a lien against the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

Name of Applicant:

Thomas Prame

Signature of Applicant:

Thomas Prame

Date:

6/10/20



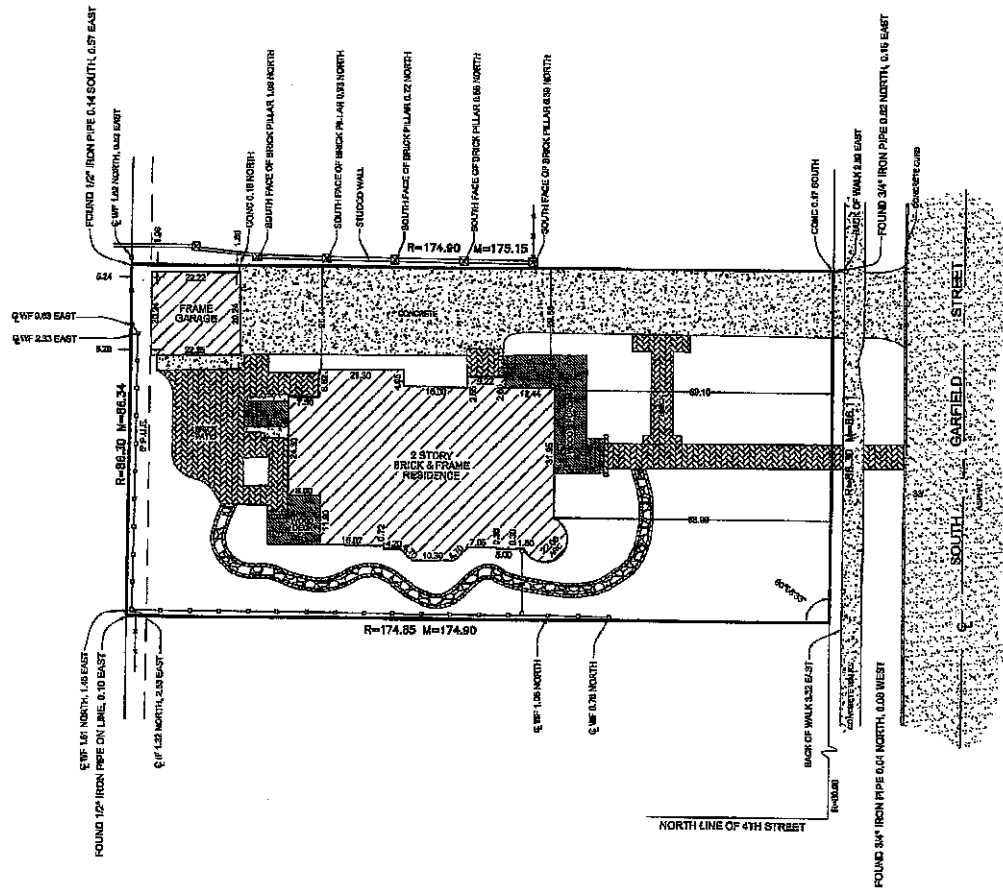
RUSSELL W. SCHOMIG, PLS  
WILLIAM K. SCHOMIG

# SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31st STREET  
LA GRANGE PARK, ILLINOIS 60526  
E-MAIL: SCHOMIG-SURVEY@SBCGLOBAL.NET  
WEB: WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

LOT 1 IN PALMROS RESUBDIVISION, A RESUBDIVISION OF LOT 4 (EXCEPT THE WEST 75 FEET THEREOF) IN BLOCK 10 OF THE PLAT OF THE TOWN OF HINSDALE IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JANUARY 25, 1997, AS DOCUMENT R67-2591, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 318 SOUTH GARFIELD STREET, HINSDALE.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREIN. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN ENCLOSED SEAL AND OFFICIAL DOCUMENTS FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEYED: APRIL 12TH, 2019.

BUILDING LOCATED: APRIL 12TH, 2019. FILE: 190840.02

PLAT REVISION: MAY 9, 2019 - DIMENSIONS AT SOUTHEAST BUILDING CORNER

ORDERED BY: THOMAS FRAME

PLAT NUMBER: 89NF5 & 190840 & H25-51 SCALE: 1" = 20'



## LEGEND

- |                                  |                                  |
|----------------------------------|----------------------------------|
| M. = MEASURED DIMENSION          | C. = CENTER LINE                 |
| R. = RECORDED DIMENSION          | I.F. = IRON FENCE - - - -        |
| S.L. = BUILDING LINES            | W.F. = WOOD FENCE                |
| P.U.E. = PUBLIC UTILITY EASEMENT |                                  |
| D.E. = DRAINAGE EASEMENT         |                                  |
| [Symbol] = STONE                 | [Symbol] = WOOD PORCH/DECK/STEPS |
| [Symbol] = CONCRETE              | [Symbol] = BRICK                 |
|                                  | [Symbol] = ASPHALT               |

STATE OF ILLINOIS } COUNTY OF COOK } LOT AREA: 16,082 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD., AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 033-00348



# ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**RLC-1904149**  
**Update 2**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Fidelity National Title Insurance Company**

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**FIDELITY NATIONAL TITLE INSURANCE COMPANY****COMMITMENT NO. RLC-1904149****UPDATE 2****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 8200 185th Street, Suite F Tinley Park, IL 60487 Main Phone: (708)873-5200 Email: ILcputorders@fnf.com	Fidelity National Title Company, LLC 8200 185th Street, Suite F Tinley Park, IL 60487 Main Phone: (708)873-5200 Main Fax: (708)873-5206

**Order Number: RLC-1904149****Property Ref.: 318 S Garfield Ave, Hinsdale, IL 60521****SCHEDULE A**

1. Commitment Date: February 19, 2020
2. Policy to be issued:
  - (a) ALTA Short Form Residential Loan Policy 2012  
Proposed Insured: U.S. Bank, NA, ISAOA  
Proposed Policy Amount: \$1,400,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:  
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:  
Thomas Prame and Amy Prame, husband and wife, as tenants by the entirety
5. The Land is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

*This page is only a part of a 2018 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (08/01/2016)



**EXHIBIT "A"**  
Legal Description

LOT 1 IN RESUBDIVISION OF LOT 4 (EXCEPT THE WEST 75 FEET THEREOF) IN BLOCK 10 OF THE PLAT OF THE TOWN OF HINSDALE, IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JANUARY 25, 1967 AS DOCUMENT R67-02591, IN DUPAGE COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (09/01/2016)



Name and Address of Title Insurance Company: Fidelity National Title Company, LLC  
8200 185th Street, Suite F  
Tinley Park, IL 60487

**SCHEDULE B, PART I  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26), is effective January 1, 2010. This Act places limitation upon our ability to accept certain types of deposits into escrow. Please contact your local Fidelity National Title Office regarding the application of this new law to your transaction.
6. Payment of real estate taxes affecting the land that may be due or payable prior to closing (or as may be required by a lender to be insured). Schedule B tax exception will be amended according y based on later date search and payment as noted herein.
7. For all mortgages and liens referenced below, we should be furnished with proper payoff figures, authorizations, funds and documents sufficient to pay of and release said liens at or prior to closing.
8. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
9. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Until July 1, 2018, satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. Furnish for recordation a full release of the mortgage
- Amount: \$858,000.00  
Dated: September 6, 2016  
Mortgagor(s): Thomas Prame and Amy Prame, husband and wife  
Mortgagee(s): Mortgage Electronic Registration System, Inc. (MERS) solely as nominee for Lake Michigan Credit Union  
Recording Date: September 15, 2016  
Recording No.: R2016-099328
12. Furnish for recordation a full release of the mortgage
- Amount: \$279,800.00  
Dated: June 24, 2016  
Mortgagor(s): Thomas Prame and Amy Prame  
Mortgagee(s): TCF National Bank  
Recording Date: September 15, 2016  
Recording No.: R2016-099329
- The Mortgage set forth above appears to secure a revolving line of credit. If the mortgage is to be paid off through the Company or other Settlement/Escrow Agent it is a requirement that current final pay-off figures closing the account must be obtained together with the necessary consents and/or directions from the mortgagor to the mortgagee directing that said loan not be re-advanced, that the account be closed, and the mortgage be released of record
13. For any special service areas and/or sanitary districts referenced below as a Schedule B Exception, a full payment letter must be presented in conjunction with any deed to be recorded.
14. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
15. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

16. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Until July 1, 2018, satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
17. Note for the information regarding endorsement requests:
- All endorsement requests should be made prior to closing to allow ample time for the Company to examine required documentation.

**END OF SCHEDULE B, PART I**

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ALTA Commitment for Title Insurance (08/01/2016)





Name and Address of Title Insurance Company: Fidelity National Title Company, LLC  
8200 185th Street, Suite F  
Tinley Park, IL 60467

### SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records:
2. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any Lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
7. Taxes for the year(s) 2019 and thereafter, not yet due and payable  
Permanent Tax No.: 09-12-131-009  
Note: 2018 taxes in the amount of \$19,714.58 have been paid.

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SCHEDULE B, PART II  
EXCEPTIONS  
(continued)

8. Note: terms and conditions of the Flagg creek water reclamation district amended ordinance 756, recorded March 13, 2009, as document R2009-037066, which relate to the payment of use charges prior to the sale or transfer of real estate within the districts service area, the computation of water consumption, and the evaluation of connection permits for the sale of commercial property within said service area. Ordinance provides in part that no person shall sell, transfer or otherwise convey title to or beneficial interest in any real property which is supplied with water service by the Flagg creek water reclamation district without first obtaining a closing letter showing that all sewer assessments are paid in full.

Note: We should be furnished with a closing letter showing all sewer assessments are paid in full in connection with any recording to which the ordinance applies.

In the event of a transfer of the property with compensation, we should be furnished satisfactory evidence of compliance in the form of a connection letter as set forth in said ordinance.

9. Utility easement as shown on the plat of Resubdivision of Lot 4 (except the West 75 feet thereof) in block 10 of plat of the Town of Hinsdale, aforesaid, as follows:

5 feet along the West line of the land.

10. Possible encroachment of garage onto the easement.

11. The following endorsements have been approved for the loan policy:

- 1) ALTA Endorsement 9-06
- 2) ALTA Endorsement 8.1 (Environmental)

12. The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor:	Nancy L. Chapa
Grantee:	Thomas Prame and Amy Prame, husband and wife as tenants by the entirety
Recorded:	November 10, 2015
Recording No:	<u>R2015-123948</u>

## END OF SCHEDULE B, PART II

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ALTA Commitment for Title Insurance (08/01/2016)



## COMMITMENT CONDITIONS

## 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I-Requirements;
  - (f) Schedule B, Part II-Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

## 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

## 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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ALTA Commitment for Title Insurance (08/01/2016)



(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. **PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **ARBITRATION**  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS****1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2159.

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ALTA Commitment for Title Insurance (08/01/2016)



BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:

V-04-20,  
318 South Garfield.

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the hearing of the above-entitled matter before the Hinsdale Zoning Board of Appeals, at 19 East Chicago Avenue, Hinsdale, Illinois, on July 15, 2020, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman:

MS. LESLIE LEE, Member;

MR. TOM MURPHY, Member;

MR. JOHN F. PODLISKA, Member;

MR. JOSEPH ALESIA, Member;

MR. KEITH GILTNER, Member; and

MR. GARY MOBERLY, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. CHRISTINE BRUTON, Deputy Village Clerk;</p> <p>3</p> <p>4 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>5 MR. THOMAS PRAME, Applicant.</p> <hr/> <p>6</p> <p>7 CHAIRMAN NEIMAN: I'm going to call 8 Case No. V-04-20, 318 South Garfield first.</p> <p>9 MR. PRAME: This is Thomas Prame.</p> <p>10 CHAIRMAN NEIMAN: Well, how are you?</p> <p>11 MR. PRAME: Great. Thank you for 12 having me tonight.</p> <p>13 So a continuation from our 14 conversation last month. There was a couple 15 deliverables I had to do which was finalize the 16 notices to my neighbors which we submitted to 17 Robert.</p> <p>18 Robert, thank you for the 19 assistance for that.</p> <p>20 MR. MCGINNIS: Certainly.</p> <p>21 MR. PRAME: And then also I believe we 22 spoke last time around the need for the request</p>	<p style="text-align: right;">4</p> <p>1 The request, we put in for a 2 variance; we spoke last time about this. One of 3 the biggest questions: Is there another way to 4 solve this. There are other ways to solve this 5 but they are kind of short-term solves.</p> <p>6 The big issue we have is that the 7 size of the house and the water that it 8 displaces constantly will end up sinking in this 9 corner of the home.</p> <p>10 We also found out once we pulled 11 the foundation out as part of the renovation, 12 the deck that was next to it that there was 13 actually no foundation underneath the southwest 14 side of the kitchen. It's just 2, 2 by 4's that 15 are holding up that portion of the addition; 16 there was never a foundation put in place.</p> <p>17 So, again, there is no appearance 18 change in the home, no architectural difference 19 in design. It's very little -- I'll call it -- 20 obstruction to our neighbors, it's below a 21 fence. Again, a very minimal process and really 22 around a long-term safety and soundness.</p>
<p style="text-align: right;">3</p> <p>1 which dealt with the safety soundness of the 2 southwest side of our foundation of our four 3 season room that gave out with the request from 4 our architect that we make a longer term plan 5 for that part of the house and extend it 8 feet 6 to butt off with the kitchen.</p> <p>7 CHAIRMAN NEIMAN: Okay. Thank you.</p> <p>8 If you could take us through just a 9 short summary of what your request is and why 10 you meet the applicable criteria for the 11 variation, that would be terrific.</p> <p>12 MR. PRAME: Sure. Thank you. And if I 13 miss any parts to it, please feel free to ask me 14 questions.</p> <p>15 Our request is for a modest 16 extension to the floor plan of our four seasons 17 room that collapsed last fall into itself. We 18 had an architect come out and the foundation is 19 gone on that part of the home. He recommended 20 that we extend it out to 8 feet to the west 21 adjoining it to the rest of the foundation and 22 move the water away from the house.</p>	<p style="text-align: right;">5</p> <p>1 MR. MOBERLY: Your footprint is staying 2 the same as it is now?</p> <p>3 MR. PRAME: No, it's actually -- it's 4 going to be 96 feet. There was a --</p> <p>5 MR. MOBERLY: I understand there's a 6 porch there now. You are just kind of 7 converting the porch.</p> <p>8 MR. PRAME: Yes, same footprint as the 9 porch. It's just taking and covering what would 10 have already been the porch.</p> <p>11 Thank you for the question.</p> <p>12 MR. ALESIA: You said that you did send 13 the notice to the neighbors. Did you get any 14 negative responses?</p> <p>15 MR. PRAME: I had a chance to -- it was 16 actually a nice chance to connect with them all 17 again.</p> <p>18 If you know this part of town, it's 19 relatively small. Our lots butt up next to each 20 other very quickly. Many of the homes here are 21 historic homes, so very supportive of what we 22 are doing. No, no negative comments whatsoever.</p>

1 MR. ALESIA: Thank you.

2 MR. PRAME: Thank you.

3 CHAIRMAN NEIMAN: If you could just  
4 take us quickly through the applicable criteria  
5 and why and a short explanation as to why you  
6 meet each of criteria for the record that would  
7 be helpful, especially given this has to go to  
8 the board of trustees.

9 MR. PRAME: My apologies. I don't have  
10 that document in front of me, Robert. Could I  
11 ask you for a favor to read those off to me?

12 CHAIRMAN NEIMAN: Sure. The very first  
13 standard is the unique physical condition.

14 MR. PRAME: The unique physical  
15 condition really gets into the fact that the way  
16 that it is configured right now ends up leaving  
17 us a waterhole in that portion of that home.

18 Again, it wasn't designed at the  
19 time when they built it back in the '20s to move  
20 the water away from the home properly. Also,  
21 the land next to us was sold off to another home  
22 so that we have a unique situation where the

1 water just continues to collect in that area.

2 CHAIRMAN NEIMAN: Okay. And you needed  
3 to -- this is -- you need to stabilize the  
4 foundation?

5 MR. PRAME: We really need to extend  
6 the roofline to get the water away from that  
7 corner and extend the foundation.

8 CHAIRMAN NEIMAN: Okay.

9 The next criteria is that the issue  
10 is not self-created.

11 MR. PRAME: No, it's not. It's a  
12 natural, natural created, nothing that we did in  
13 our own renovations; it was something we  
14 inherited when we purchased the home.

15 CHAIRMAN NEIMAN: The next criteria is  
16 denied substantial rights if we don't grant the  
17 variance.

18 MR. PRAME: That one there, again, I'm  
19 going to be very open and honest with the group.  
20 The substantial rights is really around the  
21 longevity and safety of the home.

22 As we have seen with other

1 applications I have gone through, many of our  
2 neighbors have taken different variances, but  
3 ours really is around the fact that just want  
4 the house to last for another hundred years.

5 And one other part that I actually  
6 put in my letter before. This is adding no  
7 value to the home. It's such a small addition.  
8 And then also the cost part far exceed any type  
9 of value that could be added to the home.

10 CHAIRMAN NEIMAN: The fourth criteria  
11 is the request is not a request for a special  
12 privilege.

13 MR. PRAME: No, that is not a special  
14 privilege. Again, safety and soundness of the  
15 rear end structure.

16 CHAIRMAN NEIMAN: The fifth criteria is  
17 the proposed variance does not result in a use  
18 of the subject property that would not be in  
19 harmony with the intent of the official  
20 comprehensive plan.

21 MR. PRAME: No. As stated in the  
22 application, it's, again, just personal

1 residence, primary home. It's not transitioning  
2 any type of business application or any other  
3 type of variance.

4 CHAIRMAN NEIMAN: The sixth criteria is  
5 the proposed variance request is not detrimental  
6 to the public welfare, civic enjoyment, use or  
7 value of property surrounding the property.

8 MR. PRAME: No. Again, this is the  
9 back corner of our home that we can't see from  
10 the street. We have very little visibility from  
11 any of our neighbors, doesn't impose any  
12 restrictions on anyone else's property.

13 CHAIRMAN NEIMAN: And in the application  
14 you noted that if we were to grant the variance,  
15 it would not impair a supply of light and air to  
16 any of the properties in the vicinity, wouldn't  
17 increase congestion on the street, would not  
18 increase the danger of flood or fire, would not  
19 unduly tax public utility and facilities,  
20 wouldn't endanger public health or safety.

21 So, Chris, we should make those  
22 arguments part of the record as we should other

<p style="text-align: center;">10</p> <p>1 sections of the application where we go through</p> <p>2 the reasons why the criteria are allegedly met.</p> <p>3 The last criteria is you have no</p> <p>4 other remedy other than requesting the variance.</p> <p>5 MR. PRAME: No, there is no other, for</p> <p>6 us, no other long-term remedy. In fact, we</p> <p>7 would be back here in a few years for another</p> <p>8 request for a new foundation for the home.</p> <p>9 CHAIRMAN NEIMAN: Okay.</p> <p>10 Do any of the board members have</p> <p>11 any questions?</p> <p>12 MR. ALESIA: This is Joe again.</p> <p>13 With the new foundation you keep</p> <p>14 mentioning the water collecting there. What are</p> <p>15 the plans for it to make sure it doesn't go into</p> <p>16 the neighbors' property?</p> <p>17 MR. PRAME: We -- right now the water</p> <p>18 runs well between two properties, between us and</p> <p>19 the one just south of us, which is located at</p> <p>20 320 South Garfield.</p> <p>21 Our intent is that we would extend</p> <p>22 the roofline, bring the water drainage to our</p>	<p style="text-align: center;">12</p> <p>1 MR. PRAME: Yes. We used to runoff</p> <p>2 relatively well the other way until they built a</p> <p>3 foundation on the other side.</p> <p>4 CHAIRMAN NEIMAN: Okay.</p> <p>5 Gary, Keith, Joe, Tom, any other</p> <p>6 questions? Who did I miss? Somebody? Leslie?</p> <p>7 MR. ALESIA: Leslie.</p> <p>8 MS. LEE: I'm good.</p> <p>9 MR. PODLISKA: I don't have any</p> <p>10 questions.</p> <p>11 MR. MOBERLY: I guess, Tom, I'll ask</p> <p>12 you a fun question here. We all love to play a</p> <p>13 construction manager. It seems you are going to</p> <p>14 have to rebuild the entire foundation. Why</p> <p>15 don't you just bite the bullet and rebuild the</p> <p>16 foundation and do this all at one time or is it</p> <p>17 just a pain and suffering issue, a financial</p> <p>18 issue?</p> <p>19 MR. PRAME: It's a bit of a financial</p> <p>20 issue. As you know, renovating the old homes,</p> <p>21 what you think is X ends up being 3 X, so we try</p> <p>22 not to take on much debt in our family. We are</p>
<p style="text-align: center;">11</p> <p>1 existing drainage and move it that is already in</p> <p>2 place and then use the facility between the two</p> <p>3 property lines rather than have it pool up in</p> <p>4 the back corner.</p> <p>5 MR. ALESIA: Okay. Thanks.</p> <p>6 MR. PRAME: Thank you for the question.</p> <p>7 CHAIRMAN NEIMAN: And when was your lot</p> <p>8 subdivided roughly?</p> <p>9 MR. PRAME: I think it was 1972ish. I</p> <p>10 believe right around that area when I look at</p> <p>11 the construction and timeline of the house next</p> <p>12 door, it was right around that area.</p> <p>13 MR. PODLISKA: And that, of course, is</p> <p>14 long before you bought the property; correct?</p> <p>15 MR. PRAME: Yes. We bought the</p> <p>16 property approximately almost just about six</p> <p>17 years ago.</p> <p>18 CHAIRMAN NEIMAN: Okay. And so that</p> <p>19 was -- as a result, the request -- this</p> <p>20 relatively small request in that the FAR was at</p> <p>21 least indirectly related to the sale of some of</p> <p>22 the land?</p>	<p style="text-align: center;">13</p> <p>1 relatively conservative in that manner.</p> <p>2 MR. MOBERLY: That's very wise. Okay.</p> <p>3 I'm more curious than anything else.</p> <p>4 Why did you need a variance for the</p> <p>5 foundation.</p> <p>6 MR. PRAME: It was a porch and because</p> <p>7 the porch wasn't covered, it wasn't considered</p> <p>8 part of the FAR. If they had put a roof on top</p> <p>9 and put four walls, it would have been fine.</p> <p>10 CHAIRMAN NEIMAN: Any other questions</p> <p>11 from the board?</p> <p>12 (No response.)</p> <p>13 Okay. Thank you.</p> <p>14 MR. PRAME: Thank you.</p> <p>15 CHAIRMAN NEIMAN: Is there anyone on a</p> <p>16 call at the hearing who wishes to address us</p> <p>17 regarding 318 South Garfield?</p> <p>18 (No response.)</p> <p>19 Okay. Hearing none, do I hear a</p> <p>20 motion to close the public hearing on 318 South</p> <p>21 Garfield?</p> <p>22 MR. PODLISKA: So moved.</p>

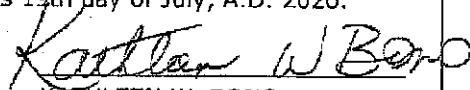


1 MR. MOBERLY: Second.  
 2 CHAIRMAN NEIMAN: Roll call, please?  
 3 MS. BRUTON: Member Moberly?  
 4 MR. MOBERLY: Yes.  
 5 MS. BRUTON: Member Alesia?  
 6 MR. ALESIA: Yes.  
 7 MS. BRUTON: Member Giltner?  
 8 MR. GILTNER: Yes.  
 9 MS. BRUTON: Member Murphy?  
 10 MR. MURPHY: Yes.  
 11 MS. BRUTON: Member Lee?  
 12 MS. LEE: Yes.  
 13 MS. BRUTON: Member Podliska?  
 14 MR. PODLISKA: Yes.  
 15 MS. BRUTON: Chairman Neiman?  
 16 CHAIRMAN NEIMAN: Yes.  
 17 (WHICH, were all of the  
 18 proceedings had, evidence  
 19 offered or received in the  
 20 above entitled cause.)  
 21  
 22

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 via Zoom 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 19th day of July, A.D. 2020.



KATHLEEN W. BONO  
 C.S.R. No. 84-1423  
 Notary Public, DuPage County



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

DISCUSSION OF THE HINSDALE  
ZONING BOARD OF APPEALS

In the Matter of:         )  
                              )  
                              )  
V-04-20,                    )  
318 South Garfield.        )

REPORT OF PROCEEDINGS via Zoom of  
discussions had of the above-entitled matter  
before the Hinsdale Zoning Board of Appeals, at  
19 East Chicago Avenue, Hinsdale, Illinois, on  
July 15, 2020, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman;  
MS. LESLIE LEE, Member;  
MR. TOM MURPHY, Member;  
MR. JOHN F. PODLISKA, Member;  
MR. JOSEPH ALESIA, Member;  
MR. KEITH GILTNER, Member; and  
MR. GARY MOBERLY, Member.

<p>2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. CHRISTINE BRUTON, Deputy Village Clerk;</p> <p>3</p> <p>4 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>5 MR. THOMAS PRAME, Applicant.</p> <hr/> <p>6</p> <p>7 CHAIRMAN NEIMAN: Okay. Who wants to begin our deliberations on 318 South Garfield?</p> <p>8</p> <p>9 MR. PODLISKA: I can weigh in. When I went out to look at the property, the one thing that struck me about this is that this is such a large house and as reflected in the numbers that we come up with for both the FAR and the maximum lot coverage, this is only a request to increase that by 96 square feet but the house is already well in excess of both the FAR and the maximum lot coverage. This increase will increase the FAR by 15 percent over what the code would otherwise allow and the maximum lot coverage it's going to increase it from about an 8 percent above the amount the code would allow to about 9 percent.</p>	<p>4</p> <p>1 after it was subdivided, so you didn't create this problem, the problem was created by the subdivision of the property and for that reason, I think that it's appropriate and all the other criteria met and so I think it's appropriate that we grant this variance or recommend that the variance be granted by the village board.</p> <p>8 MR. MOBERLY: Very well said, John. In 1972 when this was subdivided, we didn't even have the code that we have today in place. So I agree with you that we should support this variance.</p> <p>13 CHAIRMAN NEIMAN: Keith?</p> <p>14 MR. GILTNER: I'm in favor of recommending the variance.</p> <p>16 CHAIRMAN NEIMAN: Leslie?</p> <p>17 MS. LEE: In favor, yes.</p> <p>18 CHAIRMAN NEIMAN: Tom?</p> <p>19 MR. MURPHY: So am I.</p> <p>20 CHAIRMAN NEIMAN: Did I miss anyone?</p> <p>21 MR. ALESIA: I am as well.</p> <p>22 CHAIRMAN NEIMAN: Oh, sorry, Joe. I</p>
<p>3</p> <p>1 Now, on those numbers alone, it would seem to raise a question of whether since it's so far in excess of the code already, whether it would be wise to extend it even more. But I think the key to this is -- and that's why we had the question about when the property was subdivided -- the key to this is that that's the reason why all these numbers are in excess of the code.</p> <p>10 When the lot was subdivided, that's what caused this house then to far exceed both the FAR and the maximum lot coverage. Had it remained the original lot, we probably wouldn't even need to raise this issue because the 96 square feet would still have been what would have been allowed, therefore the key question I think is: Was this property owner the owner when the property was subdivided? Had this owner had been the owner then, the problem would have had a difficulty with the requirement that it not be self-created; but as we pointed out, as you pointed out, you bought the property long</p>	<p>5</p> <p>1 see your number but not your name or face, I apologize.</p> <p>3 Okay. I agree with the rationale as stated.</p> <p>5 Do we hear a motion to approve?</p> <p>6 MR. PODLISKA: So moved.</p> <p>7 MR. MURPHY: Second.</p> <p>8 CHAIRMAN NEIMAN: Roll call, please?</p> <p>9 MS. BRUTON: Member Moberly?</p> <p>10 MR. MOBERLY: Yes.</p> <p>11 MS. BRUTON: Member Alesia?</p> <p>12 MR. ALESIA: Yes.</p> <p>13 MS. BRUTON: Member Giltner?</p> <p>14 MR. GILTNER: Yes.</p> <p>15 MS. BRUTON: Member Murphy?</p> <p>16 MR. MURPHY: Yes.</p> <p>17 MS. BRUTON: Member Lee?</p> <p>18 MS. LEE: Yes.</p> <p>19 MS. BRUTON: Member Podliska?</p> <p>20 MR. PODLISKA: Yes.</p> <p>21 MS. BRUTON: Chairman Neiman?</p> <p>22 CHAIRMAN NEIMAN: Yes.</p>

1 For the record, that was a motion  
 2 to approve a recommendation to the board of  
 3 trustees and, Chris, as usual when we have to  
 4 make a recommendation to the board of trustees,  
 5 we should go back to the variance application  
 6 and include all of the applicant's rationales  
 7 for why they meet all of the criteria so the  
 8 board of trustees have the benefit of the  
 9 rationale for each.

10 MS. BRUTON: Yes.

11 CHAIRMAN NEIMAN: Okay. Thank you very  
 12 much.

13 MR. PRAME: Thank you for your help.

14 CHAIRMAN NEIMAN: My pleasure.

15 (WHICH, were all of the  
 16 discussions had in the  
 17 above-entitled cause.)  
 18  
 19  
 20  
 21  
 22

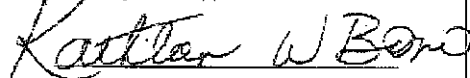
STATE OF ILLINOIS )

) 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 via Zoom the discussions by the  
 Zoning Board of Appeals 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 19th day of July, A.D. 2020.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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Community Development

**AGENDA SECTION:** Second Reading – ZPS  
Consideration of Certificate of Appropriateness Application and  
Request for Waiver of Certificate of Appropriateness Application  
**SUBJECT:** Requirement for plans and specifications for proposed replacement  
structure in the Robbins Park Historic District  
444 E. 4th Street - Case HPC-08-2020  
**MEETING DATE:** August 11, 2020  
**FROM:** Chan Yu, Village Planner

---

**Recommended Motion**

Approve the waiver of Certificate of Appropriateness application requirement for plans for a proposed replacement structure, and waive the requirement for further consideration of a Certificate of Appropriateness for Demolition; OR

Approve the waiver of Certificate of Appropriateness application requirement for plans for a proposed replacement structure, with or without conditions; OR

Affirm the Historic Preservation Commission's decision to deny the waiver of Certificate of Appropriateness requirement for plans for proposed replacement structure.

**Background**

The Village of Hinsdale has received a request for a waiver of the Certificate of Appropriateness (CoA) application requirement to provide plans and specifications for the proposed replacement structure from Mr. Matt Bousquette, requesting to demolish an existing home in the Robbins Park Historic District with no plans to construct a new house at 444 E. 4<sup>th</sup> Street. Per Section 14-5-3(A)(10), a waiver of a CoA may be requested in the case of a demolition request with no proposed replacement structure.

The subject property features a two-story residence constructed in 1929, in the Tutor Revival style. The home is also known as the Marshall Keig House, and was designed by R. Harold Zook. Following demolition of the home, the applicant plans to utilize the lot as part of the yard for his adjacent residence next door at 448 E. Fourth Street.

On February 8, 2017, the Historic Preservation Commission (HPC) held a public hearing for the applicant's same request to demolish the house. On March 8, 2017, the HPC unanimously voted to deny the CoA to demolish the house. That finding was advisory only. However, as no demolition permit was applied for within a year of the decision, the applicant is required to go through the process again for his current request. The applicant has stated that the reason he did not apply for a demolition permit when he previously could have was that he continued to market the property for an additional 1,126 days in an effort to save the house.

Section 14-5-3 of the Hinsdale Village Code sets forth application requirements for obtaining a Certificate of Appropriateness. In December of 2019, Section 14-5-3 was amended by the Board of Trustees to require submission of plans and specifications for the proposed replacement structure, including information pertaining to landscaping, massing, relationship to site and streetscape, scale, and signs. No application for demolition shall be deemed complete without inclusion of such information absent a waiver of this requirement by the HPC. In the event that the Commission denies a requested waiver of the requirement to provide such information, the applicant may appeal the Commission's denial of the waiver to the Village Board by filing an appeal in writing to the Village Manager within fifteen (15) days after the Commission's denial. The Village Board may affirm the decision not to waive the application requirement, or may overturn the Commission's decision, with or without conditions. If the waiver is granted, an otherwise completed application for a certificate of appropriateness shall be considered by the Commission. See § 14-5-3(A)(10) of the Hinsdale Village Code.

#### **Discussion & Recommendation**

At the July 1, HPC meeting, the HPC unanimously denied the waiver request, 5-0, 1 recused. Mr. Bousquette has appealed the waiver denial to the Board of Trustees, as authorized by Section 14-5-3 of the Village Code.

At this time, the Board may consider the following options:

Approve the waiver of the plan requirement for the certificate of appropriateness. In this case, the applicant would have to return to the HPC to apply for a certificate of appropriateness to demolish the house, but the applicant would not need to include plans for a replacement structure. The decision of the HPC on the certificate of appropriateness would be advisory only and he could move forward with demolition following their decision;

OR

Affirm the HPC decision to deny the waiver of the plan requirement. In this case, the applicant would have to provide plans for a replacement structure in order to return to the HPC for a hearing on a certificate of appropriateness. The decision of the HPC on the certificate of appropriateness would be advisory only and he could move forward with demolition following their decision;

OR

Approve the waiver of the plan requirement for the certificate of appropriateness and, given the unusual circumstances present in this particular case, waive the requirement that the applicant return to the HPC to apply for a certificate of appropriateness. This would allow the applicant to move forward with demolition of the house without further process.

Considerations on which this last option might be based include the fact that the exact same relief was considered by the HPC previously, resulting in an advisory opinion opposed to a certificate of appropriateness for demolition, the fact that the applicant did not demolish the house as he had a right to do following that decision, but instead continued to market the property in an effort to save the house which caused his previous advisory review to expire,

and consideration of the delays the applicant has already been subjected to in hearing the current application due to several COVID-related meeting cancellations. It is also notable that the HPC has heard this same application in the past, and that regardless of their decision, the applicant will ultimately be able to demolish the house, meaning sending the application back to HPC for further proceedings at this point would only simply add more time to the process without changing the outcome. Finally, the Board, in recently creating the Village Code requirement for plans for a replacement structure, may not have anticipated this situation where someone who previously gained the right to demolish the home would be back before the HPC a second time but now subjected to the new requirement that they provide plans for a replacement structure. The Board created the processes involved here, and, in the opinion of the Village Attorney, can waive them in this particular case based on the unusual circumstances present here.

**Village Board and/or Committee Action**

At the July 16, 2020, Board of Trustees meeting, the applicant, Mr. Bousquette reviewed the request with the Village Board. The Board agreed to move this item forward for a second reading at the next Village Board meeting. The applicant stated to please contact him if anyone has a legitimate offer for the subject property. Staff reviewed this with Mr. Bousquette on Thursday, August 6, 2020, and reported no material updates.

**Documents Attached**

The following related materials were provided for the Board of Trustees of this item on July 16, 2020, and can be found on the Village website at:

[https://www.villageofhinsdale.org/document\\_center/VillageBoard/2020/07%20JUL/VBOT%2007%2016%2020%20revised%20packet.pdf](https://www.villageofhinsdale.org/document_center/VillageBoard/2020/07%20JUL/VBOT%2007%2016%2020%20revised%20packet.pdf)

Community Development

**AGENDA SECTION:** Second Reading – ZPS

**SUBJECT:** Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants. – Case A-14-2020

**MEETING DATE:** August 11, 2020

**FROM:** Chan Yu, Village Planner

---

**Recommended Motion**

Approve the Plan Commission recommendation regarding the Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey.

**Background**

At the March 16, 2020, Village Board meeting, the Board of Trustees discussed a proposed moratorium on demolition permits or other zoning approvals involving a single family home or building that is historically significant or landmarked in the Village (Attachment 2). President Cauley introduced this as a topic of concern shared by the Historic Preservation Commission at the March 3, 2020, Board Meeting during the Village President’s Report (Attachment 3).

Two Village residents addressed the Board of Trustees with public comments at the March 16, 2020, meeting (Attachment 4). After discussion, the Village Board unanimously referred to the Plan Commission (PC) to hold a public hearing for consideration and recommendation to the Village Board on a temporary, not to be longer than 180 days, a moratorium on the issuance of demolition permits or other building or zoning approvals, involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide. The 1999 Hinsdale Reconnaissance Survey was prepared by Historic Certification Consultants and lists homes deemed historically significant or contributing for their local architectural significance (Attachment 5).

**Discussion & Recommendation**

This was discussed at three electronic public hearings at the Plan Commission meetings on June 10, June 24, and June 30, 2020. Over 30 people spoke at the public hearings, both for and against the proposed moratorium. In addition, over 315 pages of written comments, both for and against the Proposed Moratorium, were read into the record by Village staff during the

course of the public hearings. The public comments via letters and emails to the Village may be viewed here: <https://rb.gy/z2h3nk>

The PC, based upon the written and oral evidence and testimony presented at the Public Hearings, and other evidence in the record, makes the following Findings as to the imposition of any moratorium on demolitions within the Village (Attachment 1):

1. That the current ordinances of the Village provide for landmarking of properties within the Village, the designation of historic districts within the Village, and a non-binding process through the Historic Preservation Commission for obtaining certificates of appropriateness for demolitions of landmarked buildings and structures, and buildings and structures within the historic districts.
2. A majority of Plan Commission members found that while it may be advisable to review and amend the Historic Preservation Code and Zoning Code relative to demolitions and preservation, and, in particular, to consider changes to such codes that would help to incentivize preservation and the maintenance or improvement of properties important to the fabric of the Village over the demolition of such buildings and structures, a moratorium on demolitions, regardless of length, was either not advisable due to its restrictions on property rights, or was an unnecessary restriction while the Village Board of Trustees and other subsidiary bodies of the Village consider appropriate Code changes. The minority members favored a short moratorium to give pause and proper attention to these matters.
3. Finally, the Plan Commission urged the President and Board of Trustees, in considering code changes to focus on incentivizing the landmarking and preservation process by utilizing incentives as opposed to property restrictions.

**Village Board and/or Committee Action**

At their meeting of July 16, the Board agreed to move this item forward for a second reading at their next meeting.

**Documents Attached**

Attachment 1 – Approved PC Findings and Recommendations dated July 8, 2020 *(Due to the length of Exhibit B Public Comment (317 pages) referenced in this document, the following link is provided in lieu of a hard copy <https://rb.gy/z2h3nk>)*

Attachment 2 – Request for Board Action memo dated March 16, 2020.

Attachment 3 - March 3, 2020, Village Board Meeting minutes regarding the agenda item

Attachment 4 - March 16, 2020, Village Board Meeting minutes regarding the agenda item

Attachment 5 - Hinsdale Reconnaissance Survey by Historic Certification Consultants – 1999

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE PLAN COMMISSION  
VILLAGE OF HINSDALE**

**July 8, 2020**

**RE:** Case No. A-14-2020 – Possible Moratorium on Issuance of Demolition Permits and Other Approvals on Certain Properties within the Village of Hinsdale, DuPage and Cook Counties, Illinois

**PETITIONER:** Village of Hinsdale

**APPLICATION:** Consideration of a request from the Village Board of Trustees on whether the Village should impose a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

**BACKGROUND:** At the March 3, 2020, Regular Village Board Meeting, President Cauley introduced the loss of historically significant homes in the Village through demolition as a topic of concern shared by the Historic Preservation Commission. At the March 16, 2020, Village Board meeting, the Board of Trustees discussed a proposed moratorium on demolition permits or other zoning approvals involving single family homes or buildings that are historically significant or landmarked in the Village. After discussion, the Village Board unanimously referred to the Plan Commission direction to hold a public hearing for consideration and recommendation to the Village Board on a temporary moratorium not to exceed 180 days on the issuance of demolition permits or other building or zoning approvals involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide.

Village staff prepared and published a hearing notice setting the broad parameters of a possible moratorium (the “Proposed Moratorium”) based on the Board’s direction. Specifically, the Plan Commission was to consider a request from the Village Board of Trustees on whether the Village should impose a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

Public hearing notices were published in the Chicago Sun-Times on May 24, 2020 and in the Hinsdalean on May 28 and June 4, 2020. Mailed notice was sent to all residences within the Village. In addition, the Village utilized email blasts and a ½ page ad in the Hinsdalean to publicize the public hearing. A copy of the published notice is attached hereto as **Exhibit A** and made a part hereof.

The 1999 Hinsdale Reconnaissance Survey (the “Survey”) was prepared by Historic Certification Consultants and lists homes deemed at the time to be historically significant or contributing for their local architectural significance based on certain criteria set forth in the Survey.

Commissioner Fiascone recused herself based on her work as a real estate agent representing persons who would be affected by a moratorium and took no part in the proceedings.

**PUBLIC HEARING:** A public hearing (the "Public Hearing") on the Application was opened on June 10, 2020, continued on June 24, 2020, and concluded on June 30, 2020. Due to the COVID-19 pandemic (the "Pandemic"), the various Declarations of Emergency made by Illinois' Governor, and various Executive Orders issued by Illinois' Governor restricting public gatherings and modifying current law on in-person attendance at meetings, the Public Hearing was held electronically.

At the duly and properly noticed Public Hearing, testimony was taken and heard by the Plan Commission on the Proposed Moratorium. All persons testifying during the Public Hearing were sworn prior to giving testimony. All persons wishing to be heard were given the opportunity to provide testimony on their own behalf. Over 30 people spoke at the Public Hearing, both for and against the Proposed Moratorium. In addition, over 315 pages of written comments, both for and against the Proposed Moratorium, were read into the record by Village staff during the course of the Public Hearing. Copies of the written comments received and read into the record are attached hereto as **Exhibit B** and made a part hereof.

Due to the extensive number of comments, they will not be summarized here, but the Plan Commission encourages the Board of Trustees to read the comments in Exhibit B and Exhibit C in their entirety.

Transcripts of the Public Hearing are attached hereto as **Exhibit C** and made a part hereof.

There being no further questions or members of the public wishing to speak on the application, the Public Hearing was closed.

The Plan Commission members then discussed the public comments received, and their own thoughts concerning the Proposed Moratorium. The Plan Commission members first discussed the idea of a Village-wide moratorium on single-family homes or buildings within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey by Historic Certification Consultants. Each Commission member expressed their views and it was determined there was little support for a Village-wide scope for the moratorium, or in using the Survey as a basis for determining what homes outside of the Historic Districts would be subject to any moratorium. The commissioners agreed that if a moratorium was instituted, it should only apply to homes or buildings within the Robbins Park Historic District or Downtown Historic District.

The Plan Commission then discussed whether homes or buildings within those two Historic Districts listed in the most current surveys as "Contributing" or "Significant" should be included if a moratorium was enacted. It was discussed that per the definitions in the historic surveys, for homes or buildings listed as "Contributing" under "Architectural Merit" the surveys state "Does not necessarily possess individual distinction, but is a historic structure with the characteristic design and details of its period." By comparison, structures listed as "Significant" in the surveys noted the following under Architectural Merit: "Must possess architectural distinction in one of the following when compared with other buildings of its type: 1) architectural style; 2) work of a master builder or architect; 3) exceptional craftsmanship; 4) architectural or structural innovation." A majority of commissioners stated that only homes or buildings listed as "Significant" in the most current surveys for two Historic Districts should be included if a moratorium was recommended. The commissioners all agreed that the Village should complete new historic surveys related to homes or buildings situated in the two Historic Districts and that the surveys should be completed by an independent expert and not by those previously used, namely Granacki Historic Consultants and Historic Certification Consultants.



The length of any Proposed Moratorium was then discussed. No Plan Commission member felt that a length of 180-days was necessary, given the time that had passed since the original direction for the public hearing on a proposed moratorium from the Board of Trustees, the fact that the current Pandemic had prevented pending applications from proceeding at the Historic Preservation Commission, the fact that the chair of the Historic Preservation Commission had stated during the course of the public hearing that 180-days was unnecessary, and the fact that during the pause created by the Pandemic, the Board of Trustees had started the process of considering the types of changes it may want to make to the Historic Preservation Code and Zoning Code relative to demolitions and preservation. No Commission member expressed support for a moratorium in excess of ninety (90) days.

The Plan Commission members discussed the types of changes and incentives they thought would be advisable to make to the Historic Preservation Code and Zoning Code regardless of whether the Proposed Moratorium was imposed. There was general support for the types of incentives discussed by the Board of Trustees at the June 16, 2020 Regular Board meeting, including tax breaks, expedited processing of applications to the Village, and zoning relief for historic and other properties within the Historic Districts, as well as any other financial incentives that could be provided. All commissioners expressed support for Village preservation efforts of historic homes and buildings, but the Plan Commission majority stated those efforts should be voluntary and not the result of village restrictions on property rights. There was a consensus that preservation incentives were far preferable to restrictions on what owners could do with their properties.

Other topics raised by Plan Commission members included the need for a possible Village referendum on preservation issues, especially if proposed changes such as tax breaks or credits would impact the Village budget and all taxpayers. Discussion also included possible undue hardship exemptions for financial reasons, personal/medical reasons, costs of repairs/maintenance being too burdensome and lack of saleability.

Certain Plan Commission members expressed that they were not in favor of imposing any moratorium, based on their belief that people should generally be able to do what they liked with their own properties.

**MOTION:** Following discussion by the Plan Commission, a motion was made as follows:

A motion was made by Commissioner Crnovich, and seconded by Commissioner Fisher, to recommend a moratorium be imposed at all, with the parameters of the moratorium to be the subject of additional motions. The vote on the motion to impose a moratorium at all was two (2) in favor, and (4) against. The motion failed. It being determined based on that vote that there were no further motions necessary, the matter was concluded.

**FINDINGS ON IMPOSITION OF PROPOSED MORATORIUM:** The Plan Commission, based upon the written and oral evidence and testimony presented at the Public Hearing, and other evidence in the record, makes the following Findings as to the imposition of any moratorium on demolitions within the Village:

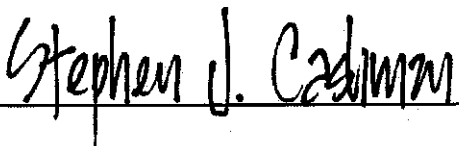
1. That the current ordinances of the Village provide for landmarking of properties within the Village, the designation of historic districts within the Village, and a non-binding process through the Historic Preservation Commission for obtaining certificates of appropriateness for demolitions of landmarked buildings and structures, and buildings and structures within the historic districts.
2. A majority of Plan Commission members found that while it may be advisable to

review and amend the Historic Preservation Code and Zoning Code relative to demolitions and preservation, and, in particular, to consider changes to such codes that would help to incentivize preservation and the maintenance or improvement of properties important to the fabric of the Village over the demolition of such buildings and structures, a moratorium on demolitions, regardless of length, was either not advisable due to its restrictions on property rights, or was an unnecessary restriction while the Village Board of Trustees and other subsidiary bodies of the Village consider appropriate Code changes. The minority members favored a short moratorium to give pause and proper attention to these matters.

3. Finally, the Plan Commission urged the President and Board of Trustees, in considering code changes to focus on incentivizing the landmarking and preservation process by utilizing incentives as opposed to property restrictions.

**RECOMMENDATION:** After deliberation, the vote of the Plan Commission members present on June 30, 2020 on a motion to recommend imposition of any moratorium was two (2) in favor and four (4) opposed. The motion failed. Therefore, the Recommendation of the Plan Commission is that the President and Board of Trustees of the Village of Hinsdale NOT impose a moratorium of any length on demolitions within the Village.

Signed: \_\_\_\_\_



Stephen Cashman, Chairman Plan Commission  
Village of Hinsdale

Dated: 07/09/20

**VILLAGE OF HINSDALE**  
**REVISED NOTICE OF PLAN COMMISSION**  
**PUBLIC HEARING**

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Plan Commission shall conduct an electronic public hearing on Wednesday, June 10, 2020 at 7:30 p.m., or as soon thereafter as the business of the Plan Commission permits, for the purpose of considering a request from the Village Board of Trustees on whether the Village should impose a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants. Following the public hearing, the Plan Commission shall make a recommendation to the Village Board of Trustees on whether or not to impose a moratorium.

This request is known as Application A-14-2020.

The Properties to which the Village-wide temporary moratorium is proposed to apply are any landmarked homes and buildings, and any of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants. For copies of the 1999 Hinsdale Reconnaissance Survey, or information on whether your home may be one of the homes potentially affected by the moratorium, please contact Director of Community Development Robb McGinnis at 630-789-7036 or at [rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org). The 1999 Hinsdale Reconnaissance Survey is also available on the Village's website at: [https://www.villageofhinsdale.org/residents/village\\_history/reconnaissance\\_survey.php](https://www.villageofhinsdale.org/residents/village_history/reconnaissance_survey.php)

The purpose of the moratorium, if imposed, would be to provide an opportunity for study by the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees of whether text amendments to the Village's Zoning Ordinance and Village Code should be made, in order to more effectively protect the many single-family homes and other structures, buildings, sites or areas that contribute to the Village's character, beauty and historic charm. Possible text amendments that might be considered, should a moratorium be imposed, include, but are not limited to, changes to the Village Code provisions relative to landmarking of historic buildings, structures, sites or areas, certificates of appropriateness, and demolition approvals of historic buildings, structures, sites or of buildings, structures or sites within the Village.

Due to the COVID-19 pandemic, Governor Pritzker has enacted a "Stay-at-Home" directive effective as of March 21st, 2020, as most recently extended by Executive Order 2020-32 issued on April 30, 2020, which, among other things, limits the capacity for all public gatherings to 10 people or less. The Village will therefore be unable to facilitate physical attendance by members of the public at the hearing, and the public hearing will be held electronically. The public will be able to listen to the entire hearing and meeting live on the Village's website, and on Channel 6.

Public comments and testimony on the proposed moratorium are welcome. Written comments and testimony are strongly encouraged. Written comments must be received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org). Please use the subject line "Public Comment – Demolition Moratorium" when sending your email. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-examine witnesses by emailing Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org) prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration – Demolition Moratorium" when sending your email. Persons who have pre-registered may then phone into the meeting at 312.667.4792, using Conference Code 581537. Persons who have pre-registered to provide live testimony, comments or cross-examination will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

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

The Public Hearing 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 electronically attend this hearing and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789.7014 or by TDD at 630.789.7022 promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Dated: May 22, 2020

Christine M. Bruton, Village Clerk

To be published in the Chicago Sun-Times on May 24, 2020, and The Hinsdalean on May 28, 2020

**VILLAGE OF HINSDALE**  
**REVISED NOTICE OF PLAN COMMISSION**  
**PUBLIC HEARING**

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The purpose of the moratorium, if imposed, would be to provide an opportunity for study by the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees of whether text amendments to the Village's Zoning Ordinance and Village Code should be made, in order to more effectively protect the many single-family homes and other structures, buildings, sites or areas that contribute to the Village's character, beauty and historic charm. Possible text amendments that might be considered, should a moratorium be imposed, include, but are not limited to, changes to the Village Code provisions relative to landmarking of historic buildings, structures, sites or areas, certificates of appropriateness, and demolition approvals of historic buildings, structures, sites or of buildings, structures or sites within the Village.

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Dated: May 22, 2020

Christine M. Bruton, Village Clerk

Published in the Chicago Sun-Times on May 24, 2020, and The Hinsdalean on May 28, and June 4, 2020

## ATTENTION HINSDALE RESIDENTS:

### THE PLAN COMMISSION AND BOARD OF TRUSTEES OF THE VILLAGE SEEK YOUR INPUT

On June 10, 2020, at 7:30 p.m., the Plan Commission of the Village of Hinsdale will hold an electronic public hearing on whether the Village Board should impose a temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants. For copies of the 1999 Hinsdale Reconnaissance Survey, or information on whether your home may be one of the homes potentially affected by the moratorium, please contact Director of Community Development Robb McGinnis at 630-789-7036 or at [rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org). A link to the 1999 Hinsdale Reconnaissance Survey is available on the Village's website here:

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The purpose of the moratorium, if imposed, would be to provide an opportunity for study by the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees of whether text amendments to the Village's Zoning Ordinance and Village Code should be made, in order to more effectively protect the many single-family homes and other structures, buildings, sites or areas that contribute to the Village's character, beauty and historic charm. Possible text amendments that might be considered, should a moratorium be imposed, include, but are not limited to, changes to the Village Code provisions relative to landmarking of historic buildings, structures, sites or areas, certificates of appropriateness, and demolition approvals of historic buildings, structures, sites or of buildings, structures or sites within the Village.

Due to current restrictions on public gatherings, the public hearing will be held electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website. Following the public hearing, the Plan Commission shall make a recommendation to the Village Board of Trustees on whether or not to impose a moratorium.

### HOW TO PROVIDE YOUR INPUT

Public comments and testimony on the proposed moratorium are welcome. Written comments and testimony are strongly encouraged. Written comments must be received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org). Please use the subject line "Public Comment – Demolition Moratorium" when sending your email. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the



Village. Persons may pre-register to provide live public testimony, comments or to cross-examine witnesses by emailing Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org) prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration – Demolition Moratorium" when sending your email. Persons who have pre-registered may then phone into the meeting at 312.667.4792, using Conference Code 581537. Persons who have pre-registered to provide live testimony, comments or cross-examination will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

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Any questions can be directed to Director of Community Development/Building Commissioner Robert McGinnis at 630-789-7036 or at [rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org).

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

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of:

Case A-14-2020 - Village of Hinsdale -  
Consideration of a Village-wide temporary moratorium not to exceed 180 days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single-family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Public Hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 10th day of June, 2020, at the hour of 7:30 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, Member;  
MS. MICHELLE FISHER, Member;  
MR. GERALD JABLONSKI, Member;  
MR. JIM KRILLENBERGER, Member;  
MR. TROY UNELL, Member;  
MR. MARK WILLOBEE, Member.

## ALSO PRESENT VIA ZOOM:

MR. ROBB MC GINNIS, Director of  
Community Development;  
MR. CHAN YU, Village Planner;  
MR. MICHAEL MARRS, Village Attorney;  
MR. BRADLEY BLOOM, Assistant Village  
Manager/Director of Public Safety

ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE  
CONFERENCE CALL:

MS. BARI KESNER,  
MS. JULIE SUTTON,  
MR. MARCO PIEMONTE,  
MS. ALEXA PIEMONTE,  
MS. ASHLEY BAIRD,  
MS. PEGGY SAYRE,  
MS. SUSAN DRISCOLL,  
MR. THOMAS DRISCOLL,  
MS. LAURA ROONEY,  
MS. BECKY LANGBEIN,  
MS. NANCY HARVEY,  
MR. DALE KLEBER,  
MS. SARAH ZIELKER,  
MS. JEN REENAN,  
MR. JEFF ALLEN,  
MR. JIM PRISBY,  
MS. ALISON RAGO,  
MR. CHARLIE BRIGDEN,  
MS. RUTA BRIGDEN,  
MR. MIKE RYAN,  
MS. SHARON STARKSTON,  
MS. REBECCA HAASS,  
MR. DOUGLAS DAY,  
MR. THOMAS PRAME,  
MR. MATTHEW BOUSQUETTE,  
MR. JOHN JACOBES,  
MS. NANCY JANDA,  
MR. THOMAS PRAME,  
MS. EMILY BOWER,  
MS. JUDITH COLEMAN.

\* \* \*

1 CHAIRMAN CASHMAN: Our next item is one  
2 of our two public hearings for tonight. This is  
3 Case A-14-2020 from the Village of Hinsdale -  
4 Consideration of a Village-wide temporary  
5 moratorium not to exceed 180 days on the  
6 issuance of any demolition permit or other  
7 building or zoning approvals involving the  
8 demolition of any single-family home or  
9 building within the Village that either has  
10 landmark status or is one of the homes within  
11 the Village deemed to be historically  
12 "significant" or "contributing" in the 1999  
13 Hinsdale Reconnaissance Survey prepared by  
14 Historic Certification Consultants.  
15 So we have an awful lot of interest in  
16 this, which is great. We will go through public  
17 comments. We have a lot of written comments  
18 that were sent in, and we have both email and  
19 mail. And then we have I believe 28 callers  
20 that have registered to speak.  
21 And what I would like to do is we  
22 are going to alternate between the people that

07:41PM

1 have called in and these written comments and  
2 just work our way through that. And we will  
3 call --

4 MS. FIASCONE: Steve, this is Anna.  
5 Just I would like to announce I'm recusing  
6 myself from this issue to avoid a conflict of  
7 interest.

8 CHAIRMAN CASHMAN: Thank you, Anna.  
9 Thank you. I know you had given me the heads-up  
10 on that.

07:42PM

11 MS. FIASCONE: Yes. Yes.

12 CHAIRMAN CASHMAN: Yes. I apologize in  
13 advance to any of my citizen neighbors that if I  
14 mangle your last name. But we will start with  
15 Bari Kesner. Bari Kesner?

16 MR. BLOOM: Steve, before we start, can  
17 I ask the callers who are on the conference call  
18 online to please mute your phones. Callers on  
19 the conference call online, please mute your  
20 phones. We can hear a lot of background noise  
21 and conversations.

07:42PM

22 MS. FISHER: Can we turn up the volume

1 just a little bit because that might drown out  
2 some of the background noise.

3 MR. BLOOM: Yes. We'll see what we can  
4 do.

5 CHAIRMAN CASHMAN: So the first person  
6 we are trying to hear from is Bari Kesner,  
7 K-e-s-n-e-r.

8 MS. KESNER: Yes.

9 CHAIRMAN CASHMAN: Welcome. How are  
10 you?

07:43PM

11 MS. KESNER: Great. Thank you.

12 MS. MC KENNA: This is Dawn McKenna.

13 CHAIRMAN CASHMAN: First, I actually  
14 mixed up the order of business. If we could  
15 just pause for one second. I know we missed  
16 something we needed to do here, which was to  
17 swear everyone in who is on the conference call.

18 (Conference callers sworn en masse.)

19 CHAIRMAN CASHMAN: All right. Thank  
20 you, everybody.

07:44PM

21 MR. DAY: Point of order. Point of

22 order. Doug Day, 33 South Garfield. Point of

1 order.

2 CHAIRMAN CASHMAN: What is your name?

3 MR. DAY: Doug Day, 33 South Garfield.

4 I would like anybody who is living within the  
5 Historic District designated by the Village,  
6 they should recuse themselves because of a  
7 conflict of interest. I know someone has but  
8 all trustees who are living in that area need to  
9 recuse themselves.

07:46PM 10 MR. MARRS: Can I address that, Steve?

11 CHAIRMAN CASHMAN: Yes, please, Mike.

12 MR. MARRS: Michael Marrs, I'm the  
13 village attorney. So persons living within the  
14 Historic District do not have any kind of  
15 statutory conflict of interest. So then the  
16 rule becomes if you feel that you can fairly  
17 provide guidance on this matter and can make an  
18 unbiased decision and listen to both sides and  
19 make your recommendation based on that, you do  
07:46PM 20 not need to recuse yourself. You are just a  
21 recommending body in this case trying to provide  
22 some advice and guidance to the Board of

1 Trustees at their request.

2 And so I appreciate that people may  
3 feel uncomfortable, but you do not need to  
4 recuse yourself. This is a common type of thing  
5 in a Village where we have big parts of the  
6 Village that are Historic Districts. And if  
7 everyone recuses themselves, we won't have  
8 enough people to even move forward on something  
9 like this.

07:46PM 10 CHAIRMAN CASHMAN: Okay. Thank you.

11 MR. DAY: Well, you are treading very  
12 closely on the takings right from the Illinois  
13 Constitution wherein the Illinois Constitution  
14 provides that private property shall not be  
15 taken or damaged for public use without  
16 compensation. As provided by law, people in the  
17 District have a vested interest in these issues.  
18 So I think your ruling is wrong, and I'm just  
19 stating it for the record.

07:46PM 20 MR. MARRS: Okay. I appreciate your  
21 opinion.

22 CHAIRMAN CASHMAN: Okay. So we would

1 like to hear from Bari Kesner, please. I

2 believe she was with the Dawn McKenna Group.

3 MS. MC KENNA: This is Dawn McKenna. I

4 would like to weigh in at the end after I have  
5 heard all the facts, please.

6 CHAIRMAN CASHMAN: Well, that may not  
7 even be today. We are trying to take people in  
8 order so we might not come back to you today.

9 MS. MC KENNA: That's okay. I would

07:47PM 10 like to listen to all the facts first, please.

11 CHAIRMAN CASHMAN: Okay. That's fine.

12 MS. MC KENNA: Thank you.

13 CHAIRMAN CASHMAN: And Dawn, what's  
14 your address for the record? What is your home  
15 address?

16 MS. MC KENNA: Oh, my home address is  
17 15W051 60th Street in Burr Ridge.

18 CHAIRMAN CASHMAN: Okay. Thank you.

19 And then so now either Chan or  
07:47PM 20 Robb, I don't know which one is doing it; but we  
21 will read the written comment into the record.

22 MR. MC GINNIS: Sure. Our first one is

1 from Jane Grimm.

2 To whom it may concern: I support  
3 the proposed 180-day demolition moratorium in  
4 the Village of Hinsdale as laid out in the  
5 Village of Hinsdale Notice of Plan Commission  
6 Public Hearing for a meeting on June 10, 2020,  
7 at 7:30. The moratorium will allow the Village  
8 time to consider rules, regulations, zoning,  
9 etcetera, to preserve our historic homes and the  
07:48PM 10 special nature of our community. There is a

11 great public interest in preserving the historic  
12 dwellings in our Village. Too many historic  
13 homes have been demolished and are currently  
14 being considered for demolition. If too many of  
15 our historic homes are lost, the entire  
16 atmosphere of Hinsdale will be changed. It will  
17 ultimately result in the reduction in the  
18 property values for those residents that remain.  
19 In the meantime, the developers who built the  
07:48PM 20 gigantic new homes will be long gone. Hinsdale  
21 should be for the benefit of its residents, not  
22 for the benefit of real estate developers, who

1 just want to make bigger, more expensive houses  
2 so they can make a larger profit.

3 I support the 180-day moratorium  
4 and urge the Village to consider and approve  
5 enforceable regulations that will protect  
6 historically significant homes in Hinsdale.  
7 Jane Grimm.

8 And then did you want me to kind of  
9 read, Steve, one of each?

07:49PM 10 CHAIRMAN CASHMAN: Sure.

11 MR. MC GINNIS: This one is, let's see,  
12 I am the current homeowner at 844 South Lincoln,  
13 Hinsdale. Angelo and Eleni Malamis. I  
14 apologize on the front end for butchering  
15 anybody's names.

16 I am the current homeowner of  
17 844 South Lincoln, Hinsdale. We purchased this  
18 property with the intention to build a new  
19 construction home. Due to some unforeseen  
09:45AM 20 circumstances, we have decided to sell our  
21 property. We are currently under contract with  
22 a local Hinsdale homeowner, who is looking

1 forward to building a new home on 844. We are  
2 scheduled to close in 2 weeks' time on June 19,  
3 2020. However, there is strong concern and  
4 reluctance on the buyer's side to close given  
5 the moratorium on home demolition in the Robbins  
6 Park Historic District. While we understand and  
7 respect the need to protect historically  
8 significant homes in Robbins Park, our home on  
9 Lincoln Street is outside of the Historic  
09:46AM 10 District. We understand there is some  
11 discussion as of late regarding which homes will  
12 fall into this category outside of the district.  
13 However, there are many implications for us and  
14 potential buyers who are looking to invest,  
15 beautify, and build in Hinsdale.

16 When we purchased this home, my  
17 wife and I completed all the necessary due  
18 diligence including soil testing, preplan  
19 review, and preliminary engineering plans.  
09:51AM 20 During our lengthy due diligence process, we  
21 determined the various parameters to build a new  
22 home on this lot with the Village. There was no

1 indication whatsoever during this time that  
2 would prohibit us from building a new home. In  
3 addition, based on initial lender home  
4 inspections, the home was deemed uninhabitable  
5 and in disrepair. Upon receiving the preplan  
6 review, we naturally believed it was acceptable  
7 to proceed with our plans to build.

8 After feeling comfortable with our  
9 extensive due diligence process in part with the  
09:51AM 10 Village, we closed on this property with the  
11 sole intention of building a new home. If there  
12 was any inclination that this was not possible,  
13 we would not have proceeded with this purchase  
14 or taken on this endeavor. Our potential buyers  
15 are concerned with this as well and stated they  
16 will not proceed with their plans to purchase  
17 844 South Lincoln if they cannot build a new  
18 construction home. We have had no formal mail  
19 notification or disclosure from the Village  
09:52AM 20 prohibiting our plans, yet there remains  
21 consternation on the buyer's side on whether  
22 this home can be demolished. This will

1 undoubtedly jeopardize the closing of this home.

2 Unfortunately, we have been  
3 accruing holding costs during the pandemic,  
4 which is understandable given the crisis our  
5 nation is facing which is out of our control.  
6 Now that we have found a buyer, we are at  
7 another standstill. We are looking to create a  
8 win-win situation for the excited buyers, for us  
9 as homeowners/sellers, and for the neighborhood  
09:54AM 10 as a whole. We have had some neighbors inquire  
11 when we would start the process of knocking down  
12 the home and beautifying this corner lot.

13 Since this has all happened  
14 unexpectedly and after having purchased this  
15 property, we are humbly and respectfully  
16 requesting that 844 South Lincoln be exempt from  
17 any inhibition to construct a new home on this  
18 property since it is demolition quality.

19 Thank you for taking the time to  
09:54AM 20 better understand our perspective and the  
21 implications this may have on various homeowners  
22 in Hinsdale. Since the buyer's attorney just

1 made us aware of this situation, time is of the  
2 essence since the scheduled closing is imminent  
3 We greatly appreciate your time and  
4 kindly request your assistance in resolving this  
5 matter.

6 CHAIRMAN CASHMAN: All right.  
7 Thank you. Our next speaker would be Julie  
8 Sutton at 131 South County Line. Julie Sutton.

9 MS. SUTTON: Hi. This is Julie Sutton.

07:52PM 10 CHAIRMAN CASHMAN: Hi, Julie.

11 MS. SUTTON: I am a Realtor in town.  
12 Can you hear me okay?

13 CHAIRMAN CASHMAN: Yes. I can hear  
14 you, Julie.

15 I used to be able to hear you.  
16 Julie? Julie, we lost you.

17 MS. SUTTON: I apologize. This is  
18 Julie Sutton. We had a connection challenge.  
19 Am I able to speak?

07:53PM 20 CHAIRMAN CASHMAN: Yes. Yes. I can  
21 hear you now. Please proceed.

22 MS. SUTTON: So I just want to say for

1 the record that as a Realtor I am very neutral.  
2 I respect both positions on this issue, but I  
3 wanted to dive into the data and explore simply  
4 the supply and the demand facing this issue.

5 The data will support that there is  
6 higher than average market times and lower sales  
7 to list ratios for homes that are 75 to 100 and  
8 older. These are two big indicators of low  
9 demand. These sellers of these homes in many  
10 cases are already facing significantly than  
11 lower demand and any further restriction on  
12 their ability to sell could be very challenging  
13 for them.

14 I have all the data that would  
15 support this. It's a little bit minutia, shall  
16 I go into it or does that suffice? I'm happy to  
17 email all of the data. In a nutshell, the  
18 median Hinsdale market time has hovered around  
19 100 days for 4 consecutive years. Homes that  
07:54PM 20 were built between 1893 and 1898 are seeing  
21 average market time over multiple years, in some  
22 cases 410 to 786 days. In addition to that,

1 some of these homes are selling at 60 percent of  
2 their average list price. Homes built between  
3 1905 and 1922 in this Historic District, they  
4 are facing an extreme market time as well.

5 So I just wanted to put the data  
6 out there for people to consider that sellers  
7 with homes of these ages are already facing  
8 significantly lower demand than other homes in  
9 town, and I think we all just need to really  
10 think about any further restrictions on what it  
11 will do to these sellers.

12 MR. KRILLENBERGER: What were the ages  
13 of the homes that you are using to accumulate  
14 this data?

15 CHAIRMAN CASHMAN: Please, callers that  
16 are on the conference call, if you are not  
17 speaking, would you please mute your phones.  
18 Julie, if you wanted to answer  
19 Jim's question.

07:55PM 20 MS. SUTTON: Could you please repeat  
21 the question. I couldn't hear.

22 MR. KRILLENBERGER: Yes. Hi, Julie.

1 This is Jim Krillenberger. Jotting down your  
2 statistics, what was the age of the homes that  
3 you used to accumulate your data of market time  
4 and selling price to list?

5 MS. SUTTON: Sure. So I used the  
6 closed MLS data in the Historic District over  
7 last handful of years. Your question was  
8 specifically what the data was?

9 MR. KRILLENBERGER: What year? You  
07:56PM 10 said it at the beginning. I just didn't jot it  
11 down. These were --

12 MS. SUTTON: Right. I broke it up into  
13 three different sections. So section one would  
14 be homes built between 1893 and 1898. Over the  
15 last handful of years, there were four homes;  
16 441 East 3rd, 224 East 1st, 120 East 5th, and  
17 425 East 3rd.

18 MR. KRILLENBERGER: Okay. Thank you.

19 MS. CRNOVICH: Those four homes saw  
07:57PM 20 market times ranging up to 786 days. And two of  
21 those homes sold at 60 percent of their original  
22 list price. None of these were listed as

1 teardowns. They were all listed on the open  
2 market on public MLS as existing single-family  
3 homes.

4 The second section were homes built  
5 between 1905 and 1922. There were six of them.  
6 I emailed this. I forwarded this email to the  
7 Planning Commission, PC@VillageofHinsdale.org.  
8 These addresses were 324 South Elm, 311 South  
9 Oak, 219 East 1st, 419 South Oak, 718 South  
10 Park, 716 South Oak. Again --

07:58PM

11 CHAIRMAN CASHMAN: Julie, I think it  
12 would be helpful, that could be in the stack of  
13 emails that Robb and Chan are going to go  
14 through; but we will look for that information.  
15 If you could, I would like to make sure we have  
16 that information. So, Chan, we could check on  
17 that after the meeting to make sure we received  
18 that.

19 If not, Julie, we will reach out to  
20 you to see if you will send us a copy. We are  
21 kind of at the end of 5 minutes. I appreciate  
22 your input.

07:58PM

1 MR. JABLONSKI: Can I ask Julie one  
2 question before we let her go?

3 CHAIRMAN CASHMAN: Yes.

4 MR. JABLONSKI: At these distressed  
5 prices in the last handful of years, has a  
6 single home sold to someone who has attempted to  
7 rehab it?

8 MS. SUTTON: To my knowledge, all of --  
9 No. Some of these have been rehabbed, but it  
10 was after they sat for an extremely long time  
11 and they sold at quite a discount.

07:59PM

12 MR. JABLONSKI: Thank you.

13 CHAIRMAN CASHMAN: Thank you, Julie.  
14 All right.

15 Robb, did you want to read the  
16 next.

17 MR. MC GINNIS: Sure. This is from  
18 Jane Hardies. Dear Hinsdale Plan Commissioners:  
19 Please vote to approve a demolition moratorium  
20 for historic Hinsdale homes to keep the  
21 character of our Village intact.

07:59PM

22 Thank you for your consideration in

1 this matter.

2 Next I have an email from or a  
3 letter from David Peckenpaugh and Robert  
4 Peckenpaugh from 429 South County Line Road.

5 My dad, Robert Peckenpaugh, moved  
6 our family to Hinsdale in 1959 and purchased  
7 this home on County Line in the year 1965. He  
8 owned the house and lived there until his death  
9 in May 2019. The property was put up for sale  
10 in the fourth quarter last year and remains on  
11 the market today.

10:05AM

12 Before putting it up for sale, we  
13 had an appraisal done indicating there was no  
14 real value in the home and that the appraisal  
15 was for land only. The Realtors we have worked  
16 with agreed and they have both stated the only  
17 value in this sale will be the land. After  
18 almost a one year time period on the MLS we have  
19 had very little interest in the property with  
20 only 2 showings. While this was a wonderful  
21 home for our family, over the years it has  
22 deteriorated inside and out including a

10:07AM

1 foundation that leaks in multiple areas. We  
2 think most would agree that outside of the  
3 family memories, there is simply nothing of  
4 historical value or character worth saving. As  
5 such, if it doesn't sell by the end of the  
6 summer, we had planned to tear down the house  
7 ourselves to focus on the large, beautiful,  
8 open-wooded lot located in a great neighborhood.

9 My brother is a licensed architect  
10 and he estimated that it would cost at least  
11 \$350,000 to bring the existing home up to the  
12 Hinsdale finish and layout standards. The  
13 investment, however, would never be paid back as  
14 the economics simply are not feasible to make a  
15 remodel work at any cost (low ceilings and  
16 outdated floor plan). As trustee of my father's  
17 trust that owns this property, I have the  
18 responsibility to the six beneficiaries to  
19 manage and distribute the assets in a timely  
20 manner. With all the uncertainties in the  
21 economy today, we are trying to make this sale  
22 as soon as we can. It appears like the activity

10:07AM

10:08AM

1 is again picking up, so it is important that we  
2 are positioned to make a sale. If there is any  
3 doubt that the house can be torn down, the value  
4 of the property could be negatively affected  
5 bringing undue economic hardship to the family.

6 Therefore, on behalf of my  
7 siblings, we are asking that 429 South County  
8 Line be excluded from the potential temporary  
9 moratorium as it is an older home but clearly  
10 not of historic value. Thank you for your  
11 attention, and I appreciate anything you can do  
12 for our cause.

13 CHAIRMAN CASHMAN: All right. Thank  
14 you.

15 So our next speakers are Alexa and  
16 Marco Piemonte, 419 South Oak. Alexa and Marco  
17 Piemonte, 419 South Oak. Yes. Alexa and Marco  
18 Piemonte, are you available to speak? These are  
19 the residents, the new owners, of 419 south Oak  
20 Street.

21 Okay. So not hearing from Alexa or  
22 Marco Piemonte, we will move on to Ashley Baird.

1 Ashley, can you hear me? Are you available to  
2 speak? Ashley Baird, are you available to  
3 speak?

4 Brad, are we doing okay on the  
5 conference call? Are you able to hear people on  
6 the line?

7 MR. BLOOM: I've not heard anyone  
8 respond to you. We do have about 30 people on  
9 the conference call line now.

10 CHAIRMAN CASHMAN: Okay. So we are  
11 listening. We want to hear from Ashley Baird.

12 MR. MARRS: Steve, just for a reminder,  
13 if they do come on, make sure they were  
14 previously sworn.

15 CHAIRMAN CASHMAN: Ashley?

16 MS. BAIRD: Hello? Yes. I'm here with  
17 the Dawn McKenna Group. I'm hear to listen to  
18 the facts. I don't want to speak at this point.

19 CHAIRMAN CASHMAN: Okay. All right.

20 Thank you, Ashley.

21 MS. BAIRD: Thank you.

22 CHAIRMAN CASHMAN: Okay. So we will

1 stick with the callers. The next would be Peggy  
2 Sayre, Sayre -- I'm not sure how she says her  
3 last name -- with the Dawn McKenna Group.  
4 Peggy, are you available to speak? Peggy? Is  
5 Peggy -- I don't know if it's Sayre or Sayre  
6 from the Dawn McKenna Group. Peggy, are you  
7 interested in speaking?

8 MS. MC KENNA: She also just wanted  
9 to sign in to listen. Anybody from the Dawn  
10 McKenna Group is just here to listen to the  
11 facts and support.

12 CHAIRMAN CASHMAN: All right. Thank  
13 you very much.

14 The next would be Susan Driscoll at  
15 844 South Garfield Street. Susan Driscoll,  
16 844 South Garfield Street. Susan, are you  
17 available to speak? Susan Driscoll? Susan?  
18 One more try, Susan Driscoll, 844 South  
19 Garfield, would you like to provide public  
20 comment?

21 Okay. Hearing no response, we will  
22 move to Laura Rooney from the Bryan Bomba Group.

1 Laura Rooney.

2 MS. ROONEY: Hi, there. I also am just  
3 listening in to get more information this  
4 evening. Thank you.

5 CHAIRMAN CASHMAN: Okay. Thank you,  
6 Laura.

7 Next would be Becky Langbein.  
8 Becky Langbein, L-a-n-g-b-e-i-n. There is no  
9 address listed.

10 MS. LANGBEIN: Yes. Hi.

11 CHAIRMAN CASHMAN: Were you part of the  
12 swearing in?

13 MS. LANGBEIN: Yes.

14 CHAIRMAN CASHMAN: Okay. Thank you.

15 MS. LANGBEIN: Sure. I'm here to speak  
16 on behalf of my parents, Bill and Jane  
17 Blomquist, who cannot attend tonight for medical  
18 reasons. They live at 22 West 5th Street.

19 That's also where I grew up. We submitted a  
20 written letter, which I believe will be read

21 later, but I wanted to -- My mom sent a letter,  
22 but I wanted to reiterate some of the key points



1 given how misguided we believe the moratorium to  
2 be.

3 So my parents' home at 22 West 5th  
4 Street is very, very old. Its interior design  
5 is abysmal versus contemporary standards. It  
6 may even be dangerous. And no one would buy  
7 this structure without having to put in huge  
8 sums of money to upgrade it. The footprint and  
9 exterior of the house are outdated and an

08:08PM 10 interior renovation would never meet modern  
11 standards. As a result, no regional buyer would  
12 purchase my parents' property even if they could  
13 not tear down the existing structure.

14 As Julie mentioned earlier, as you  
15 can see from the recent real estate data, homes  
16 up to the age that are being considered for the  
17 moratorium are already at a significantly  
18 reduced demand. It doesn't take a big stretch  
19 of the imagination to predict how much lower  
08:09PM 20 demand there would be if such a moratorium were  
21 in place. The moratorium could wipe out the  
22 equity in the real estate value that my parents

1 have carefully built up over the decades, over  
2 the past 36 years that they have lived in  
3 Hinsdale, on the expectation that they could  
4 sell to someone who wanted to build a new house  
5 on the land.

6 A moratorium also means that, if  
7 they can't sell their property and can't  
8 demolish the existing structure, they would have  
9 to put in an astronomical sum of money into  
08:09PM 10 their aging home to keep it safe and standing.  
11 They need that money for other purposes. As I  
12 mentioned, they have lived in Hinsdale in their  
13 home for 36 years. My father was an active  
14 member of the community. He was a Village Board  
15 trustee. He was a Plan Commission member. He  
16 was a Zoning Board member. He's been suffering  
17 from Parkinson's disease for the last 16 years  
18 and requires special medical care at huge  
19 personal expense. The financial impact of any  
08:09PM 20 longer-term moratorium on demolition would  
21 impact the quality and availability of my dad's  
22 care and essentially accelerates his death.

1 Causing financial ruin and personal  
2 pain to a minority of homeowners so that others  
3 can enjoy the charming history and the character  
4 of Hinsdale is not representative of the values  
5 of the community that I grew up and that my  
6 parents contributed to for the last 35 plus  
7 years.

8 A demolition moratorium also is  
9 going to harm to the value of real estate across  
08:10PM 10 Hinsdale. I don't think there is a clear  
11 benefit. If there is data that supports that, I  
12 would love to hear it during the meeting. I  
13 think there is a significant possibility that  
14 buyers will fear command-and-control  
15 policymaking like the proposed moratorium with  
16 very limited notice.

17 It endorses the belief that  
18 Hinsdale's trapped in the past on other issues  
19 in addition to real estate policies especially  
08:10PM 20 considering the current zeitgeist. There is  
21 potential dilapidation of old homes in the  
22 community serving as eyesores. Homes don't last

1 forever even if certain people listening if you  
2 don't live in them would like them to. It could  
3 easily contribute to lower home values for  
4 everyone in the community.

5 I am confident there are other  
6 techniques that the Commission and the Village  
7 can pursue, and there is likely a win-win  
8 solution here that doesn't involve ruining the  
9 welfare of community members especially senior  
08:10PM 10 citizens like my parents.

11 I think the timing of this proposal  
12 is highly questionable. Why seek to do  
13 financial damage to potential home sellers now  
14 while the markets are in turmoil and nonreal  
15 estate investment values are highly volatile and  
16 often it's been decimated.

17 We are on the cusp of the largest  
18 recession this country has seen in years. I'm  
19 certain that the Commission is not intending to  
08:11PM 20 be malicious with this proposal, but it  
21 certainly feels that way as you listen to the  
22 responses. Causing financial pain and physical

1 suffering to certain members of the community in  
2 order to make that drive through the town softer  
3 on the eyes for others seems arbitrary and  
4 capricious for both myself and my parents. So  
5 thank you for your time.

6 CHAIRMAN CASHMAN: Thank you, Becky.  
7 Could you repeat the name, the address? Was it  
8 22 West?

9 MS. LANGBEIN: Yes. 22 West 5th  
10 Street.

11 CHAIRMAN CASHMAN: Thank you very much.

12 MS. LANGBEIN: Thank you.

13 CHAIRMAN CASHMAN: Okay. Robb?

14 MS. PIEMONTE: Excuse me. I'm sorry.  
15 This is Alexa Piemonte. I was dropped out of  
16 the phone call, I apologize.

17 CHAIRMAN CASHMAN: Okay. Alexa, we are  
18 going to read one; and then we will come back to  
19 you.

20 MS. PIEMONTE: Sure. Thank you so  
21 much.

22 CHAIRMAN CASHMAN: Sure.

1 MR. MC GINNIS: This one is from  
2 Melissa Ehret. I don't have an address here.  
3 In my 26 years living in Hinsdale,  
4 I have seen many houses fall to bulldozers.  
5 Some were tired old frame houses. Some were  
6 1950s ranches. Some were beautiful old  
7 structures whose only sin was having been  
8 constructed on a large, desirable lot. In many  
9 cases, the replacement homes were beautiful and  
10 architecturally compatible with neighboring  
11 houses. In other situations, the houses were  
12 lot-gobbling, vulgar monuments to greed, with no  
13 contextual design reference to the neighborhood.

14 And now, it appears three stars in  
15 our firmament of historic homes will be  
16 demolished. Residences I never thought would be  
17 vulnerable to replacement. This. Must. Stop.  
18 Our Village has seen too much wanton destruction  
19 of homes. Our history is at risk. Homes with  
20 charm and character are crashing down for, among  
21 other things, ubiquitous white farmhouses that,  
22 while currently trendy, will be as much of

1 cliché as a split-level in ten years. Houses  
2 designed by beloved architect Harold Zook are  
3 fast disappearing. Replacement homes usually  
4 have not a hint of the delight inspired by a  
5 Zook home. The teardown process also needs to  
6 be examined. For example, it has taken three  
7 years for the home next door to me to be  
8 completed. The older home was purchased in 2017  
9 and sat vacant for a year while weeds grew and  
10 the property languished. When it was finally  
11 demolished, two years went by before it was  
12 finished. The constant presence of construction  
13 vehicles, noise, as well as six-foot tall weeds  
14 and construction dust made the process a  
15 nightmare for my family and me. The Village was  
16 attentive to our complaints, but the  
17 developer/resident should never have been  
18 allowed so much time to complete construction.  
19 I fully support a moratorium on  
20 teardowns. Enough already. Too much of our  
21 housing stock and our history is gone. Perhaps  
22 there is still time to save the homes of

1 character from out-of-control developers. Thank  
2 you for your attention.

3 The next is from Andrew Running.  
4 Andrew and Laura Running of 22 South County  
5 Line. We are writing to oppose the-proposed  
6 180-day moratorium on the issuance of demolition  
7 permits for any homes designated in the 1999  
8 Hinsdale Reconnaissance Survey (herein after  
9 'the 1999 Survey') as being either historically  
10 'significant' or 'contributing.' We have lived  
11 in Hinsdale since 1993. Teardowns have been a  
12 subject of discussion and at times controversy  
13 as long as we have lived here. While we would  
14 not oppose the enactment of additional voluntary  
15 incentives to encourage property owners to  
16 preserve houses that truly are historically  
17 significant and worthy of preservation, there is  
18 no need for a sweeping "demolition moratorium"  
19 to accomplish that. To forestall the demolition  
20 of three prominent homes, the advocates for this  
21 demolition moratorium would ban all demolition  
22 permits for the vast majority of homes in the

1 Village that are more than 70 years old. The  
2 market for older homes in Hinsdale is already  
3 depressed. This moratorium would further  
4 depress the market values of the hundreds of  
5 affected homes, while accomplishing no  
6 commensurate public benefit.

7 The proposed  
8 moratorium would apply to all homes designated  
9 as either "significant" or "contributing" in the  
10 1999 Survey. The overbroad nature of any  
11 moratorium that includes all "contributing"  
12 homes is apparent from the definitions used in  
13 preparing the 1999 Survey. Unlike a  
14 'significant' home, a 'contributing' home need  
15 not have any "[a]rchitectural merit." A  
16 "contributing" home "[d]oes not necessarily  
17 possess individual distinction but is a historic  
18 structure with the characteristic design and  
19 details of its period." (Survey Report at 506)

20 Nor does a "contributing" home have to display  
21 anything more than a "a fair degree of  
22 integrity..." (Id.) It just has to have "a

1 common design with no particular distinction to  
2 set it apart from others of its type." (Id.)

3 But the authors of  
4 the 1999 Survey, a firm called Historic  
5 Certification Consultants, obviously did not  
6 adhere to even these minimal requirements for  
7 classifying a home as "contributing" versus  
8 "non-contributing." For example, in the  
9 neighborhood where we live, the Robbins Park  
10 Historic District, the 1999 Survey categorizes  
11 only 118 of the 484 structures as  
12 "non-contributing." And all but 2 of those  
13 118 homes were disqualified from the status  
14 review simply because they were built after  
15 1950. In other words, of the 368 homes in the  
16 Robbins Park Historic District that were more  
17 than 50 years old, only two were classified as  
18 "non-contributing." All of the rest were  
19 classified as either "significant,"

20 "contributing" or "potentially contributing."  
21 While the "potentially-contributing" homes would  
22 not be included in the proposed moratorium, only

1 29 homes were so classified. So in the Robbins  
2 Park Historic District, the proposed moratorium  
3 would apply to all but 337 of the 368 homes that  
4 were at least 50 years old in 1999 (unless, of  
5 course, the home has been torn down since 1999).

6 The 1999 Survey was clearly  
7 overinclusive in its identification of  
8 "contributing" homes. It is entitled to no  
9 weight and should not be the basis for any  
10 decisions by the Plan Commission or the Board of  
11 Trustees. Our home, 22 South County Line Road,  
12 is a good example of the arbitrary and  
13 capricious classification in the 1999 Survey.  
14 The survey classifies our home as  
15 "contributing," presumably because the Survey  
16 lists it as having been constructed in 1915.  
17 (Our next-door neighbor, 12 South County Line  
18 Road, which was constructed by the same builder  
19 a few years earlier, is classified as  
20 "non-contributing" because the survey  
21 erroneously lists it as having been constructed  
22 in the "1970s.") The Village arranged for the

1 same consulting firm, Historic Certification  
2 Consultants, to prepare another historical  
3 survey of our home three years after the 1999  
4 Survey. In her July 10, 2002, report, Jennifer  
5 Kenny classified our home as non-contributing  
6 ("NC"). Ms. Kenny's report listed no  
7 "significant features" and no "reason for  
8 significance." She classified our home as  
9 non-contributing because of the "major  
10 alterations and/or addition(s)" that have been  
11 made to it.

12 In sum, under the proposed  
13 moratorium, our home would be classified as  
14 "contributing" and subject to the demolition  
15 permit ban, even though the Historic  
16 Certification Consultants indiscriminately  
17 classified the vast majority of the homes built  
18 before 1950 as being either "significant" or  
19 "contributing" in its 1999 Survey, and even  
20 though three years later the same firm concluded  
21 our home was actually "non-contributing."

22 Any future modifications to the

1 Zoning Ordinance and Village Code should focus  
2 on incentivizing owners to preserve historic  
3 homes that are architecturally significant and  
4 distinctive. The Village benefits from the  
5 continual renewal of its housing base. If the  
6 only attribute that distinguishes a home is its  
7 age, the Village should not restrict the right  
8 of owners to make the highest and best use of  
9 their property.

08:36PM

10 For the foregoing reasons, the Plan  
11 Commission and the Board of Trustees should not  
12 adopt the proposed moratorium. Respectfully  
13 submitted, Andrew and Laura Running.

14 CHAIRMAN CASHMAN: Okay. Thank you.  
15 Now we would like to go back to Alexa Piemonte.  
16 Alexa?

17 MR. PIEMONTE: My wife and I are here.

18 CHAIRMAN CASHMAN: Welcome. Were you  
19 guys sworn in when we started this?

20 MR. PIEMONTE: Yes.

21 MS. PIEMONTE: Yes.

22 CHAIRMAN CASHMAN: Okay. Thank you.

1 Proceed.

2 MS. PIEMONTE: Thank you.

3 CHAIRMAN CASHMAN: We would like to  
4 hear your comment now. Would you like to  
5 proceed?

6 MS. PIEMONTE: Thank you. Sorry. I  
7 heard I think somebody else talking.

8 CHAIRMAN CASHMAN: The people on the  
9 call, if you are not currently speaking, please  
10 mute your phones. Thank you.

08:20PM

11 MS. PIEMONTE: We are the homeowners of  
12 the property located at 419 South Oak. We never  
13 had any intentions to rehab. We purchased the  
14 property for land and location. The existing  
15 home did not have an architect of record, and  
16 there was no indication it was historically  
17 marked. The home had been vacant for quite some  
18 time and was quite deteriorated. At the time of  
19 purchase there was obvious mildew in the  
20 basement. Our infant had RSV this last December  
21 and living in an older home with evident mildew  
22 and inhospitable mold would never be an option

08:20PM

1 for us. We would never directly expose our  
2 pulmonary-compromised daughter to an environment  
3 that would have direct impact on her health.

4 Prior to us purchasing the property  
5 for \$1.86 million on October 11, 2019, the home  
6 was vacant and on the market for almost 3 years.  
7 The original listing on January 3, 2017, was for  
8 4.3 million. The home sold for 2.5 million less  
9 than the original asking price. The selling  
10 price reflects obvious value in land and the  
11 seller understood that there was not much value  
12 in the structure of the home. The home was  
13 functionally obsolete.

08:21PM

14 Like many young families, we are  
15 excited to begin our new chapter with our  
16 growing family. We closed on our property on  
17 October 11, 2019, and worked diligently with our  
18 architect to design our dream home. We  
19 submitted our plans in early December. Shortly  
20 after submitting our plans we heard about the  
21 moratorium. We were not at all concerned about  
22 our property being part of the potential

08:21PM

1 moratorium. Our plans were already submitted  
2 and our home was not historically marked. We  
3 were told our plans would need to be reviewed by  
4 the Historical Preservation Committee which  
5 consisted of an advisory board. Again, we were  
6 not concerned.

7 How can a board dictate what  
8 homeowners can do with their property? When a  
9 home warrants rehab, there have been buyers who  
10 have consciously made that choice and have done  
11 amazing jobs. It should be the homeowners'  
12 decision to have their home historically marked.  
13 In our opinion, if the home is historically  
14 marked, it then becomes part of the historical  
15 preservation.

08:22PM

16 Preserving the character of the  
17 neighborhood is a very subjective standard. It  
18 is not the decision of the preservation board or  
19 John Bohnen to make decisions or push his  
20 beliefs on others. Time is money as they say.  
21 Depriving someone of their property rights even  
22 for a short time costs them money. Are you

08:22PM

1 willing to pay homeowners for their lost efforts  
2 and costs?

3 We chose to move to Hinsdale for  
4 many reasons. Schools, family, environment,  
5 safety, and of course the progression of the  
6 Village. This process has caused a lot of undue  
7 stress to our family in a time when the world  
8 already is full of outside stressors. We have  
9 been extremely patient and want to move forward

08:23PM 10 with our plans. I would hope this is not the  
11 way Hinsdale wants to welcome young new  
12 families. The proposed moratorium would be  
13 putting Hinsdale's growth in jeopardy. Thank  
14 you. Thank you.

15 CHAIRMAN CASHMAN: Thank you. Can I  
16 clarify one thing. I think you stated it was  
17 originally listed in what year for the  
18 4.3 million?

08:23PM 19 MS. PIEMONTE: It was listed on  
20 January 3rd of 2017 for 4.3 million.

21 CHAIRMAN CASHMAN: And when did you  
22 purchase it?

1 MS. PIEMONTE: We purchased it on  
2 October 11, 2019, for 1.86 million.

3 CHAIRMAN CASHMAN: October 2019, okay.  
4 Thank you very much. Okay, Robb.

5 MS. PIEMONTE: Thank you.

6 MR. MC GINNIS: Okay. Our next one is  
7 from Phil Allen. I do not have an address here.

8 I recently learned that the Village  
9 is contemplating a moratorium on demolition  
08:50PM 10 permits for homes in Hinsdale. As a long-time  
11 homeowner whose home is listed as "contributing"  
12 in a survey done in 1999, I am shocked that the  
13 Village is contemplating an action that will  
14 immediately lower the value of my property.  
15 When I moved to this town and bought my  
16 property, I bought a modest home on a nice plot  
17 of land hoping that the land value would support  
18 my home value. Your action would immediately  
19 reduce the options a buyer would have in  
08:51PM 20 purchasing my home. I pay significant taxes  
21 because of the size of my lot. Are you going to  
22 reassess the homes put under the moratorium to

1 reflect the lower market value so that my taxes  
2 are reduced? What other compensation are you  
3 offering me to reduce the value of my property?  
4 Is it fair that only homes built before a  
5 certain year are subject to this arbitrary  
6 classification? If you were going to impose a  
7 moratorium, at least do it on all Hinsdale  
8 residents so that we all suffer equally.

9 I am constantly amazed that a small  
08:51PM 10 group of people attempt to impose their values  
11 and aesthetics on an entire town. You already  
12 have control over approval of new homes. If  
13 someone buys my lot, takes down my modest home,  
14 and builds a much larger home that you approve,  
15 the entire neighborhood benefits. The house  
16 will be nicer, it will command a higher market  
17 value and pay higher taxes and increase the  
18 value of all the other homes in the area. This  
19 is called progress. If you think homes should  
08:52PM 20 be preserved, either state that when people  
21 purchase them, or have the town buy them and pay  
22 for the upkeep. Does the town want to pay for

1 my new roof or boiler while I wait for the  
2 moratorium to be lifted? Please respect my  
3 property rights and do not impose a moratorium.

4 CHAIRMAN CASHMAN: Thank you,  
5 Mr. Allen.

6 MR. MC GINNIS: Next this one is from  
7 Vera Shively, Vera and Tom Shively on Washington  
8 Street.

9 I am sending this comment in  
08:26PM 10 support of the demolition moratorium as proposed  
11 by the Village Board of Trustees.

12 My husband and I have been  
13 residents of Hinsdale since 1987. The historic  
14 charm of the Village influenced the decision to  
15 make Hinsdale our home. We have seen many  
16 beautiful vintage homes torn down over the  
17 years. A demolition moratorium is overdue. It  
18 is time to take a breath and consider ways to  
19 save some of these homes and, by extension, the  
08:26PM 20 character of the Village. Many years ago a  
21 Hinsdale resident wrote a letter to the editor  
22 of The Doings bemoaning the number of teardowns

1 that included this catchy line, "Oak Brook is  
2 nice, but we don't need it twice."

3 CHAIRMAN CASHMAN: Thank you. The last  
4 one was Shively, correct?

5 MR. MC GINNIS: Correct.

6 CHAIRMAN CASHMAN: Looking at our  
7 call-in list, the next people to speak would be  
8 Nancy Harvey. Nancy Harvey. Hello, Nancy  
9 Harvey, are you available to speak? Nancy

08:27PM 10 Harvey, are you available to speak? Nancy  
11 Harvey, H-a-r-v-e-y.

12 Okay. Hearing nothing from Nancy,  
13 we will move to Dale Kleber. Dale Kleber?  
14 Dale, are you on the line? Dale Kleber.  
15 Looking for Dale Kleber. Are you interested in  
16 speaking?

17 MR. KLEBER: Yes, Steve, I am. I'm  
18 sorry. I was talking to you, and I had the  
19 phone on mute.

08:28PM 20 CHAIRMAN CASHMAN: Dale, what's your  
21 address?

22 MR. KLEBER: I am at 120 East Walnut

1 Street. I've been a resident in Hinsdale for  
2 29 years. My wife Margie is sitting with me.

3 CHAIRMAN CASHMAN: Okay.

4 MR. KLEBER: I wanted to cover all --

5 This is a little bit like déjà vu all over again  
6 for us. We have been very active in the  
7 community. My wife is actually currently the  
8 president of District 181. But in 1995 and

08:28PM 9 1997, I led a grassroots group of about  
10 750 people, which was known as CHART; and that

11 stood for Citizens of Hinsdale Advocating  
12 Responsibility in Teardowns. We received  
13 national media attention and were responsible  
14 for driving a large number of positive changes  
15 in the Hinsdale Zoning Code and Building Code  
16 ordinances. We reduced the size of homes going  
17 in, you know, overbuilding on small lots. We  
18 closed some loopholes in the FAR. We changed  
19 side yard, front yard, rear yard setbacks,

08:29PM 20 height and elevation away from a one-size-fits  
21 all to have it proportional to lot size. We  
22 reduced the perception of bulk. We actually

1 very significantly created some incentives to  
2 encourage certain design features such as open  
3 porches, rear garages, etcetera. We changed the  
4 teardown flight construction rules and then put  
5 a lot of protections in for neighbors. We  
6 advocated hiring a Village Planner, which  
7 ultimately was done. And in general, we were in  
8 favor of preservation efforts for the Village.

9 So I don't know if there are any  
08:29PM 10 old CHART members that are on this online  
11 meeting, but my comments will probably come as a  
12 bit of a surprise and a little bit of a  
13 disappointment. I want to start by saying that  
14 the proposed moratorium is a spectacularly bad  
15 idea. Obviously, time constraints will not  
16 permit a lot of detail. But let me just  
17 highlight what I think are the six primary  
18 reasons why this is a terrible public policy  
19 proposal.

08:30PM 20 First of all, the moratorium, as  
21 other people spoke to, is a very draconian  
22 restriction of individual property rights; and

1 it can lead down a very slippery slope.  
2 Moratoriums turn into design review committees,  
3 turn into Certificates of Appropriateness, and  
4 many other restrictions on property that I don't  
5 think is in keeping with the majority of the  
6 views in Hinsdale. Again, that's my personal  
7 opinion.

8 I can tell you from experience in  
9 1995 and 1997 a moratorium is an extremely  
08:31PM 10 divisive policy. It absolutely polarized the  
11 residents. Friends stopped talking to each  
12 other. We had threats made. I was sort of on  
13 the side -- I didn't really support a  
14 moratorium, but our organization was certainly  
15 kind of identified as pushing for that. We had  
16 threats on our answering machines. I had my  
17 employer Howard Dean was contacted by a builder  
18 in the Village who suggested that he fire me  
19 because I was spending too much time on CHART.

08:31PM 20 So the third reason is the  
21 moratorium is absolutely poorly conceived. It's  
22 a very vague proposal. It's founded on a

1 20-year-old obsolete property survey, which  
2 other people have said the classification of  
3 structures as significant or contributing  
4 appears very arbitrary and capricious. I will  
5 have a little more on that.

6 The proposed moratorium, frankly,  
7 appears to be a very reactive policy. I don't  
8 want to use the word knee jerk, but I think it's  
9 been triggered by these three homes. They are  
10 beautiful homes from the street, but that's just  
11 one aspect of the whole decision as to whether a  
12 home should be torn down or can be preserved. I  
13 think this is a reactive this policy. It's been  
14 pushed through. It's been pushed through very  
15 quickly. I don't think there has been any  
16 attempt to identify whether there is a consensus  
17 of the Village or broad support from this. I  
18 think that, frankly, should come first.

19 Somebody else touched on this, that  
20 a proposed moratorium in a lot of these  
21 preservation ordinances, if they are in the  
22 nature of a stick rather than a carrot, it

1 really asks the owners of historic properties to  
2 bear all the financial burdens of Village-wide  
3 preservation efforts.

4 If the Village is really serious  
5 about preserving older homes, historic homes,  
6 just preserving the charm of the Village, then  
7 the whole Village should bear that; and that  
8 might come down to actually line items in the  
9 budget that may well increase taxes if the  
10 people are willing to pay for that.

11 But I think I have been a party to  
12 conversations where it seems that people are  
13 very, certain people are very favorable for  
14 preservation as long as it doesn't cost them  
15 anything, as long as it's on somebody else's  
16 back.

17 CHAIRMAN CASHMAN: That's about 4  
18 minutes.

19 MR. KLEBER: What's that, 4 minutes?

20 CHAIRMAN CASHMAN: It's been 4 minutes,  
21 just a heads-up.

22 MR. KLEBER: Got it. Lastly, this is

1 such a restriction on property rights that it  
2 absolutely should not be done on Zoom. There  
3 ought to be full and robust public discussion in  
4 a live forum. I'm a lawyer as well. I think  
5 there have been procedural problems. I asked to  
6 be able to cross-examine witnesses. There are  
7 no witnesses. And you know, this is a real  
8 problem, this format.

9 Let me go to the heart of the  
10 problem. I can talk on lots of issues, but the  
11 heart of the problem is this whole policy is  
12 founded on the survey that was done. It's  
13 21-year-old data as we know. The Hinsdale  
14 Certification Consultant, the firm that did it,  
15 they don't exist anymore.

16 CHAIRMAN CASHMAN: You have to wrap it  
17 up.

18 MR. KLEBER: Okay.

19 CHAIRMAN CASHMAN: Sorry.

20 MR. KLEBER: The online document I  
21 reviewed -- There were no individual signed  
22 report, no credentials. There were no CVs

1 provided. And so there is a highly arbitrary --  
2 25 percent of the Village was affected. Highly,  
3 highly arbitrary classification system.

4 And I can tell you, I went through  
5 just on my own unscientific survey on my block.  
6 I walked it with the survey in my hand. It was  
7 replete with errors. There were three houses  
8 that had since been torn down. There was one  
9 house, there was an address that doesn't even  
10 exist. And one house was misclassified as being  
11 a 1935 house when it was actually built in 1998.

12 CHAIRMAN CASHMAN: Thank you. We  
13 appreciate your comments, and I think we get the  
14 gist. I appreciate you calling and providing  
15 your input. Thanks, Dale.

16 MR. KLEBER: Thank you, Steve.

17 CHAIRMAN CASHMAN: Okay. Robb?

18 MR. MC GINNIS: Next we have one from a  
19 former Plan Commission Jim Brody. Jim is on  
20 North Street. I don't remember his address and  
21 it's not here.

22 As a former member of the Hinsdale

1 Plan Commission, I would like to share my  
2 thoughts regarding the possible moratorium on  
3 teardowns in the Village. As an architect and  
4 consulting engineer, I personally know the  
5 significance of older residential and commercial  
6 structures. In my career, I have completed due  
7 diligence reports on many older commercial  
8 facilities, as well as residential, designed and  
9 built additions to older homes, and have  
10 first-hand knowledge of what it takes  
11 financially and physically to bring older  
12 properties into the modern age and also be code  
13 compliant.

14 In my humble opinion, I believe  
15 most individuals don't have the understanding of  
16 what it takes to rehab an older residence. The  
17 costs of construction usually exceeds what was  
18 initially stated, a result of unknown conditions  
19 which led to additional expenses and the  
20 inevitable change orders by the contractors. I  
21 have witnessed many new technological advances  
22 in my 40 years in the "building business."

1 Also, another issue is finding qualified  
2 tradesmen with knowledge of older homes can be  
3 difficult and time-consuming. Charm, afterall,  
4 is really having a deep checkbook.

5 We tried to sell our house and were  
6 informed by potential buyers it wasn't up to the  
7 expectations for Hinsdale. We were then told it  
8 was a teardown. Finally today, after 33 years  
9 in our 100-year-old house, which I remodeled  
10 years ago and now is outdated, and with the land  
11 more valuable than the house, I strongly oppose  
12 anyone telling me I cannot sell my house to a  
13 builder who is reacting to market forces. Why  
14 should I be subject to any delay in selling when  
15 my neighbor who doesn't have a 100-year-old  
16 house can sell in a timely fashion? I want to  
17 move on with my life and I don't need government  
18 setting a moratorium as to when and if our house  
19 can be knocked down. This puts us at a huge  
20 disadvantage trying to attract a potential  
21 buyer.

22 Hinsdale remains a wonderful place

1 to live, but I cannot live my life based on a  
2 third party deciding if my home can be  
3 demolished or not. The United States was not  
4 founded by central planners. Respectfully, Jim  
5 Brody.

6 CHAIRMAN CASHMAN: Thank you,  
7 Mr. Brody.

8 MR. MC GINNIS: Our next is from Susan,  
9 a resident of a historical Zook home in  
10 Hinsdale. I do not have an address here.

11 I would love to see our Village  
12 preserve its charming history with protecting as  
13 many historical homes as possible. It saddens  
14 me to see old homes being destroyed regularly.  
15 I also think it is not environmentally  
16 responsible to tear down and build new. I  
17 support any attempts to stop demolition and  
18 instead encourage restoration of old homes.

19 It is becoming embarrassing for  
20 Hinsdale with the "teardown culture" and I have  
21 encouraged friends who are interested in living  
22 in historical areas with beautiful architecture

1 to instead explore communities like Riverside,  
2 LaGrange, Western Springs, and Glen Ellyn.  
3 Thank you, Susan.

4 CHAIRMAN CASHMAN: Thank you, Susan.  
5 Our next caller would be Sarah  
6 Zielke, Z-i-e-l-k-e. Sarah Zielke.

7 MS. ZIELKE: Yes. My husband Michael  
8 and I are here. We live in the Robbins District  
9 and we are just interested in hearing both sides  
10 of the argument.

11 CHAIRMAN CASHMAN: Sarah, could you  
12 state your address; and then repeat what you  
13 said.

14 MS. ZIELKE: Yes. We are at 110, 110  
15 East 7th Street. My husband Michael and I live  
16 in the Robbins District, and we just dialed in  
17 to hear both sides of the argument.

18 CHAIRMAN CASHMAN: Okay. Thank you,  
19 Sarah and Michael.

20 MS. ZIELKE: Thank you.

21 CHAIRMAN CASHMAN: Okay. Robb?

22 MR. MC GINNIS: This is from Susan



1 Claffy, 704 West Chicago.

2 By signing below I am indicating my  
3 opposition to the moratorium on teardowns in the  
4 Robbins Historic District as well as elsewhere  
5 from the Village of Hinsdale. This moratorium  
6 was discussed by Tom Cauley at the Village  
7 Trustees meeting Wednesday, February 26, 2020,  
8 and also referred to by John Bohnen at the  
9 Hinsdale Preservation Committee meeting on  
09:03PM 10 Wednesday, March 4, 2020.

11 I am vehemently opposed to the lack  
12 of notice given to the residents of the Robbins  
13 Historic District as well as the remainder of  
14 the Village. I believe that the residents of  
15 the Robbins Historic District are woefully  
16 uninformed about the ramifications of the  
17 Historic District, both positive and potentially  
18 negative. Information needs to be disseminated  
19 before any actions are taken so that the  
09:03PM 20 townspeople can express their support or lack of  
21 support prior to any action.

22 I believe this moratorium has a

1 potentially detrimental impact to property  
2 values as well as negative economic impact to  
3 the Village as the Village will no longer be as  
4 appealing to incoming residents.

5 I am in support of the Hinsdale  
6 Preservation Committee in its mission to  
7 preserve the character of the town. I welcome  
8 the process whereby the committee can give  
9 constructive thoughts and ideas to petitioners  
09:04PM 10 looking for a Certificate of Appropriateness. I  
11 support the advisory nature of the committee.

12 I certify I am a resident of the  
13 Village of Hinsdale and have indicated my  
14 address or, if not, I am signing indicating the  
15 reason for my interest in this matter. I am  
16 also certifying that I am at least 18 years of  
17 age.

18 This was part of the survey I  
19 think.

09:40PM 20 CHAIRMAN CASHMAN: Does she have an  
21 address on there, Robb?

22 MR. MC GINNIS: 704 West Chicago

1 Avenue.

2 CHAIRMAN CASHMAN: Thank you. Okay.  
3 Let's see here, our next speaker would be Jen  
4 Reenan, 794 South Elm. Jen Reenan. I apologize  
5 again if I've been slaughtering people's names.  
6 Jen, can you hear me? Are you  
7 commenting? Jen Reenan, R-e-e-n-a-n. Jen  
8 Reenan, would you like to speak? One more time,  
9 Jen Reenan, R-e-e-n-a-n, 794 South Elm. Do you  
09:42PM 10 care to comment?

11 Hearing none, we will move on. The  
12 next would be Jeff Allen. Jeff Allen,  
13 A-l-l-e-n.

14 MR. ALLEN: I'm actually calling in to  
15 comment on the IBLP Ryan issue.

16 CHAIRMAN CASHMAN: Okay. If you want  
17 to hold, we will get to you. Let me make a note  
18 of that.

19 Also, your public comments is not  
09:42PM 20 available for that subject as well online.

21 CHAIRMAN CASHMAN: Pardon me, Jeff,  
22 what did you say there about the Ryan project?

1 MR. ALLEN: Your public comments link  
2 points to the moratorium .pdf. There is no  
3 IBLP.

4 CHAIRMAN CASHMAN: I'm not sure what  
5 you are referring to. On the Village website?

6 MR. ALLEN: That's correct.

7 MR. YU: It is actually there. If you  
8 go under the Plan Commission website, the date,  
9 the row that's 6-10-20, you will see agenda  
09:43PM 10 packet and then the more link. If you click  
11 more, you will see the Ryan Company additional  
12 documents as of 4:30 today.

13 MR. ALLEN: So mouse over that link,  
14 and what file name do you see?

15 MR. YU: The end of file is called  
16 Public Comments -- oh -- moratorium. Okay. I  
17 see. I see what you are saying.

18 CHAIRMAN CASHMAN: All right. Thanks,  
19 Jeff.

09:44PM 20 MR. YU: Thank you. We will get that  
21 sorted.

22 CHAIRMAN CASHMAN: And then we will

1 make sure to get you involved, Jeff, so when we  
2 get to the Ryan portion of the meeting.

3 MR. ALLEN: What is your deadline on  
4 the moratorium till you guys kick it over to  
5 another date?

6 CHAIRMAN CASHMAN: We are going to go  
7 on this agenda item for another half hour, till  
8 about 9:15. Then we will take a quick break,  
9 and then we will start with the Ryan Company's  
10 application.

11 MR. ALLEN: Okay. Thank you.

12 CHAIRMAN CASHMAN: Skipping, we will  
13 go, the next is Jim Prisby, 565 North Vine  
14 Street. Jim, can you hear me?

15 MR. PRISBY: Yes. Hello, everybody.

16 CHAIRMAN CASHMAN: Hi, Jim.

17 MR. PRISBY: Just checking in tonight  
18 just to get everybody's opinion, 565 North Vine  
19 Street. Also, I am a HPC member. So I just  
20 wanted that out there so everyone knew for  
21 anyone that did not know.

22 Like I said, just checking in,

1 trying to listen in, trying to get everybody's  
2 opinion. I'm finding that I'm a little dismayed  
3 at some of the information that's been passed  
4 around I'm hearing tonight, in some of the  
5 letters and some of the callers, where there is  
6 a need for I think better information to be  
7 spread to the rest of the community about what's  
8 going on here.

9 I will probably get into that a  
10 little more in the future, as posed to the Board  
11 of Trustees, take the information tonight and  
12 kind of formulate something that will be a  
13 little more accurate than what I'm hearing from  
14 some people tonight and what I read from some of  
15 the letters that came out in the package earlier  
16 today. But for now, I'm just going to listen  
17 and kind of contribute at a future date.

18 CHAIRMAN CASHMAN: Okay. All right.  
19 Thanks, Jim.

20 MR. PRISBY: All right, guys. Take it  
21 easy. All right.

22 CHAIRMAN CASHMAN: All right. Thanks,

1 Jim. Robb?

2 MR. MC GINNIS: Next is from Phil and  
3 Renee Mumford at 406 East 3rd Street.

4 Dear Village of Hinsdale: No, it  
5 is not too late for a moratorium. Teardown  
6 fever began many decades ago.

7 Property owners and potential  
8 buyers should not be forced into historic  
9 preservation contingencies. All the belly-  
10 aching about demolition of historic homes seems  
11 to occur after historic properties have been  
12 sold. Too late!

13 Our opinion is property rights  
14 supersede historic preservation dreams that  
15 should have become a reality in, oh, say 1990  
16 when teardowns began in earnest.

17 It's too late, Hinsdale. It's time  
18 to reconcile with the fact most buyers do not  
19 want an old relic. They want the location and  
20 the lot. Just about all of these old relics are  
21 going for the price of dirt anyway. Look at how  
22 long the Georgian on Oak and 4th languished for

1 sale. No one wanted it until the price dropped  
2 substantially. That is the reality of the  
3 situation. Sad, but true.

4 Seller and buyer should be free of  
5 an historic preservation contingency. We are  
6 not in favor of any kind of moratoriums on  
7 teardowns.

8 Next is from Larry Emmons on north  
9 Garfield Street. I do not have an address.

10 CHAIRMAN CASHMAN: North Garfield?

11 MR. MC GINNIS: North Garfield.

12 CHAIRMAN CASHMAN: Okay. Thank you.

13 MR. MC GINNIS: A couple of things.

14 Before someone buys a home in Hinsdale and signs  
15 on the dotted line, he or should be asked what  
16 they intend to do with the home, if this house  
17 falls within the landmark status or falls within  
18 the historic significant category, and advised  
19 of the Village's stand. As of now, the horse is  
20 pretty much out of the barn on existing sites.

21 I think the Village would lose a lawsuit if they  
22 prohibit a teardown as it stands now. On

1 another venue, there are old, vacant houses in  
2 Hinsdale that should be torn down immediately.  
3 One is located at 217 North Garfield and another  
4 at 700 Wilson Lane on the corner. Both homes  
5 are wrecks. I think the Village should tear  
6 them down and then charge the builder for the  
7 demolition cost.

8 CHAIRMAN CASHMAN: Okay. Thank you,  
9 Mr. Emmons.

08:48PM 10 And I see here that Jen Reenan is  
11 available now. Jen, can you hear me?

12 MS. REENAN: Yes. Hello. Can you hear  
13 me?

14 CHAIRMAN CASHMAN: Yes. Yes, I can.

15 MS. REENAN: Okay, great. I also  
16 submitted a written statement so I won't speak  
17 very long because I'm sure you are going to read  
18 it later. But my name is Jennifer Reenan.  
19 Currently living at the corner of 7th and Elm.

08:48PM 20 But I'm sure that you recall that we, my husband  
21 and I, are owners of the Orland P. Basset house.  
22 We had the roof fire a little over two years

1 ago.

2 Our house was built in 1898, 1989.  
3 I have to say, like anyone that drove by our  
4 house -- I'm pretty sure everyone in the Village  
5 did -- after the fire probably saw this terrible  
6 condition it was in at that time. So I have to,  
7 I have to not laugh but wonder when I hear  
8 people talk about older homes being kind of past  
9 the point of repair. I doubt any houses were in  
08:49PM 10 the state ours was in. And yet, here we are  
11 getting ready to move back into it in five  
12 weeks.

13 So these houses, and I have been in  
14 some of them, that are slated for teardowns --  
15 Because we were kind of house hunting in  
16 Hinsdale at that time. You know, these houses  
17 definitely can be restored and rehabilitated and  
18 made fit without mold, without asbestos,  
19 without -- kind of with all technologies, bells  
08:49PM 20 and whistles, you need and want for young  
21 families. We have wonderful builders and  
22 architects to make that happen.

1 So what we can't bring back is the  
2 architectural integrity of the exterior. And  
3 that's what I think we really need to focus on.  
4 Our neighborhood, the Robbins Park District, is  
5 one of -- I think there are about 2300 historic  
6 districts in the nation. So they are special,  
7 right? It's a special neighborhood. But the  
8 things that make it special is exactly the  
9 architectural character of the neighborhood, and  
08:50PM 10 that's what is being lost.

11 I don't know what percentage of the  
12 homes have been lost in the last 20 years; but  
13 from my understanding, it's been pretty high and  
14 that trend is going to continue if we don't do  
15 something about it. And that may be what the  
16 Village decides, but I will say when we were  
17 house hunting we -- My husband and I -- my  
18 grandson, you know. I grew up, my grandfather  
19 was a truck driver. So we were very blessed to  
08:51PM 20 have a house like that when we were house  
21 hunting.

22 And to our surprise, we fell in

1 love with a historic home. And one of the  
2 reasons we bought this house was because it was  
3 in a Historic District. So if I was  
4 house-hunting 10 years from now and more and  
5 more of these homes are lost, you may not  
6 attract buyers that want to preserve historic  
7 homes. We were under no obligation to save our  
8 house, and we did because we felt a sense of  
9 responsibility to the neighborhood, to the  
08:51PM 10 house, and to the Village; and I wish more  
11 people that bought these homes felt that as  
12 well.

13 CHAIRMAN CASHMAN: Excellent. Thank  
14 you, Jen.

15 MS. REENAN: Yep.

16 CHAIRMAN CASHMAN: Robb?

17 MR. MC GINNIS: Okay. Next is from  
18 Asif Malik. Again, if I step on anyone's name,  
19 I apologize upfront. 620 South Elm Street.

08:52PM 20 I strongly support the proposed  
21 moratorium to protect Hinsdale's historic homes.

22 Next is from Doug Laux at 29 South

1 Elm Street. To Whom It May Concern, I will  
 2 preface my comments by saying I first moved to  
 3 Hinsdale in 1978 and have lived in 5 different  
 4 homes in town, 4 of which we owned; and 1 we are  
 5 currently renting as we strive to build our new  
 6 home at 641 South Elm, which we acquired in the  
 7 last year. The first two homes I lived in, one  
 8 in the northeast quadrant and one in the  
 9 northwest quadrant, have both been torn down by  
 10 subsequent owners and replaced. The second of  
 11 those two homes was torn down despite a  
 12 significant renovation we invested in the  
 13 property. While I enjoyed both of those homes,  
 14 the economic value of the land did not make  
 15 either of those homes viable to the new owner,  
 16 and I fully support their decision to replace  
 17 them with a new home to meet their needs and  
 18 justify their investment. The third home we  
 19 acquired was originally offered by the builder  
 20 who owned the property as an either or; we could  
 21 buy the existing home with its large lot, or he  
 22 would subdivide the property, tear down the

1 existing home, and replace it with two homes.  
 2 We initially explored the renovation, but the  
 3 costs were prohibitive. In fact, the previous  
 4 owner had attempted a renovation and abandoned  
 5 it after a significant investment when they  
 6 realized the project was a money pit. We  
 7 ultimately chose to have a new home built on the  
 8 subdivided lot, to the consternation of many,  
 9 who clearly did understand the magnitude and  
 10 uncertainty of a renovation, and clearly had not  
 11 stepped up themselves to take on the huge task  
 12 despite the builder's desire and marketing  
 13 efforts to find someone to renovate the old  
 14 house before reluctantly realizing subdividing  
 15 was the only viable alternative. Next we  
 16 purchased the historic Hinsdale home at 321  
 17 South County Line Road, which was built in 1893.  
 18 We did two major renovations to that property,  
 19 along with investing in countless improvements  
 20 to the property over the years we owned it. In  
 21 fact, we won an award for our efforts from the  
 22 Village for our first renovation. We

1 reluctantly sold that home last year as our kids  
 2 have grown and moved away. As an investment, we  
 3 lost a considerable sum on that home, but as a  
 4 family, we gained priceless memories; so the  
 5 cost was worth it. My wife also restored a  
 6 100-plus year old building for her office at  
 7 110 South Grant, which was literally falling  
 8 over when she bought it. All of this proves we  
 9 are not teardown people as we are often  
 10 portrayed. We are mindful and appreciative of  
 11 the legacy and history of Hinsdale; and we have  
 12 invested heavily, far more than most of our  
 13 detractors, in retaining that history.  
 14 There are homes worth restoring and  
 15 there are those that are not; but that right  
 16 should rest with the property owner, not the  
 17 neighbors, or some well-meaning committee. The  
 18 home on the southwest corner of Elm and 1st,  
 19 which was recently torn down, was previously  
 20 owned by one of the original voices of the  
 21 no-teardown movement, who years ago had the home  
 22 registered as locally significant. However,

1 when he found no buyers for the house, which had  
 2 fallen into total disrepair, he petitioned  
 3 successfully to have that designation removed so  
 4 he could sell the property to a buyer intent on  
 5 building a new home on the property. The buyer  
 6 exercised his right as the new property owner to  
 7 build the home he wanted on land he owned. The  
 8 value of the land supports his decision, as do  
 9 the facts that rats were seen pouring from the  
 10 former house as it was demolished. Likewise,  
 11 the house at 641 South Elm is in total  
 12 disrepair. It was marketed as a teardown  
 13 because it was obvious the house, while blessed  
 14 with some street appeal, is not worth saving.  
 15 It has 8-foot ceilings and cannot meet our needs  
 16 regardless of the dollars spent. Nor does  
 17 restoring it make any economic sense based on  
 18 the cost of the land alone. Old does not always  
 19 equal worth saving. We believe we have the  
 20 right to make that decision ourselves on  
 21 property we own, and we respect the right of  
 22 others to do the same. As long as a building

1 complies with the Village's building codes,  
2 owners should be allowed to spend their own  
3 money how they believe best meets their family's  
4 needs.

5 I do, however, respect and support  
6 the committee's desire to provide incentives to  
7 individuals trying to save older homes. As  
8 those proposals have already been voiced, I do  
9 not understand the need to shut down development

08:17PM 10 in town for another six months, especially as  
11 the economy attempts to recover as we deal with  
12 the impact of Covid 19. We have seen an  
13 increase in families fleeing the city due to the  
14 pandemic; and I expect that trend to continue,  
15 if not accelerate, in light of the recent social  
16 turmoil in the city. Let us not chase those  
17 families away with a meaningless moratorium,  
18 which has already been de facto in place because  
19 of the hearings already cancelled. If the delay

08:18PM 20 is to study the financial impact of the  
21 incentives on budgeting, rest assured, those who  
22 want to buy older homes in this price range will

1 appreciate the break; but those with the  
2 financial wherewithal, who are intent on  
3 building a new home, will rarely, if ever, be  
4 swayed by the dollar amounts of waiving fees and  
5 other tax breaks being proposed.

6 Property rights are one of our most  
7 sacred rights as an American, and I do not  
8 believe those rights should be infringed. It  
9 has been portrayed that the new homes being  
09:18PM 10 built are not deserving of our town. I refute  
11 that statement. Drive around town, many of  
12 those new homes will be here for the next  
13 hundred years and are in many cases have far  
14 more street appeal than the older homes they  
15 replaced. Renewal is healthy and thankfully we  
16 have many people willing to invest in the future  
17 of our wonderful town; do not drive them away.

18 CHAIRMAN CASHMAN: Thank you, Robb.

19 Okay. I believe our next caller  
08:57PM 20 will be Allison Rago, R-a-g-o. Allison? Hello,  
21 Allison? Allison -- I don't know if it's Rago  
22 or Rago, R-a-g-o. Are you able to speak and

1 provide public comment? Allison, would you like  
2 to provide comment? Allison Rago, are you able  
3 to provide comment? Okay.

4 Not hearing a response, let's go to  
5 the next, which are Charlie and Ruta Brigden,  
6 224 North Park Avenue. Charlie and Ruta  
7 Brigden, B-r-i-g-d-e-n. Charlie and Ruta, are  
8 you available to speak? 224 North Park. Are  
9 you interested in providing public comment?

08:58PM 10 MR. DRISCOLL: Oh, hi. This is Susan  
11 Driscoll -- Did you skip me?

12 CHAIRMAN CASHMAN: Sir, could you hold  
13 on just a second because I just want to get this  
14 other group. If not, I will go back to you  
15 because I see we went past you.

16 So Charlie and Ruta Brigden, are  
17 you on the line; and would you like to provide  
18 public comment?

19 Okay. So, sir, we will go back to  
08:59PM 20 Susan Driscoll, 844 South Garfield Street.

21 MR. DRISCOLL: Thank you very much.

22 CHAIRMAN CASHMAN: First, were you part

1 of the swearing in? Were you sworn in? Were  
2 you sworn in with the group at the beginning?

3 MR. DRISCOLL: I'm happy to be sworn  
4 in. No, we were not.

5 (Mr. Thomas Driscoll and Ms. Susan  
6 Driscoll were sworn.)

7 CHAIRMAN CASHMAN: Your first name,  
8 sir?

9 MR. DRISCOLL: Thomas Driscoll.

09:00PM 10 CHAIRMAN CASHMAN: Thomas, okay. Thank  
11 you. Okay. Go ahead.

12 MR. DRISCOLL: So, first of all, we  
13 appreciate the opportunity to speak at this  
14 forum. It's very important for the community,  
15 and we are glad that we have the opportunity to  
16 talk. We have lived in the Hinsdale Community  
17 for years. Before we were on Garfield Street,  
18 we were on Washington Street. Lived in two  
19 beautiful homes and very appreciative of the  
09:01PM 20 opportunity to live in this great community.

21 I think what we want to do is make  
22 sure that as we look at this issue -- So what

1 we want to do is make sure that we're realistic  
 2 as we look at this issue. And our community is  
 3 beautiful in terms of the diversity and the  
 4 housing that's here. The diversity includes  
 5 wonderful older homes and newer homes that have  
 6 been built. And you know, my wife Susan and I  
 7 both believe that it's critical that property  
 8 rights are respected. We let the market drive  
 9 what happens. And so you know, if there is a  
 10 great older home that is marketable and can be  
 11 sold, that's outstanding; but we shouldn't put  
 12 in restrictions around zoning or otherwise that  
 13 would require people to take an older home and  
 14 maintain it when it's simply not relevant for  
 15 buyers who are looking for their next beautiful  
 16 home.

17 And so the thing we wanted to say  
 18 is that putting in restrictions around historic  
 19 preservation, while it's laudable from the  
 20 preservation perspective, it's problematic in  
 21 terms of preserving the character and relevance  
 22 that Hinsdale has. Those are our comments.

1 CHAIRMAN CASHMAN: All right. Thank  
 2 you, Mr. Driscoll. Okay. Robb?  
 3 MR. MC GINNIS: Okay. Our next is from  
 4 Colleen Napleton at 920 North York Road,  
 5 Suite 300. Just wanted to send a note to let  
 6 you know that as someone who grew up here,  
 7 currently lives and works in Hinsdale, that I  
 8 support the moratorium to protect the historic  
 9 homes in Hinsdale. Thank you for your time.

10 And our next is from Patricia  
 11 Ember. I do not have an address here. As a  
 12 resident of Hinsdale for 34 years, I am very  
 13 disappointed to see us going down this road  
 14 again! I have lived here long enough to have  
 15 been witness to this subject being litigated  
 16 with the residents of Hinsdale about 20 years  
 17 ago. Ironically, one of the most vocal members  
 18 of the past group to protect old homes 20 years  
 19 ago ended up tearing down his own house and  
 20 rebuilding a new home in the Woodlands. That  
 21 old home was located on 3rd and Park. How  
 22 hypocritical! It sounds like a good idea until

1 it affects your individual property rights!  
 2 With all that Hinsdale has had to  
 3 deal with in the future, including an anemic  
 4 downtown with many empty storefronts, and the  
 5 fact that a massive concrete jungle of a middle  
 6 school was approved and built in the middle of  
 7 our beautiful Village is unconscionable. How  
 8 dare anyone dictate (particularly in a recession  
 9 economy) who the property owner can sell to or  
 10 deny a new structure. This is a complete  
 11 overreach!

12 My home is located on the corner of  
 13 7th and Garfield. I love my home, and my  
 14 husband and I raised our 3 children here and  
 15 have made many revisions and upgrades to our  
 16 home. The fact remains, however, that our home  
 17 is over 100 years old and the footprint of our  
 18 house would not be desirable to a young modern  
 19 family. The kitchen is small by all standards  
 20 and there is no family room. Buyers and sellers  
 21 should be able to make their own decisions  
 22 without the interference of a group that would

1 like to live in the past.

2 Many of the new homes that have  
 3 been built over the last 20 years, in my  
 4 opinion, are a huge improvement over the  
 5 preexisting structure. Property rights and  
 6 decisions are best left up to the property owner  
 7 and out of the hands of local government.

8 CHAIRMAN CASHMAN: Okay. Thank you,  
 9 Ms. Ember.

10 Next caller would be Mike Ryan,  
 11 R-y-a-n. Mike Ryan. Mr. Ryan, are you on the  
 12 phone and interested in providing comment? Mike  
 13 Ryan. Mike? We are looking for Mike Ryan,  
 14 R-y-a-n. Mike Ryan, would you like to provide  
 15 public comment.

16 Okay. Not hearing anything from  
 17 Mr. Ryan, we will move on to the next caller,  
 18 who would be Sharon Starkston,  
 19 S-t-a-r-k-s-t-o-n. Sharon Starkston?

20 MS. STARKSTON: Yes. I submitted my  
 21 comments via email so I will let those --

22 CHAIRMAN CASHMAN: It was hard to hear

1 you, Sharon. You are okay with just your email  
2 submittal?

3 MS. STARKSTON: Yes. I submitted by  
4 email so I will let that stand for my comments  
5 tonight.

6 CHAIRMAN CASHMAN: All right. Thank  
7 you very much.

8 MS. STARKSTON: Thank you.

9 MR. PIEMONTE: Hi, there. This is  
09:07PM 10 419 South Oak, Marco Piemonte. I was hoping  
11 that I could add a couple of things to what my  
12 wife said. Is that possible?

13 CHAIRMAN CASHMAN: Seeing as how we are  
14 running out of time, Marco, this is going to go  
15 probably -- We are at 9:08. This is going to  
16 have to be continued. If you'd like, you could  
17 provide comment at the next meeting on June 24.

18 MR. PIEMONTE: I will be there.

19 CHAIRMAN CASHMAN: Okay. Thank you.  
09:08PM 20 Let's move to Rebecca Haass.

21 Rebecca Haass, H-a-a-s-s. Rebecca Haass.

22 MS. HAASS: Hi. Yes, I'm here.

1 CHAIRMAN CASHMAN: Hi, Rebecca. Were  
2 you sworn in with the group at the beginning?

3 MS. HAASS: I was.

4 CHAIRMAN CASHMAN: Okay, you were.  
5 Thank you very much. What is your address,  
6 Rebecca?

7 MS. HAASS: I'm at 441 East 8th Street  
8 and we're one of the historically significant  
9 houses. We bought in Hinsdale last year. We  
09:08PM 10 had looked at a variety of places in the western  
11 suburbs including Oak Brook and Burr Ridge. But  
12 they were all just so -- They lacked the charm,  
13 they lacked everything. We were really just  
14 drawn to Hinsdale because of the charm, the  
15 older homes.

16 And when we found our house at  
17 441 East 8th Street, it had been on the market  
18 for a while; but it needed some updating. But  
19 who in all honesty doesn't move into a house and  
09:09PM 20 put their own touch on it. So after some paint  
21 and a few other minor modifications, we brought  
22 it up to 2020 even though it was originally

1 built in the 1930s. It looks very similar to a  
2 Zook house. It's made by one of his  
3 contemporaries.

4 And when we were buying the house,  
5 the developer or the seller told us that it was  
6 between like us and a developer. There was  
7 nothing wrong with our house besides the fact  
8 that the last remodel had been in 2000 or 2001.

9 We bought here because of that  
09:10PM 10 charm in that depressed setting. And with it,  
11 we really wanted to preserve that here and  
12 that's why we wanted to work with a historic  
13 significant house. We put the money to raise  
14 our four children here.

15 One of our friends is a Realtor in  
16 Austin, Texas. She came to visit us last  
17 November. We were just driving around the  
18 community. She was looking at everything. It  
19 was interesting, every new home we passed, all  
09:10PM 20 the new construction that's the modern white  
21 farmhouse, which one or two of them is great.  
22 But when they were taking over the town, she is

1 like, oh, like this is exactly what's going up  
2 in every track housing development in Austin,  
3 Texas, there. It's a suburb there.

4 I'm really fearful that Hinsdale in  
5 8 years or 10 years or even in 5 years, when you  
6 look back, and realize that they have turned  
7 into a suburb of Austin or a suburb of Dallas or  
8 a suburb of any major city with all these white,  
9 modern farmhouses. Even though they are very  
09:11PM 10 nice. They are all, you know, what people want.  
11 It's really distinctive homes that makes  
12 Hinsdale special. So that is really something  
13 that I would like to see preserved.

14 So I would love to have a  
15 moratorium put on the homes before a solution  
16 can come up with what we can do as a community  
17 to incentivize people to preserve these homes.

18 And I did have a comment. Julie  
19 Sutton, the Realtor, did the statistics about  
09:11PM 20 data; but she didn't provide actually how many  
21 older homes were on the market; so it could be a  
22 case of lying with statistics, so just something

1 to consider.

2 And then also, our house sat on the  
3 market for many years because it was greatly  
4 overpriced. It needs some updating on the  
5 inside. And, you know, that's why no one bought  
6 it because they didn't paint after they did the  
7 initial renovation 20 years ago. But the stuff  
8 that we did to our house is stuff that we would  
9 have done to our house were it bought 5 years  
10 ago. You always want to put your own personal  
11 touch on it, that doesn't mean you should knock  
12 the house down and start over. This is my  
13 comments.

14 I also wrote a letter so you will  
15 hear a little bit more in depth about that in  
16 the letter that I'm sure will get read.

17 CHAIRMAN CASHMAN: Okay. Thank you  
18 very much, Rebecca.

19 Okay. Robb, maybe we can get --

20 It's 9:12. Maybe we've got a couple more  
21 comments. And then if we are not going to get  
22 through everything tonight, so we would

1 basically look to continue this.

2 MR. MC GINNIS: Sure. This is from  
3 Kimberly Arquilla. I do not have an address.

4 They are falling way too fast!  
5 However, I'm hoping for more leniency when the  
6 historic homes need updating that the Commission  
7 will allow remodeling without changing the  
8 character of the home.

9 CHAIRMAN CASHMAN: Okay.

10 MR. MC GINNIS: Next we have got one  
11 from Scott and Robin Strausser at 806 Wilson  
12 Lane.

13 We, Scott and Robyn Strausser, are  
14 writing this letter in opposition to imposing a  
15 moratorium on the issuance of a demolition  
16 permit involving any single-family home that has  
17 received local landmark status but was not  
18 considered "significant" or "contributing" in  
19 the 1999 Hinsdale Reconnaissance Survey.

20 Relevant background of our situation and  
21 rationale for our opposition is outlined below.

22 We bought our house on 806 Wilson

1 Lane in the summer of 2001. The house was built  
2 in 1926 in the Tudor Revival style. Upon  
3 purchase of the house, we invested significant  
4 time and money on improvements including new  
5 electrical/plumbing/HVAC, a new level for a  
6 master suite, expanded footprint for a new  
7 dining room, and expanded footprint on the lower  
8 level to accommodate a living area and bathroom.  
9 While we both enjoy and appreciate the charm of  
10 an older home, we also made extensive changes to  
11 include many modern amenities. At the time we  
12 purchased the home, several other homes on our  
13 block were older and we liked the fact that our  
14 home, despite the improvements, seemed to fit  
15 the character of the neighborhood.

16 We were approached by members of  
17 the Hinsdale Preservation Commission, and we  
18 agreed to apply for a local landmark status. At  
19 the time we thought there was little downside to  
20 the process, and we were proud of the fact that  
21 we did not tear down the house but rather  
22 invested in improvements to update and upgrade

1 many aspects of the home. We also applied for  
2 landmark status with the State of Illinois but  
3 were denied due to the several upgrades and  
4 investments made in the home that in their view  
5 clearly violated criteria for receiving landmark  
6 status. While we were disappointed that we  
7 would not receive a real estate tax "freeze", we  
8 had no regrets. Once again, while we enjoyed  
9 not tearing down an old home our priority was  
10 modernizing the home to include amenities and  
11 infrastructure that we considered important.

12 Since we purchased our home,  
13 virtually every home on the block has either  
14 been torn down or significantly renovated and  
15 expanded. While the homes on our street reflect  
16 a variety of architectural styles, there is  
17 absolutely no historic character or consistency  
18 of style.

19 Our children have grown and we are  
20 considering selling our home over the next few  
21 years. While we made the decision not to tear  
22 down our home, a decision of which we have no



1 regrets, why should potential new buyers be  
2 denied the opportunity if it is in their  
3 interest? Our house, if anything, detracts from  
4 the more contemporary style of the other homes  
5 in our neighborhood. In addition, the Illinois  
6 Historic Preservation Agency concluded that the  
7 changes we made to the home upon purchase  
8 significantly altered the characteristics of the  
9 Tudor Revival style and our home was not  
10 considered "significant" or "contributing" in  
11 the 1999 local survey.

09:39PM

12 In conclusion, we are strongly  
13 opposed to the idea of a moratorium that could  
14 potentially preclude a family from purchasing a  
15 locally landmarked home that is not considered  
16 to be "significant" by the State of Illinois or  
17 the local Reconnaissance Survey. Respectfully,  
18 Scott and Robyn Strausser.

19 CHAIRMAN CASHMAN: Thank you very much.

09:16PM

20 All right. At this point since  
21 it's basically 9:15, I would like to have a  
22 motion to continue this public hearing to our

1 special meeting on June 24 so we can continue to  
2 hear public comment. And then we are able to  
3 wrap that up and have some discussion and  
4 review.

5 Do I have a motion to continue?

6 MR. DRISCOLL: Pardon me, Steve. Why  
7 does this need to be continued? Why is this  
8 taking so long? This has been going on for  
9 months.

09:16PM

10 CHAIRMAN CASHMAN: We have another item  
11 on the agenda.

12 MR. DRISCOLL: The hearing has been  
13 delayed time and time again. Why is this taking  
14 so long? Why are we waiting till June 24 to  
15 resolve this matter?

16 CHAIRMAN CASHMAN: We have other items  
17 on the agenda and scheduling a special meeting  
18 is the best we can do.

19 So do I have a motion to continue

09:17PM

20 Case A-14-2020 to our June 24 special Plan  
21 Commission meeting?

22 MR. JABLONSKI: I move.

1 CHAIRMAN CASHMAN: Do I have a second?

2 MS. CRNOVICH: Second.

3 CHAIRMAN CASHMAN: Chan, will you call  
4 a vote, please.

5 MR. YU: Sure. Commissioner Krillen-  
6 Berger?

7 MR. KRILLENBERGER: Aye.

8 MR. YU: Commissioner Fisher?

9 MS. FISHER: Aye.

09:18PM

10 MR. YU: Thank you.

11 Commissioner Jablonski?

12 MR. JABLONSKI: Aye.

13 MR. YU: Chairman Cashman?

14 CHAIRMAN CASHMAN: Aye.

15 MR. YU: Commissioner Crnovich?

16 MS. CRNOVICH: Aye.

17 MR. YU: Commissioner Willobee?

18 MR. WILLOBEE: Aye.

19 MR. YU: Commissioner Unell?

09:18PM

20 MR. UNELL: Aye.

21 MR. YU: And Commissioner Fiascone?

22 MS. FIASCONE: Aye.

1 MR. YU: Thank you.

2 CHAIRMAN CASHMAN: I would like to call  
3 for a short recess so people can use the  
4 restroom, have a drink of water. And we will  
5 move to agenda item case A-40-2020.

6 MR. KLEBER: This is Dale Kleber. I  
7 have a point of order, Steve. It goes to a  
8 question I asked earlier of the Village, and it  
9 never was answered either then or tonight. And  
10 that is when is there going to be an opportunity  
11 to cross-examine?

09:19PM

12 The public notice here of the  
13 hearing indicated there would be opportunity for  
14 cross examination, which is appropriate when you  
15 are looking at this kind of potential taking  
16 under the 5th and 14th Amendment. So I don't  
17 know, I don't want to put you on the spot.  
18 Maybe your lawyer could respond to me. We  
19 didn't get an ability to cross-examine tonight.

09:19PM

20 A lot of conclusions were made by people without  
21 really talking about the numbers. Sure, any  
22 house can be renovated; but at what cost. Those

1 kind of cross examination questions were not  
2 allowed.

3 And even more importantly, the  
4 actual survey, the reconnaissance survey that is  
5 the absolute foundation of this entire proposal,  
6 there are no experts in attendance that I can  
7 tell who are in a position to defend the  
8 conclusions in this and to be subject to cross  
9 examination.

09:20PM 10 So I guess what I'm asking  
11 respectfully is when will that, this question  
12 about cross-examination, and the validity of the  
13 survey, when will those types of questions be  
14 addressed and the Village for cross-exam?

15 CHAIRMAN CASHMAN: Michael, do you want  
16 to respond to that?

17 MR. MARRS: Mr. Kleber, so as you noted  
18 when you were giving your testimony, there  
19 hasn't really been any witnesses put forth one  
09:20PM 20 way or the other on this. There has just been a  
21 large amount of public comment. That's just  
22 kind the nature of this particular item.

1 The Board gave direction to the  
2 Plan Commission to get community input on  
3 whether or not a moratorium on demolition should  
4 be imposed. And if so, what are parameters on  
5 that, how long and on what properties. Neither  
6 of those things lends themselves particularly to  
7 factual presentations. It's really more of a  
8 community show of hands.

9 To the extent that cross-  
09:21PM 10 examination would be appropriate in this  
11 context, it really would take place when someone  
12 has presented facts underlying their testimony.  
13 If someone was to say, you know, the additional  
14 protections of significant homes in the  
15 community will increase property values by such  
16 and such percent, that's a factual statement and  
17 is appropriate for cross examination. But if  
18 somebody is just saying, In my opinion, you  
19 know, a strong landmarking program will increase  
09:21PM 20 property values, that is not a factual  
21 statement, that's just an opinion. Almost  
22 exclusively that's what we heard tonight.

1 I understand your comments about  
2 the survey. I guess what I would say about the  
3 survey is the Board gave -- If you watched the  
4 Board meeting, they gave some very broad  
5 direction as to what the Plan Commission should  
6 look at in terms of -- You know, they didn't  
7 just limit it to the Historic Districts. They  
8 said, well, let's just throw it to the Plan  
9 Commission to get some input about whether this

09:22PM 10 should include significant, significant and  
11 other homes around the Village outside of the  
12 Historic Districts as well.

13 And when we were trying, working  
14 with staff trying to address how best to do  
15 that, the survey is really the thing that  
16 provides at least some skeletal formation of  
17 what is contributing, what is significant in the  
18 Village, in addition to the landmark homes in  
19 the Historic Districts.

09:22PM 20 So we are not relying on it. But  
21 when we do a public notice, we have to create  
22 these categories that give the Plan Commission

1 something to work with in terms of what are they  
2 going to put the moratorium on. They don't have  
3 to do it Village-wide. They don't have to  
4 follow that survey. They could limit it to the  
5 Historic Districts. They could limit it to just  
6 landmarked homes if they wanted. But we had to  
7 do a notice that was as broad as what the  
8 Village Board was looking for, and the survey  
9 provided that structure.

09:23PM 10 So you know, if you want to put in  
11 testimony at the continued meeting about the  
12 survey, you are quite welcome to. We have heard  
13 a number of people saying in their opinion  
14 certain things about it are not accurate; and  
15 you are welcome to do that, too.

16 CHAIRMAN CASHMAN: Thanks, Michael.

17 MR. KLEBER: If I may, briefly. Thank  
18 you, Michael. If I may briefly, a couple points  
19 in rebuttal. The people that testified today  
09:23PM 20 are, in fact, witnesses. I heard a mixture of  
21 opinion and feelings and fact. A lot of those,  
22 you know, any good opinion is based on fact. So

1 if somebody throws out an opinion and it's not  
2 supported by facts, and that becomes evident on  
3 cross examination, that's important. You can't  
4 just dismiss this and say, oh, these are just  
5 opinions and they don't really, aren't really  
6 subject to any kind of scrutiny or cross  
7 examination; so that's number one.

8 Number two, the public notice, this  
9 is not just a broad brush, hey, let's

09:24PM 10 get-together and talk about the potential of a  
11 moratorium. This is a very specific proposal.  
12 It talked about 180-day moratorium. It talked  
13 about the basis upon which the moratorium was  
14 linked to the Reconnaissance Survey. So it was,  
15 it had very much specifics in it.

16 Now, I agree, there is a lot of  
17 vagueness in it. It's not a full-blown  
18 ordinance draft, but this was a very specific  
19 proposal. And the ability to really advise and  
09:26PM 20 inform the Village Board of Trustees would  
21 depend upon I think a fairly robust and open  
22 discussion of some of these issues.

1 So my question is somebody decided  
2 to rely on a 20-year-old document as the entire  
3 basis for this proposed ordinance, and I would  
4 like to be able to question who that was and  
5 what was the basis for that, and also get into  
6 more specifics of the survey. I mean the  
7 survey, frankly, should be in evidence. And we  
8 ought to be able --

9 This is another reason why Zoom  
09:26PM 10 meetings are not particularly the right process  
11 for this. We ought to be able to look at the  
12 survey. I didn't have time in five minutes, but  
13 there are some statements in there that  
14 basically absolutely say that the objective of  
15 the survey was not to support this kind of  
16 moratorium. I mean it says that explicitly.

17 CHAIRMAN CASHMAN: Okay. Thank you,  
18 Dale. We really need to move on.

19 MR. KLEBER: I'm going to stop. I've  
09:26PM 20 got you, I'm going to wind up right now.

21 CHAIRMAN CASHMAN: Thank you. Please  
22 do.

1 MR. KLEBER: The Village needs to  
2 answer the question and set out the procedure  
3 for cross examination according to the very  
4 public notice that they issued. Thank you.

5 CHAIRMAN CASHMAN: Thank you. Thanks,  
6 Dale. Okay.

7 MALE SPEAKER: Mr. Chairman, one  
8 separate point of order. For the people that  
9 were in queue to speak today that got missed,  
09:26PM 10 will you be keeping that as the order of  
11 preference for the next meeting?

12 CHAIRMAN CASHMAN: Yes. The next  
13 person in the queue was Thomas Prame. Yes.

14 So let's take a brief break. And  
15 then we will resume and go to the next case,  
16 which is case A-40-2019. Do we need to call a  
17 motion, Michael, for that?

18 MR. MARRS: Why don't you set a  
19 specific number of minutes and then a motion and  
09:27PM 20 second to stand in recess. It doesn't have to  
21 be a roll call. It can just be a voice vote.

22 CHAIRMAN CASHMAN: Okay. We will give

1 3 minutes. It's 9:27. So all in favor? Aye.

2 (A chorus of ayes.)

3 CHAIRMAN CASHMAN: Any opposed?

4 (No response.)

5 CHAIRMAN CASHMAN: We will see you at  
6 9:30 and we will move to the next, the Ryan  
7 Company. Thank you for your patience. We will  
8 move to your item.

9 \* \* \*

10 (Whereupon the above-entitled  
11 hearing was continued to June 24,  
12 2020, at 7:30 p.m.)  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

STATE OF ILLINOIS )

) ss.

COUNTY OF DU PAGE )

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



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

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of:

Case A-14-2020 - Village of Hinsdale - Consideration of a Village-wide temporary moratorium not to exceed 180 days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single-family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Continued Special Public Hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 24th day of June, 2020, at the hour of 7:36 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, Member;  
MS. MICHELLE FISHER, Member;  
MR. GERALD JABLONSKI, Member;  
MR. JIM KRILLENBERGER, Member;  
MR. TROY UNELL, Member;  
MR. MARK WILLOBEE, Member.

## ALSO PRESENT VIA ZOOM:

MR. ROBB MC GINNIS, Director of  
Community Development;  
MR. CHAN YU, Village Planner;  
MR. MICHAEL MARRS, Village Attorney;  
MR. BRADLEY BLOOM, Assistant Village  
Manager/Director of Public Safety

ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE  
CONFERENCE CALL:

MS. BARI KESNER,  
MS. JULIE SUTTON,  
MR. MARCO PIEMONTE,  
MS. ALEXA PIEMONTE,  
MS. ASHLEY BAIRD,  
MS. PEGGY SAYRE,  
MS. SUSAN DRISCOLL,  
MR. THOMAS DRISCOLL,  
MS. LAURA ROONEY,  
MS. BECKY LANGBEIN,  
MS. NANCY HARVEY,  
MR. DALE KLEBER,  
MS. SARAH ZIELKER,  
MS. JEN REENAN,  
MR. JEFF ALLEN,  
MR. JIM PRISBY,  
MS. ALISON RAGO,  
MR. CHARLIE BRIGDEN,  
MS. RUTA BRIGDEN,  
MR. MIKE RYAN,  
MS. SHARON STARKSTON,  
MS. REBECCA HAASS,  
MR. DOUGLAS DAY,  
MR. THOMAS PRAME,  
MR. MATTHEW BOUSQUETTE,  
MR. JOHN JACOBES,  
MS. NANCY JANDA,  
MR. THOMAS PRAME,  
MS. EMILY BOWER,  
MS. JUDITH COLEMAN.

1 And then when that's concluded we  
2 have quite a large stack of written comments  
3 that readers sent in via email or via letters to  
4 the Village, and then we will go through and  
5 read all those into the record.

6 So I guess we need to, Chan, unmute  
7 the conference call. And then if, Jan, you  
8 could swear everybody in, that would be greatly  
9 appreciated.

07:46PM 10 (Witnesses sworn en masse.)

11 CHAIRMAN CASHMAN: With the telephone  
12 callers, we would like to limit the calls to  
13 approximately 5 minutes. And when someone gets  
14 deep into that, gets close to 4 minutes, I will  
15 give them a heads-up so they know how much time  
16 is left.

17 Our first caller would be Thomas  
18 Prame from 318 South Garfield. Thomas Prame,  
19 318 South Garfield.

07:47PM 20 MR. YU: Just a reminder, if you are an  
21 attendee of the Webinar, you have to unmute your  
22 microphone if you wish to speak.

1 CHAIRMAN CASHMAN: Our next item is  
2 Case A-14-2020 - Village of Hinsdale -  
3 Consideration of a Village-wide temporary  
4 moratorium not to exceed 180 days on the  
5 issuance of any demolition permit or other  
6 building or zoning approvals involving the  
7 demolition of any single-family home or  
8 building within the Village that either has  
9 landmark status or is one of the homes within  
10 the Village deemed to be historically  
11 "significant" or "contributing" in the 1999  
12 Hinsdale Reconnaissance Survey prepared by  
13 Historic Certification Consultants. This item  
14 was continued from our June 10 meeting.  
15 For this, where we ended we were  
16 still doing public comment. What we would like  
17 to do now is have the court reporter swear in  
18 everyone who is on the telephone. We are going  
19 to basically first go through, we have  
07:45PM 20 approximately 14 people that have requested to  
21 speak. We will go through all the people that  
22 are on the telephone.

1 CHAIRMAN CASHMAN: Michael, should we  
2 have Anna recuse herself now?

3 MR. MARRS: Yes, she should.

4 CHAIRMAN CASHMAN: So Anna, if you  
5 could, please, recuse yourself and just state  
6 the reason.

7 MS. FIASCONE: Again, I will recuse  
8 myself on this case to avoid potential conflict  
9 of interest as this directly affects current  
07:47PM 10 clients I have in my business.

11 CHAIRMAN CASHMAN: Thanks, Anna.

12 So we are looking for Thomas Prame  
13 from 318 South Garfield. Can you hear me,  
14 Thomas? So we are looking for Thomas Prame,  
15 318 South Garfield. One more time, Thomas Prame  
16 for 318 South Garfield.

17 We will move on. If Thomas  
18 contacts us later, we can go back to him.

07:48PM 19 So moving to the next one would be  
20 Matt Bousquette from 448 East 4th. Matt  
21 Bousquette.

22 MR. BOUSQUETTE: Yes. Bousquette is

1 spelled B-o-u-s-q-u-e-t-t-e.

2 CHAIRMAN CASHMAN: Thanks, Matt.

3 MR. BOUSQUETTE: May I begin?

4 We are at a stage where facts need  
5 to rule over emotions and our Village officials  
6 need to make reasoned, rational, and factually  
7 based decisions. After listening to the  
8 proponents, I am compelled to dispel six myths.

9 I understand why various groups may  
07:49PM 10 not want these things said out loud or why  
11 residents who are not building or selling or  
12 renovating might not know. I will provide some  
13 level of detail for the information but know I  
14 have a significant level of factual support for  
15 each point.

16 Myth number one, there is no  
17 factual evidence that the presence of an old  
18 home enhances its or the neighboring values. In  
19 fact, cases in the marketplace seem to indicate  
07:49PM 20 the opposite is true. In a recent advertisement  
21 by the proponents in the Hinsdalean, a study was  
22 cited by Professor Narowitz (phonetic), who

1 claimed old homes increase the values in the  
2 neighborhood. These findings are misleading  
3 because they attempt to apply the California  
4 property tax system to a completely different  
5 tax structure of Illinois.

6 Number two, the proponents suggest  
7 that Hinsdale should be like Lake Forest and  
8 Wilmette. This is scary, as Lake Forest is  
9 seeing some of the largest property value  
07:50PM 10 declines in the entire Chicagoland area.

11 Number three, turning specifically  
12 to Hinsdale, the value of existing homes in  
13 Hinsdale excluding new construction are falling  
14 in many cases by a lot and significantly more  
15 than neighboring cities. Moreover, statistics  
16 show that the home value in the Robbins Historic  
17 District are declining faster than the balance  
18 of the Village.

19 Hinsdale homeowners who attempted  
07:50PM 20 to sell their older homes in the last few years  
21 have lost enormous sums of money on both  
22 renovated and unrenovated homes. A significant

1 number of cases are elderly residents and  
2 families that ended up giving the structure away  
3 for free and received money equal to or less  
4 than the value of the underlying dirt.

5 For the sake of brevity, one can  
6 find all these examples when just looking at a  
7 two block area. Take 419 South Oak, it was  
8 bought for \$3.6 million. It was sold for  
9 \$1.86 million or a loss of \$1,740,000 or  
07:51PM 10 50 percent. Moving right next door to 511 South  
11 Oak at \$3.4 million, and it is still not sold at  
12 \$1.9 million for a loss of a mere \$1.5 million  
13 or 44 percent.

14 Now let's glance directly across  
15 the street; and we will look at 422 South Oak,  
16 which was sold for \$2.5 million, gutted, very  
17 nicely redone, and proceeded to sell for  
18 \$2 million, a loss of \$500,000 plus all the  
19 renovation costs. Looking down the block to the  
07:51PM 20 right, we have 314 South Elm; or looking up the  
21 block to the left, we have 222 East 6th Street;  
22 both ended up selling for the value of the land

1 despite significant improvements to both homes.  
2 Finally, always a favorite, 425 East 6th Street,  
3 the listing agent, Mr. Bohnen, suggested in the  
4 Chicago Tribune the land was worth 2.5 million  
5 but they gave the house away, sold the land for  
6 \$2 million two years later. These are examples  
7 from just a two block area, the story can be  
8 repeated again and again and again all over the  
9 Robbins Park Historic District.

10 Myth number two, that there are a  
11 lot of homes in Hinsdale where the owners made  
12 the right decision to renovate their old homes  
13 and everybody needs to do the same. It's  
14 laudable that a number of residents have bought  
15 and renovated older homes in Hinsdale given it's  
16 a labor of love in most cases with very deep  
17 pocketbooks. Without question, the marketplace  
18 has shown the majority of these choices have  
19 been bad economic decisions. People have lost a  
20 lot of money. But it seems like the proponents  
21 are attempting to force the owners of these  
22 older homes to make the same bad economic

1 decisions they did. That's not right.  
 2 The third myth is the older homes  
 3 are barely listed for sale before they are  
 4 scooped up by out-of-town developers to  
 5 demolish. This is factually not true. The vast  
 6 majority of these homes languish on the market  
 7 for years. Examples, 419 South Oak, 2.6 years;  
 8 12 South County Line, 2 years; 341 South Elm,  
 9 2 years; 5 South Oak, 3 years, 444 East 4th  
 10 Street, 2 years; 425 East 6th Street, 2 years.  
 11 These older homes draw significantly less  
 12 interest than newer homes. And all those  
 13 interested in renovating have had ample  
 14 opportunity to purchase them.

15 The vast majority of the homes that  
 16 were built in the Robbins Historic District in  
 17 the last few years are actually built by people  
 18 who live in the Village in coordination with  
 19 owners to accommodate their growing families,  
 20 not a corporate interlopers seeking to destroy  
 21 our Village.

22 The fourth myth is higher taxes on

1 older home structures is one of the main reasons  
 2 people don't want to preserve them. Again,  
 3 ironically, it appears the opposite is true.  
 4 According to the Downers Grove Assessor's  
 5 Office, who assesses all of our taxes, newer  
 6 homes in the Robbins District are assessed  
 7 50 percent higher than a home of the exact same  
 8 size on the exact same lot built in 1945 or  
 9 earlier, very important point. As a result, the  
 10 Village tax burden has disproportionately fallen  
 11 on newer homes. This has depressed the values  
 12 of newer homes as a result of the high tax bills  
 13 in the Robbins Historic District creating a  
 14 negative overhang in the entire market.

15 Compounding the problem for many of  
 16 these older homes is the land portion of their  
 17 tax bill. Many of these older homes sit on  
 18 oversized lots. For those of you that are  
 19 unaware, the land portion of your tax bill is  
 20 heavily influenced by the amount of street  
 21 frontage you have; a condition and number people  
 22 in larger homes under question have today. The

1 land portion of the tax bill is way out of whack  
 2 relative to the structure portion.

3 CHAIRMAN CASHMAN: Excuse me, Matt, you  
 4 have about a minute to go.

5 MR. BOUSQUETTE: These land and tax  
 6 issues were made worse by the punitive ordinance  
 7 implemented by the Village targeting older homes  
 8 on larger lots in the Robbins Historic District.  
 9 This ordinance provided both the width and depth  
 10 requirement for lots. However, at the same time  
 11 it added the crazy requirement that it must be  
 12 30,000 square feet in size. This requirement  
 13 meant that 94 percent of the houses in the  
 14 Village did not comply with the required lot  
 15 size or, said in the reverse, only 6 percent of  
 16 the lots were targeted. Most of those targeted  
 17 are the same ones in question today in terms of  
 18 the older houses.

19 Myth number five, that people care  
 20 mainly about maintaining the older homes because  
 21 they want to restore history. The historic  
 22 question seems to be muddled. It seems to be

1 more about style than it is about history.  
 2 There appears to be a desire to save older homes  
 3 people deemed as pretty according to today's  
 4 standard, while allowing the homes of the same  
 5 Village to be torn down. Proponents of the  
 6 measure often mention they prefer the exterior  
 7 look of some of these older homes to the current  
 8 new ones being constructed.

9 CHAIRMAN CASHMAN: Excuse me, Matt, if  
 10 you could wrap it up, please.

11 MR. BOUSQUETTE: Myth number six --  
 12 Yes, this is my final myth. Myth number six the  
 13 Village is working with homeowners to help them  
 14 achieve their dreams for their family. Again,  
 15 in fact, the history is, in fact, the exact  
 16 opposite is true. They have been subjected to a  
 17 scorched earth policy by the HPC hoping to wear  
 18 them down and make them give up or run out of  
 19 money.

20 For perspective, for anybody who  
 21 doesn't know, my carrying costs are \$100 a day  
 22 for taxes and \$200 for other things. And so



1 when people talk about delaying something or  
2 having a moratorium and they are going to target  
3 a series of homeowners, I would expect them to  
4 compensate these homeowners during the delay.  
5 Thank you very much for your time.

6 CHAIRMAN CASHMAN: Thank you, Matt.

7 MR. BLOOM: Chairman Cashman, one of  
8 the attendees I believe has a question.

9 CHAIRMAN CASHMAN: Okay.

07:56PM 10 MR. BLOOM: If you could unmute your  
11 phone.

12 CHAIRMAN CASHMAN: Okay.

13 MR. KLEBER: You may be referring to  
14 me. Can people hear me?

15 MR. BLOOM: Yes.

16 CHAIRMAN CASHMAN: Yes, we can hear  
17 you.

18 MR. KLEBER: Then my only question was,  
19 I'm on the Zoom application, my only question

07:56PM 20 was do I also need to be on the telephone  
21 conference? Or are these, are they synced? Or  
22 is there a delay? Or I guess I just proved my

1 point, I can speak all right.

2 CHAIRMAN CASHMAN: Yes, they are the  
3 same. They are the same.

4 MR. KLEBER: Okay. Thank you.

5 CHAIRMAN CASHMAN: Okay. Thank you.

6 Our next speaker is John Jacobes, 444 East  
7 4th Street, John Jacobes.

8 MR. JACOBS: This is John.

9 CHAIRMAN CASHMAN: Hi, John. Welcome.

07:57PM 10 MR. JACOBS: We affirm what Matt  
11 Bousquette was saying. And if he needed any  
12 more time, I yield my time to him. Thanks.

13 CHAIRMAN CASHMAN: Okay. Thanks, John.

14 MR. JACOBS: Did you hear that?

15 CHAIRMAN CASHMAN: Yes, we heard that.

16 MR. BOUSQUETTE: Am I allowed to have  
17 his time?

18 CHAIRMAN CASHMAN: Who is that  
19 speaking?

07:57PM 20 MR. BOUSQUETTE: Hello? May I  
21 continue, please.

22 CHAIRMAN CASHMAN: Sure. Who is this

1 speaking right now? Pardon me, I can't  
2 understand.

3 MR. BOUSQUETTE: Hello?

4 CHAIRMAN CASHMAN: Yes. Who is  
5 speaking? Could you spell your last name and  
6 your address?

7 Okay. We had John, that was John  
8 Jacobes. He basically agreed with the previous  
9 caller.

07:58PM 10 The next would be someone from the  
11 Janda family, 425 East 8th Street. The Janda  
12 family, 425 East 8th.

13 MR. JANDA: This is Tom Janda.

14 CHAIRMAN CASHMAN: Hi, Tom. Welcome.

15 MR. JANDA: Tom Janda, can you hear me?

16 CHAIRMAN CASHMAN: Yes, we can.

17 MR. JANDA: I'm speaking on behalf of  
18 my entire family tonight. We have lived at  
19 425 East 8th Street for the last 44 years.

07:58PM 20 Hinsdale has been the center of our family for  
21 four generations, and we want everyone to know  
22 we love the community. There have been a lot of

1 substantive points made at the last meeting in  
2 particular that reflect ours. So tonight I'm  
3 just going to make four, hopefully, brief  
4 comments.

5 CHAIRMAN CASHMAN: Okay.

6 MR. JANDA: First, the public debate  
7 around the issue of preservation has been led by  
8 the highly vocal Hinsdaleans for Historic  
9 Preservation and in my opinion has been neither  
10 comprehensive, nor balanced. Members have  
11 disproportionate influence on the Historic  
12 Preservation Commission and the newspaper, and  
13 they have presented potentially misleading  
14 information that presents their position, not  
15 the broad community sentiments. They are fully  
16 entitled to their opinion, end quote, but not to  
17 dictate the outcome. Until June 10 the informed  
18 input of those who own impacted homes has been  
19 notably absent.

07:58PM 20 Second, if we step back and look at  
21 the outcome over the last 12 years, the current  
22 approach is working. With very few exceptions,

1 the quality and aesthetic of homes that have  
2 been built in the Historic District is  
3 outstanding. These are beautiful, stately homes  
4 that fully support the character of the  
5 neighborhood and the vibrancy of the community.  
6 While the loss of historic homes is sad from the  
7 streetview, it may be necessary and appropriate  
8 from a functional standpoint.

9 Third, as most of the written and  
10 verbal communications from these meetings have  
11 pointed out, the proposed moratorium and more-  
12 restricted zoning are patently unfair. They  
13 negate written promises made to residents when  
14 the Village applied for designation as a  
15 historic Village or district. They are likely  
16 illegal and they won't work.

17 Individual homeowners, many of whom  
18 are deeply invested in their property in the  
19 community, must have the latitude to decide  
20 whether a home lends itself to renovation, not  
21 the neighbors, not a blue ribbon panel, and not  
22 a Village-appointed consultant.

08:00PM

08:00PM

1 they are almost ready to go. And at the  
2 beginning of tonight's meeting we also heard  
3 that the Board had adopted ordinances in advance  
4 of fully hearing from the public. This, if  
5 true, this presumes the answer and appears that  
6 the decision has already been made.

7 Now the Plan Commission has asked  
8 for input from the community. I read all  
9 314 pages of submissions and I have listened to  
10 the public meetings and a strong majority both  
11 inside and outside the Historic District oppose  
12 the moratorium 58 to 42 percent. And for  
13 clarity, I counted each household only once as  
14 opposed to 8 owners in the Janda family all  
15 voting again.

16 The verbal comments during the  
17 June 10 meeting also reflected a strong majority  
18 against and most of those commenting opposed the  
19 moratorium and any potential for more  
20 restrictive zoning. We request the Plan  
21 Commission and Village Board respect the  
22 community voice, especially those that would be

08:02PM

08:02PM

1 The same rules must apply to all  
2 neighbors. The architectural standards should  
3 not stop randomly at the border of the district.  
4 Restrictions will directly harm homeowners and  
5 the proposed solution will likely diminish  
6 interest in older homes and could deter buyers  
7 who will reinvest in them and in Hinsdale.

8 Despite the general claim about  
9 improved property values in historic districts  
10 moratorium advocates are asking the owners of  
11 older significant homes to take on the burden of  
12 that expense alone. The current campaign is  
13 busy reassuring homeowners that their homes  
14 won't be affected by the proposal. It is deeply  
15 worrisome that some community members would  
16 support a proposal only with reassurance that  
17 someone else will bear the cost and burden of  
18 the preservation efforts.

19 Finally, we are concerned by  
20 references that the Historic Preservation  
21 Commission has been working on proposed  
22 revisions to the Code for up to 18 months, that

08:01PM

08:01PM

1 directly harmed by this action.

2 The proposed moratorium and the  
3 call for telling neighbors what they can or  
4 cannot do with their personal property. Promote  
5 preservation of historic homes by providing  
6 expedited review and meaningful incentives and  
7 focus on ensuring newer homes meet the aesthetic  
8 and architectural character of our neighborhood.

9 In closing, Hinsdale today is just  
10 as beautiful as when we moved here in 1976. It  
11 is a vibrant community that has progressed and  
12 kept up with the times. I will finish with a  
13 quote from a current neighbor in the District.  
14 After expressing his deep love for the community  
15 and for his family home, he said, Homes have  
16 life cycles; this one has worn through its cycle  
17 and the best outcome will be to start over and  
18 build a home that will last for the next 100  
19 years.

20 Thank you for your consideration.  
21 CHAIRMAN CASHMAN: Thank you, Tom.  
22 Okay. Our next speaker is Emily

08:03PM

08:03PM

1 Bower. Emily Bower from 421 South Grant Street.  
 2 Emily Bower? The next speaker would be Emily  
 3 Bower from 421 South Grant Street. Ms. Bower,  
 4 are you available? The next speaker would be  
 5 Emily Bower, 421 South Grant Street.

6 Hearing no reply, move on. The  
 7 next would be Judith Coleman, 411 Justina  
 8 Street.

9 MS. COLEMAN: Hi. Hello?

08:04PM 10 CHAIRMAN CASHMAN: Hi, Judith.  
 11 Welcome.

12 MS. COLEMAN: Hi. I had sent in a  
 13 letter to the Plan Commission, an email. I  
 14 don't know if you all got it.

15 CHAIRMAN CASHMAN: I'm sure we did.

16 MS. COLEMAN: So I don't know if you  
 17 want to read it. I know it's long.

18 CHAIRMAN CASHMAN: We are going to read  
 19 them all after the calls. So you could either  
 08:05PM 20 call or whatever you'd like to do.

21 MS. COLEMAN: All right. Good. You  
 22 all can do that, and I will just listen the rest

1 of the time. Thanks so much.

2 CHAIRMAN CASHMAN: All right. Thank  
 3 you. Appreciate it.

4 Okay. Our next caller would be  
 5 Dwight Frey. Dwight Frey, I don't have an  
 6 address.

7 MR. FREY: Hi. Good evening. This is  
 8 Dwight Frey. I own two homes in the Historic  
 9 District. My last name is spelled Frey,  
 08:05PM 10 F-r-e-y.

11 CHAIRMAN CASHMAN: What's your address,  
 12 Dwight?

13 MR. FREY: My present address is  
 14 134 South Park, but I also own 104 East 4th  
 15 Street. 134 South Park is designated  
 16 historically significant. It's the Charles Root  
 17 home. And 104 East 4th Street is a contributing  
 18 home of historical significance.

19 I believe our position on this  
 08:06PM 20 issue is kind of unique in that we probably have  
 21 two homes destined for different futures. I do  
 22 believe that some homes are worth saving and

1 some homes aren't, and I think we own one of  
 2 each.

3 Let me start by saying that we  
 4 saved 134 South Park, the home sat empty on the  
 5 market for more than a couple of years before we  
 6 purchased it. We recognized that the home had a  
 7 unique history and distinctive architectural  
 8 details, which were irreplaceable and you really  
 9 just don't see in modern construction. So we  
 08:06PM 10 opted to renovate the home. We knew it was  
 11 extremely well-built and maintained by the four  
 12 families who occupied it for 116 years prior to  
 13 our purchasing the property.

14 Despite the higher cost of  
 15 ownership, the charm of the historic home was  
 16 worth saving. So we renovated from the  
 17 interior. We renovated the exterior. We also  
 18 upgraded all of the utilities to Code at  
 19 tremendous expense, and we also have plans  
 08:07PM 20 approved for the addition to modernize the  
 21 interior flow and create living space that  
 22 current and future Hinsdale residents expect.

1 In short, we made a large  
 2 investment in preserving this home with  
 3 thoughtful planning that should attract Hinsdale  
 4 families for another 100 years.

5 I think it's important in this  
 6 conversation to note that historic homes have a  
 7 much higher cost of ownership and that cost  
 8 needs to be acknowledged by the Village if a  
 9 large-scale preservation effort is going to be  
 08:07PM 10 pursued in order to maintain an aesthetic for  
 11 all residents to enjoy. The cost to maintain is  
 12 higher, the cost to renovate is higher, the cost  
 13 to insure is higher. And the cost in the  
 14 reduction in home value appreciation is much,  
 15 much higher. For our home the cost of updating  
 16 just the gas, electric, and water utilities  
 17 prior to being allowed to do any renovations by  
 18 permit was north of \$150,000, approaching  
 19 \$200,000, before we did anything else. And  
 08:08PM 20 that's 10 to 20 percent of the cost of building  
 21 an entirely new home.

22 In my opinion, why should the few

1 who voluntarily offer to preserve historic homes  
2 bear the entire cost for the community to enjoy  
3 them. Shouldn't those actively pursuing  
4 preservation for the benefit of all be able to  
5 partially offset or subsidize these additional  
6 cost burdens for the good of the Village?

7 These additional sometimes hidden  
8 costs are part of the reason historic homes sit  
9 on the market for two or three years and often  
10 sell at close to land value. These additional  
11 costs of preservation are not even marginally  
12 offset by the only current incentive available,  
13 the 10-year property tax freeze, which is not  
14 even really an incentive, it's only financial  
15 incentive if taxes going up.

16 If you want to encourage people to  
17 purchase, maintain, and renovate historic homes,  
18 I think a significant increase in incentive  
19 should be considered. I would like to offer a  
20 couple ideas in that regard. Our home at  
21 134 South Park is a great example I think of  
22 historic preservation. However, the approval

08:08PM

08:09PM

1 process and permitting was long, arduous, and  
2 expensive. The experience of several people we  
3 know who went through the process was the same,  
4 frustrating and painful. If the goal of the  
5 Village is to encourage preservation, investment  
6 cost in the process itself needed to be  
7 addressed. The time from application with the  
8 Historic Preservation Commission to approval in  
9 our situation was more than nine months  
10 consuming much of the summer and fall building  
11 season and creating additional expense for us.  
12 The Village needs to find a way to considerably  
13 expedite this process or remove permitting fees  
14 or both.

15 I also think a six-month moratorium  
16 is an undue burden on properties rights and is  
17 really just a temporary pause in search of a  
18 solution. Recent trends in the housing market  
19 have made it clear, people don't want to live in  
20 historic homes. People like looking at them as  
21 they drive by. They like the character historic  
22 homes bring to their neighborhood, but they

08:09PM

08:10PM

1 don't really want to own one; and the market  
2 tells the story.

3 My historic contributing home at  
4 104 East 4th Street has been on and off the  
5 market four times over the last five years. Our  
6 highest offer was only \$15,000 less than what we  
7 paid for it. Why? Floor plans, layouts, costs,  
8 at the end of the day, no matter how much you  
9 love a historic home, the economics of ownership  
10 and renovation determine the fate of the  
11 property.

08:10PM

12 104 East 4th Street is 140 years  
13 old, built in 1847. And the cost to renovate  
14 according to multiple contractors exceeds the  
15 cost of building a new home on that property.  
16 If you are building a program to save these  
17 homes -- I'm sorry?

18 CHAIRMAN CASHMAN: You have about a  
19 minute to go, please.

08:11PM

20 MR. FREY: Okay. If you are building a  
21 program to save these homes, you must allow  
22 people to update floor plans and flow to modern

1 living standards in an expedited process and  
2 create financial incentives to offset these  
3 burdens. If you don't, the economics of  
4 ownership will prevent many from buying, values  
5 will fall; and dropping home values on historic  
6 homes discourages investment in historic homes  
7 and will eventually lead to deteriorating homes  
8 which get torn down or sold at land value. One  
9 might say that is the state of affairs in  
10 Hinsdale right now.

08:11PM

11 When the cost of renovation to meet  
12 the needs of the community exceeds the value of  
13 the property, the market will show an economic  
14 hardship for preservation. Under these  
15 circumstances, the Village must be prepared to  
16 either purchase the property themselves if it's  
17 a significant property or allow it to be torn  
18 down. If the Village feels it's architecturally  
19 or historically significant, it could offer an  
20 economic hardship property tax credit or it  
21 could create an incentive to build a new home in  
22 the same style.

08:12PM

1 Perhaps a historic home tax credit  
2 to reduce property taxes by a minimum of  
3 20 percent on historically significant homes  
4 should be considered. I understand that the  
5 Village has limited ability on how much they can  
6 reduce property taxes and, perhaps, a  
7 coordinated effort in combination with the  
8 county and it state to provide an incentive  
9 program on historically significant homes should  
10 be considered.

08:12PM

11 Let me give you an example of a  
12 coordinated project in the San Diego County in  
13 the State of California, it's called the Mills  
14 Act.

15 CHAIRMAN CASHMAN: If you could wrap it  
16 up.

17 MR. FREY: I will wrap it up here  
18 quickly. They permanently set taxes 20 to  
19 80 percent lower than the normally assessed  
20 value simply for maintaining the property's  
21 exterior appearance and without preventing the  
22 property owners potential for a future teardown.

08:12PM

1 I believe that creating a tax credit incentive  
2 in combination with a tax freeze would encourage  
3 significant investment as has occurred in the  
4 Mills Act in California, it's been a very  
5 successful program, and that could be a powerful  
6 incentive to prevent teardowns and update  
7 historic homes and appeal to the needs of future  
8 Hinsdale families.

9 Whatever you decide to offer should  
10 be significant, current trends are not

08:13PM

11 encouraging and you are working to save these  
12 homes for generations, not five to ten years. A  
13 combination of the above incentives might be  
14 strong enough to encourage families to buy and  
15 maintain historic homes and encourage long-term  
16 ownership of those homes. Thank you very much.

17 CHAIRMAN CASHMAN: Thank you very much.

18 MR. BLOOM: Chairman Cashman, I just  
19 want to point out the caller prior to Mr. Frey  
20 stated that the Village recently passed an  
21 ordinance for historic preservation. That's not  
22 true. The Board merely discussed an ordinance

08:13PM

1 and the Board is looking, as you said, Board  
2 direction from these proceeding before they act.  
3 CHAIRMAN CASHMAN: Correct, that was  
4 just an initial discussion.

5 MR. BLOOM: Correct.

6 CHAIRMAN CASHMAN: Okay. Thanks, Brad.

7 Our next caller is Rob Miller,  
8 231 East 3rd Street. Rob Miller, 231 East 3rd  
9 Street. Next caller is Rob Miller, 231 East 3rd  
10 Street. Looking for Rob Miller. Hello? Is

08:14PM

11 this Robb Miller?

12 Not hearing any response there, we  
13 will move on. The next caller would be Michael  
14 Anthony. No. We don't have an address.  
15 Michael Anthony. Next caller would be Michael  
16 Anthony. Next caller is Michael Anthony.

17 Hearing no response, our next  
18 caller would be Marco Piemonte from 419 South  
19 Oak Street, and I apologize if I'm getting the  
20 name wrong.

08:15PM

21 MR. PIEMONTE: No. I think you did  
22 pretty good.

1 CHAIRMAN CASHMAN: Hi, Marco. How are  
2 you?

3 MR. PIEMONTE: Good. Hello, guys. I  
4 don't have anything professionally written out,  
5 but I wanted to voice myself after my wife last  
6 week or two weeks ago on June 10.

7 The whole reason I'm moving to  
8 Hinsdale is to move into Hinsdale and live where  
9 my father loved, and I'm going to get a little  
10 emotional because I'm very bothered that I'm  
11 being delayed by this group. I feel as if they  
12 are using Covid as a moratorium at the same  
13 time. My daughter is diagnosed with an IEP.  
14 She has a speech delay, and I'm moving to  
15 Hinsdale for the school district and I'm moving  
16 to Hinsdale for the history.

08:16PM

17 I have already hired some teachers  
18 in your school district to work with my daughter  
19 one-on-one already. I'm trying to get in there  
20 as soon as possible, and I'm finding it  
21 extremely frustrating that I'm having to fight  
22 for my right to knock down a house that is

08:16PM

1 absolutely destroyed.

2 I'm going to unlock the front door,  
3 and I'm going to let anyone go in the Village go  
4 in there and see what it looks like and actually  
5 go in and breathe in the spores of mold that  
6 have been spewing everywhere.

7 I find it a little disheartening,  
8 too, after finding out that I went and walked  
9 through another home because I was very

08:17PM 10 discouraged by this process. And I told my  
11 wife, maybe we should just submit to buying a  
12 house outside the Historic District and sell  
13 this piece of property and move on.

14 My wife voted against it. I found  
15 out that someone that was representing the house  
16 was on the Historic Board. They are selling a  
17 new home in Hinsdale but are in favor of a  
18 moratorium, that is a conflict of interest,  
19 because I almost like gave into that. I almost  
08:17PM 20 said, oh, screw it, I'm going to buy the house  
21 that's over there. That's a conflict and I find  
22 it extremely disheartening what the Village has

1 allowed.

2 Like I said, I don't have any  
3 professionally written. I don't have any  
4 anything typed up. I didn't have an attorney  
5 look it over, but I sure hope that you guys look  
6 in the mirror and make the right decision.  
7 Thank you.

8 CHAIRMAN CASHMAN: Thank you, Marco.

9 Okay. Our next caller is Howard  
08:17PM 10 Ember, 644 South Garfield. Howard Ember,  
11 644 South Garfield.

12 MR. EMBER: Yes. Howard Ember here.

13 CHAIRMAN CASHMAN: Hi. How are you?

14 MR. EMBER: Good. Good.

15 CHAIRMAN CASHMAN: Go ahead, Howard.

16 MR. EMBER: Okay. My name is Howard  
17 Ember. I live with my wife Patricia at  
18 644 South Garfield. We have been residents here  
19 in Hinsdale for 34 years, 27 years in our  
08:18PM 20 current home. The teardown cycle started about  
21 30 years ago and this subject has been brought  
22 up on many occasions and each time homeowners'

1 right prevail. At this point in time I would  
2 say hasn't that ship sailed.

3 As we reflect over our 30 years  
4 here, I'm sure you will all conclude that the  
5 Village of Hinsdale is clearly a better place  
6 today than it was 30 years ago. And quite  
7 honestly, I can't imagine that anyone could  
8 sensibly argue otherwise.

9 Are there exceptions to home

08:19PM 10 demolition? Absolutely, yes. Based upon my  
11 30 years of observation, I would say at least  
12 90 percent of replacement provides a true net  
13 improvement in the Village. Life-style changes  
14 and the demands of each generation changes as  
15 time marches on. I trust that almost everyone  
16 in attendance grew up in a home that is much  
17 different than their current residence in  
18 Hinsdale. I'm sure that for most of us we did  
19 not want to purchase a house in Hinsdale like  
08:19PM 20 the one we grew up in. This is because our  
21 needs and expectations and demands have all  
22 changed.

1 There is no doubt that the next  
2 generation of home buyers will have new demands,  
3 many of which we can't even begin to imagine  
4 today. We should not allow our housing stock in  
5 the Village to become obsolete by adopting this  
6 proposal.

7 Our home on 7th and Garfield is  
8 lovely. We raised our children here. It was  
9 built in 1907, and it's now 113 years old. We  
08:20PM 10 have made many pragmatic movements including  
11 updating electrical and plumbing. And trust me,  
12 these updates, rehabilitation, and all the  
13 things have been very costly because of the age  
14 of this home.

15 However, at the end of the day, our  
16 home still remains very sufficient by today's  
17 standards. Just to name a few, we have no  
18 family room, no master bathroom. The kitchen is  
19 small and lacks counter space and room for an  
08:20PM 20 island with cooktops. There is no walk-in  
21 closets in the master bedroom or in any other  
22 bedroom. We have a basement with low ceilings.

1 and a limestone foundation, seepage. There are  
2 some uneven floors and a stucco exterior that;  
3 is --

4 (Zoom audio interruption.)

5 CHAIRMAN CASHMAN: Excuse me. If you  
6 are on the telephone, will you please mute your  
7 phone if you are not a caller.

8 Please continue, Howard.

9 MR. EMBER: Okay. The bottom line is

08:21PM 10 our house, like many other homes, cannot be  
11 configured or economically updated to address  
12 the demands of today's buyers. Demanding  
13 homeowners keep obsolete houses standing and not  
14 allow the owners to build something of higher  
15 quality and in keeping with the Village decor  
16 and architecture makes no sense. I will refrain  
17 from citing legal argument, which will come in  
18 an avalanche of lawsuits if this is passed.

19 About 700 letters were recently  
08:21PM 20 sent to homeowners informing that their home is  
21 listed in the 1999 survey that indicated our  
22 house was either significant or contributing,

1 which is a criteria being used to restrict homes  
2 under the teardown ordinance.

3 I have some friends that support  
4 this proposal. When I asked them if they were  
5 aware of how many homes were in that no teardown  
6 letter, they were total either poorly aware or  
7 thought that, perhaps, as many as 50 houses were  
8 likely to be of true landmark status. All my  
9 the so-called supporters were very surprised and  
08:22PM 10 many even disturbed that this proposal would  
11 affect so many homes. And many, like myself,  
12 call it an overreach of any reasonable  
13 preservation objective.

14 Living on Garfield, in the 1999  
15 survey, I ascertained a sampling of homes that  
16 were designated significant.

17 (Zoom audio interruption.)

18 CHAIRMAN CASHMAN: Excuse me. Whoever  
19 is speaking, would you please let Howard speak.

08:23PM 20 Please mute your phone or your Zoom connection.

21 Continue, Howard.

22 MR. EMBER: Okay. Within 300 feet of

1 my home, I found the following homes all on  
2 south Garfield; the addresses are 636, 620, and  
3 616 South Garfield. Each was described in the  
4 survey as a bungalow. And I personally visited  
5 each location to confirm this to be true, and I  
6 even sent picture to one of the members of the  
7 Commission. Bungalows are generally  
8 representative of working homes in working class  
9 communities like Berwyn.

08:23PM 10 So I must ask the Commission, why  
11 would a bungalow be considered significant  
12 architecture worthy of preservation in a Village  
13 the caliber of Hinsdale? Doesn't this raise  
14 some questions as to the credibility of this  
15 study and survey, for which you are all placing  
16 such great reliance? If it doesn't, it should.

17 Those of you who like the idea of  
18 preserving old homes, I have to ask, why should  
19 700 homeowners bear the entire financial burden  
08:24PM 20 of the proposal? There are approximately  
21 5800 homes in Hinsdale; and these 700 homeowners  
22 represent only 12 percent of this total. Is it

1 fair that 12 percent should bear the total  
2 financial burden of this restriction, that a  
3 group feels benefits the entire Village? Or  
4 should everyone in the Village bear an equal  
5 financial burden if this is approved?

6 If this equal financial burden were  
7 shared by all homeowners via a property tax  
8 surcharge fund, if true fairness and equity were  
9 to prevail, I think we all know that this  
08:24PM 10 proposal would be defeated in a landslide vote.

11 Again, why should 12 percent carry  
12 this burden? So for those who believe  
13 otherwise --

14 CHAIRMAN CASHMAN: Excuse me, Howard,  
15 if you could wrap it up, please.

16 MR. EMBER: I would like to propose an  
17 extension to include a proposal to have each  
18 voter who wishes, ask each voter to have a  
19 surtax added to their property tax bill which  
08:25PM 20 provides a pro rata share to finance the  
21 arrogant losses that these 700 homeowners will  
22 sustain by this restriction.

1 We can easily establish an  
2 independent valuation process to permit this  
3 loss upon the sale. And if you wish to argue  
4 that there be no losses, then the residents in  
5 favor of the proposal, anti-teardown proposal,  
6 shouldn't be afraid to make the commitment to  
7 finance these losses should they occur.

8 CHAIRMAN CASHMAN: Thank you, Howard.  
9 Could you wrap it up, please.

08:25PM 10 MR. EMBER: Thank you very much.

11 CHAIRMAN CASHMAN: Thank you very much.  
12 Sorry for those interruptions.

13 Our next call is Dale Kleber,  
14 120 East Walnut.

15 MR. KLEBER: Yes. Thank you, Steve.

16 Yes. 120 East Walnut Street. I'm  
17 here with my wife Margaret. I don't have any  
18 prepared remarks, but I have several points I  
19 would like to make. And I will read from a

08:26PM 20 letter that I sent in, an email I sent in  
21 earlier, that went into some detail as to why  
22 the Reconnaissance Survey is completely flawed

1 and should absolutely not be any kind of basis  
2 for any kind of anti-teardown restriction,  
3 temporary or permanent.

4 In fact, I would say that to the  
5 extent this proposal is founded on the  
6 Reconnaissance Survey, your proposal is being  
7 built on a completely crumbling foundation. I  
8 don't know how any Plan Commissioner could vote  
9 in good faith when you look at all the flaws of  
10 the survey.

08:26PM 11 But as far as my first few points,  
12 centrally, I just don't believe that an  
13 appointed committee of people who are self-  
14 selected and are absolutely not a cross-  
15 representative sample of the Village population  
16 should permanently or temporarily be entrusted  
17 to make market-based decisions on what  
18 structures should be torn down and what  
19 shouldn't.

08:27PM 20 And as I think Matt said earlier,  
21 there is no data to show that older is  
22 necessarily better. I will tell you, if I have

1 some time, that our block on the 100 block of  
2 east Walnut is absolutely better than it was  
3 when we moved in 30 years ago. That's because  
4 four homes have been torn down.

5 So the last thing I want to say is  
6 that you just, again, you cannot look at this  
7 survey and say that it is a basis for anything.  
8 You know, it's 21 years old, the data is  
9 obsolete. The supporting documentation, which  
10 included notes and photos of each home, which is  
11 identified as being significant or contributing,  
12 that's no longer there. I asked the Village to  
13 give me the database that's referenced in the  
14 survey with all these notes, and they said, We  
15 don't have them. So there is absolutely no way  
16 to view the homes, the photos, that were taken  
17 back in the 1999, and make any kind of  
18 evaluation as to whether they really are  
19 significant or contributing.

08:28PM 20 It's also overinclusive.  
21 26 percent of all homes in Hinsdale are  
22 included. There has been a lot of changes since

1 there, and I can talk to those specifically  
2 about our block has been changed. The survey  
3 was never intended -- It was only by its own  
4 language was supposed to be sort of a first cut  
5 of identifying potentially, key word  
6 potentially, historic structures. It was never  
7 intended to define the universe of homes that  
8 should be protected from demolition.

9 It says, and I quote, The purpose  
10 of the objective of the survey was to identify  
11 which individual buildings and which potential  
12 historic districts merit more detail and  
13 intensive survey. This should absolutely not be  
14 part of any kind of proposal that is enacted on  
15 a temporary basis or permanent basis.

16 Lastly, there is absolutely no  
17 professional qualifications in the survey.  
18 There is no version listed on it. There is firm  
19 that's no longer in business, and there is no CV  
20 or professional qualifications. I mean this, if  
21 this were ever challenged in court, this survey  
22 would get destroyed on cross examination. There



1 is no credibility to it.

2 So I think we should be very  
3 suspicious about the survey, and it just is not  
4 something that -- You know, and the Village  
5 will not have anybody step up and defend the  
6 survey. I have heard the city attorney and  
7 other statements made that, well, this is just  
8 our kind of -- We are not going to rely on  
9 this. The Board is not going to rely on this.

08:30PM 10 Well, why are we talking about a  
11 proposal that the Board is not going to rely on.  
12 I just don't think any Commissioner can look at  
13 this and say this is something that they --  
14 Whether they are pro-teardown restrictions or  
15 not, I just don't think any Commissioner could  
16 look at this and say that this is a workable  
17 plan. So, you know, frankly, it's just the  
18 survey, as I said, is a crumbling foundation  
19 upon which this proposal was built.

08:30PM 20 Now, if I have a little bit more  
21 time, I would like to talk about my particular  
22 block. I own right now, I own two structures in

1 town, two homes, that have been identified in  
2 the survey as significant or -- as significant.  
3 I actually also owned another one that was  
4 identified as contributing. I don't own that  
5 anymore. It was next door to me. I tore it  
6 down and I built a beautiful Italian-made style  
7 home that -- I tore down a bungalow, and I built  
8 a beautiful Italian-made style home that fits  
9 the block. It looks like it's 100 years old.

08:31PM 10 Like my house is in 1874 next door to. It we  
11 have a number of 100-year-old homes.

12 But I will tell you, I took the  
13 survey and I walked down the street and I made  
14 detailed notes. There are 15 homes that the  
15 survey says is on our block. There are actually  
16 14. There have only been 14 since we have been  
17 here so I think there is a mistake. 11, 11 of  
18 those 14 were identified as significant or  
19 contributing. Since that survey, 4 of those  
08:31PM 20 homes have been torn down. I have to tell you  
21 that my block qualitatively is fundamentally  
22 much more attractive and much more charming than

1 it was when we moved in and teardowns are the  
2 reasons why.

3 And I will also tell you that there  
4 are two homes currently on the block that I  
5 think about 98 people out of 100 would stroll by  
6 and say that's clearly going to be a teardown.  
7 One of them is identified as a Chicago bungalow,  
8 a Craftsman bungalow. It's a very small, modest  
9 home. It's on a rather large piece of land.

08:32PM 10 Economically it's going to be obsolete. There  
11 is going to be a larger home that's going to be  
12 built on that lot. Again, I don't think that's  
13 something that the Village should substitute its  
14 judgment for the judgment of the market.

15 Another one is identified as a  
16 Tudor Revival. And again, it's a very small  
17 home. It's on a corner lot. I have been inside  
18 both of these homes. They are not homes that  
19 the modern buyer wants. The home that I tore  
08:32PM 20 down was a bungalow. The home I that I built  
21 won a Golden Key Award, and it won a  
22 preservation award called the Good Neighbor

1 award because it fit in so well.

2 So I have to tell you that on my  
3 block teardowns have been an absolute positive  
4 over the last 30 years.

5 CHAIRMAN CASHMAN: Dale, if you can  
6 just wrap it up.

7 MR. KLEBER: The street is in much  
8 better shape. So I really think that we have to  
9 be very careful. A, you don't have a proposal  
08:33PM 10 here that's viable at all. The 1999  
11 Reconnaissance Survey is absolutely no basis for  
12 any kind of proposal.

13 Lastly, I guess I would emphasize,  
14 points have already been made, I think it's very  
15 unfair to impress upon the people that own  
16 historic structures, they carry all of the  
17 financial burden of teardowns. If it's good for  
18 the Village -- excuse me -- preservation. And  
19 if preservation is good for the Village, then  
08:33PM 20 the entire resident base should help pay for  
21 that.

22 And if we are going to do that --

1 CHAIRMAN CASHMAN: Thank you, Dale.

2 MR. KLEBER: -- value incentives, other  
3 people have explored incentives in much more  
4 detail; but let's use the carrots, not the  
5 sticks. And I think the reason we are having  
6 this discussion right now is because it's  
7 reactive to a few homes, they are beautiful  
8 homes. I know I'm not qualified to know whether  
9 they are economically viable to preserve and  
10 restore or not.

08:34PM

11 CHAIRMAN CASHMAN: Thank you, Dale. We  
12 need to move on.

13 MR. KLEBER: Okay, Steve. Thanks.

14 CHAIRMAN CASHMAN: Thank you.  
15 Appreciate your input.

16 MR. KLEBER: Just what I was going to  
17 say is this proposal has been a reaction to  
18 those three homes over in the southeast.

19 CHAIRMAN CASHMAN: Thank you. Got it.

08:34PM

20 MR. KLEBER: It's not been well thought  
21 out, and we have not looked at a comprehensive  
22 set of options for preservation. So please vote

1 no on this. It's a nonworkable proposal. Thank  
2 you.

3 CHAIRMAN CASHMAN: Okay. Our next  
4 caller is Rachel Laux, L-a-u-x. I don't have an  
5 address. Rachel Laux. Looking for Rachel Laux.

6 MS. JULIE LAUX: I think she is not on  
7 the call. Sorry.

8 CHAIRMAN CASHMAN: Thank you,  
9 appreciate that.

08:36PM

10 And our next caller is Carl Curry,  
11 740 South Elm Street. Carl Curry, 740 South Elm  
12 Street. Next caller would be Carl Curry,  
13 740 South Elm street. Mr. Curry, 740 South Elm  
14 Street. Would you like to speak?

15 Okay. No response. That's the end  
16 of the people we had on the call list. So,  
17 Robb, if you are ready.

18 MR. YU: Excuse me, Mr. Chairman?

19 CHAIRMAN CASHMAN: Yes.

08:36PM

20 MR. YU: I do have four attendees in  
21 the Zoom meeting. If you wouldn't mind, I just  
22 wanted to make sure that -- They didn't

1 register, but if I could --

2 CHAIRMAN CASHMAN: If you want to  
3 contact them and let us know the names?

4 MR. YU: Sure. So I have Penny Bohnen  
5 or John Bohnen?

6 MR. BOHNEN: Yes. I'm here.

7 CHAIRMAN CASHMAN: Hi, John.

8 MR. BOHNEN: Hi, Steve, how are you.

9 CHAIRMAN CASHMAN: Good.

08:36PM

10 MR. BOHNEN: Would you like me to --

11 CHAIRMAN CASHMAN: Yes, please.

12 MR. BOHNEN: Sure. My name is John

13 Bohnen. I'm a lifetime resident of Hinsdale,

14 having come out here in 1947. I have lived at

15 230 East 1st Street for the last 45 years and

16 I'm a 9-year member of the Historic Preservation

17 Commission and the current acting chairman of  
18 the Commission.

19 I wanted to preface my remarks with

08:37PM

20 a couple of references if I could. The preamble  
21 to the Hinsdale Zoning Code states, The overall  
22 purpose of the Zoning Code is to maintain

1 Hinsdale as one of the nation's finest  
2 residential suburbs by preserving and enhancing  
3 its historic character as a community comprised  
4 principally of well-maintained single-family  
5 neighborhoods.

6 And then in our Municipal Code,  
7 under Title 14, which is our preservation code,  
8 under the purpose, 14.1-1, The purpose of this  
9 title is to promote historic and architectural  
10 preservation in the Village. The Village seeks  
11 to protect, enhance, and perpetuate those  
12 historical structures, buildings, sites, and  
13 areas valued by the Village and its residents  
14 that are significant to the Village's history,  
15 culture, and architecture.

08:38PM

16 And under 14.1-2, Goals, The title  
17 is created in order to foster civic pride in the  
18 beauty and accomplishments of the past as  
19 represented in the Village's landmarks in

08:38PM

20 Historic District. B, Preserve, promote,  
21 maintain, and enhance the Village's historic  
22 resources and character as a community comprised

1 principally of well-maintained single-family  
2 residential neighborhoods and small thriving  
3 business areas oriented to serve the day-to-day  
4 needs of the local residents.

5 C, To protect and enhance the  
6 Village's attractiveness to residents,  
7 businesses, visitors, and prospective home  
8 buyers and businesses.

9 D, Maintain and improve property  
08:39PM 10 values in the Village.

11 E, Protect, preserve, and enhance  
12 the Village's aesthetic appearance and  
13 character.

14 F, Encourage the designation of  
15 landmark and Historic District status upon  
16 structures, building, sites, and areas on a  
17 local, state, and national level.

18 And lastly, G, Educate the general  
19 public as to the significance of historic  
08:39PM 20 preservation.

21 Now, having said that, because we  
22 at the History Preservation Commission were

1 being inundated with multiple requests to demo  
2 homes in the Historic Robbins District, we  
3 proposed that a pause or moratorium be enacted  
4 to give our Commission, the Plan Commission, and  
5 our elected Board of Trustees, a chance to study  
6 what could be done to create positive incentives  
7 through legislation that would encourage buyers  
8 and owners of historic homes to maintain and  
9 renovate these structures rather than just  
08:40PM 10 tearing them down.

11 The current confusion that's  
12 clouding the issue of creating a temporary  
13 moratorium or pause of certain demolitions was  
14 fueled by the failure of public notices to  
15 adequately describe the scope and the focus of  
16 the proposition.

17 In trying to craft a legal public  
18 notice, language and references were used that  
19 led many residents to assume that such a  
08:40PM 20 moratorium would negatively affect them when, in  
21 fact, this is not the case. Reference was made  
22 to the 1999 Reconnaissance Survey which, in

1 retrospect, only confused and enraged citizens  
2 unnecessarily.

3 For the record, the focus and  
4 intent of this proposition is to primarily try  
5 and protect the homes and buildings in our two  
6 national Historic Districts, the Robbins  
7 Historic District and the historic downtown  
8 district.

9 While there does exist a handful of  
08:41PM 10 homes in other sectors of town that should be  
11 considered historical, and those homes should be  
12 able to access these proposed incentives, they  
13 are few in number and are easily recognizable,  
14 such as the terra-cotta home on the corner of  
15 Lincoln and Walnut.

16 Bottom line, we need to finally act  
17 to create incentives for owners to maintain and  
18 renovate our historic home stock or it soon will  
19 vanish in its entirety. A pause in the  
08:41PM 20 demolition of these structures will allow our  
21 elected and appointed officials time to study  
22 and create such incentives. Hopefully such

1 measures will offer a feasible economic  
2 alternative to demolitions.

3 We are addressing our heritage, the  
4 very soul of our Village. The historical  
5 heritage that distinguishes our Village from  
6 surrounding towns once gone is gone forever. It  
7 is our opinion that all residents benefit from  
8 our Historic Districts financially as well as in  
9 the prestige that these Districts convey upon  
08:42PM 10 our Village.

11 Please give our officials an  
12 opportunity to develop ideas and legislation  
13 that will, hopefully, encourage our citizens to  
14 continue to honor our historic homes and  
15 buildings. Thank you very much.

16 CHAIRMAN CASHMAN: Thanks, John.

17 MR. KLEBER: Excuse me. Steve? This  
18 is Dale Kleber.

19 CHAIRMAN CASHMAN: Yes.

08:42PM 20 MR. KLEBER: I would like to take the  
21 opportunity, as I discussed with Michael Marrs,  
22 to briefly cross-examine some of the statements

1 that John Bohnen just made if that's okay.

2 CHAIRMAN CASHMAN: Yes.

3 MR. KLEBER: Okay. I will try to be  
4 brief and to the point. John, how are you  
5 tonight? John and I are well-acquainted and we  
6 are good friends.

7 MR. BOHNEN: We are. Hi, Dale.

8 MR. KLEBER: John, just a couple  
9 things. I think you threw out some dates; but  
10 the various provisions that you read from  
11 Village Code, can you supply the dates that  
12 those were passed again? I mean these are,  
13 these predate you; do they not?

14 MR. BOHNEN: Yes, they do.

15 MR. KLEBER: Okay. So we are looking  
16 at something that's back somewhere in the '20s  
17 this language was adopted?

18 MR. BOHNEN: No. I think our Zoning  
19 Code, Dale, if I'm not mistaken, we looked to  
20 Park Ridge in 1989 with our Village attorneys  
21 and basically took their Code as our basis in  
22 1989 for the zoning. Holland & Knight were our

1 attorneys at that time.

2 And as far as the Municipal Code,  
3 Title 14, to the best of my knowledge, that is  
4 relatively new. I believe that will date to  
5 around the year 2000 when we started getting  
6 involved in preservation.

7 MR. KLEBER: Okay. Thank you for that.  
8 My recollection was the preface that you read, I  
9 think is the first thing you read, goes back  
10 many, many years.

11 MR. BOHNEN: Oh, the preamble to the  
12 Zoning Code?

13 MR. KLEBER: Yes, the preamble, right.

14 MR. BOHNEN: That I couldn't tell you.

15 MR. KLEBER: I think that's very old.  
16 So these are, it's been awhile since the  
17 language that you quoted has been addressed.

18 MR. BOHNEN: Only the preamble.

19 MR. KLEBER: Yes, okay.

20 Another question I had for you was,  
21 you know, you mentioned that the temporary  
22 moratorium was to provide the Village a chance

1 to consider different preservation options.

2 And you also said that you were on  
3 the HPC -- thank you for that service -- for  
4 nine years, is that correct?

5 MR. BOHNEN: Nine or more, Dale, I  
6 believe.

7 MR. KLEBER: So my question is what,  
8 why hasn't the Village had a chance over the  
9 course of those nine years to do something  
10 meaningful? I mean why is it that we are  
11 proposing a rather vigorous restriction rather  
12 suddenly when we have had -- You and I were  
13 back in the 1995 and 1997 teardown phase and  
14 very much on the same side. But what is it that  
15 the Village has not had a chance to do? What's  
16 prevented the Village from meaningfully  
17 considering a wide range of preservation options  
18 over the last nine years during the course of  
19 your service on the HPC?

20 MR. BOHNEN: Well, first of all, I  
21 think you recall that the first attempt to react  
22 to the teardown craze was probably about 1985

1 under Joyce Skoog. And a moratorium was  
2 attempted then, it lasted all of two weeks and  
3 basically was shouted down by all the builders.

4 MR. KLEBER: Right. I think that was  
5 '95 actually, John.

6 MR. BOHNEN: I'm sorry, '95.

7 And so we have been on the fringe  
8 of things for a number of years. I think CHART,  
9 your organization, and Carol Clark and all, did  
10 an admiral job of attempting to do things; but  
11 you met with a lot of opposition at that time.

12 I think that there was an interim  
13 period here in the last recession from 2007  
14 until, perhaps, the present where, frankly, the  
15 economy was probably our friend as it pertains  
16 to preservation because people weren't looking  
17 to tear everything down.

18 But it seems of late that the fire  
19 started rekindling again. I would tell you that  
20 in my experience on the HPC, from my  
21 perspective, we had a period of feckless  
22 leadership. Kim Stevens and her crowd did a

1 great job and then it sort of went south under a  
2 few other administrations. And then the  
3 preservation group was more a feeling-good  
4 group, awarding things to people for good  
5 designs and things of that nature, but never  
6 really getting into the nuts and bolts of what  
7 was happening to our town at a fairly steady  
8 pace.

9 Having lived here all my life

08:47PM 10 basically, I was raised on the north side of  
11 town across from Monroe School, so I lived in  
12 two different areas, but I don't think that  
13 there has been any pointed effort until now to  
14 really address this.

15 I felt under my stewardship down at  
16 HPC that we were at a turning point. We were at  
17 the tipping point. We either had to address it  
18 now or basically forget it and throw in the  
19 towel. So many houses have been torn down and

08:48PM 20 for a number of reasons. There are houses that  
21 necessarily need to be torn down, there is no  
22 question about that.

1 But we have learned over the years  
2 that -- at least I have -- that the only way to  
3 do this to promote the preservation is to  
4 incentivize people to do things. You need the  
5 carrots, not the sticks.

6 And so we thought we would take a  
7 run at this. And the idea, because we were  
8 being rushed at back in March, we thought, gees,  
9 if we could have a pause here to gain our

08:49PM 10 balance, maybe we could come up with something  
11 that would make some sense.

12 Frankly, in the interim with Covid  
13 and everything else that's been going on, the  
14 need for a lengthy moratorium probably isn't  
15 there anymore because we have all been working  
16 on incentives and things.

17 MS. JANDA: Why is John Bohnen getting  
18 all of this time? Times up.

19 MR. KLEBER: Because I have been  
08:49PM 20 offered the ability --

21 MS. JANDA: Times up, five minutes,  
22 let's go.

1 MR. KLEBER: I don't know who's  
2 attempting to run the meeting, Steve. So why  
3 don't you jump in.

4 CHAIRMAN CASHMAN: Well, that's about,  
5 you have got about 6 minutes with the cross-  
6 examination so I would like you to move along.

7 MR. KLEBER: So one last follow-up  
8 question to just John, and it's basically, I  
9 hear what you say, John; and it's good history.

08:49PM 10 But there really has been nothing that's  
11 prevented the Village from the last 10 years  
12 from moving forward from these kinds of  
13 incentives and exploring those that you have  
14 listed as possibilities. There has really been  
15 nothing other than the Village inaction that's  
16 stopped that. Is that a fair statement?

17 MR. BOHNEN: That's a fair statement.

18 If I could just finish my remarks,  
19 Steve, though. I think that much of the work  
08:50PM 20 that we anticipated needing the time for the  
21 moratorium to accomplish, much of that work we  
22 probably have done. And so, you know, all this

1 hubbub about a moratorium, it's got such a bad  
2 connotation to it, the word. I think that there  
3 certainly is an area of understanding. We  
4 basically just want the time to try and craft  
5 some incentives and pass them legislatively so  
6 that it might incentivize people to maintain or  
7 renovate historic homes, and I think we are  
8 proceeding down that path relatively quickly.

9 MR. KLEBER: So, John, I don't want to  
08:51PM 10 put words in your mouth; but this is an  
11 important point that I would like clarified.  
12 Are you suggesting that really there is not --  
13 Because of the long lag that's occurred here due  
14 to the Covid issues, are you suggesting that  
15 there really has been sufficient time to  
16 consider some of these incentives and maybe a  
17 temporary moratorium is really not necessarily?

18 MR. BOHNEN: My opinion is this, Dale,  
19 I think that we have gone a long way towards  
08:51PM 20 identifying the incentives that need to be  
21 crafted. Legislation doesn't happen quickly as  
22 you know.

1 MR. KLEBER: Sure.

2 MR. BOHNEN: It's months to present  
3 things. And obviously, this has to go from Plan  
4 Commission to a Board. The Board has to decide  
5 if they have any interest in pursuing it. If  
6 they do, then they have to have readings. There  
7 have to be hearings.

8 So realistically, if we had asked  
9 for 180-day moratorium, maybe something more

08:51PM 10 like 90 is realistic at this juncture. I don't  
11 know. I defer to our Village attorney as to the  
12 kind of timing for things. But we certainly  
13 have all been working on this while we have all  
14 been cooped up and quarantined in our houses.

15 MR. KLEBER: You bet. Thanks a lot,  
16 John.

17 MR. BOHNEN: We are not here to  
18 campaign for a 180-day moratorium. We are here  
19 to campaign for some incentives.

08:52PM 20 MR. BOUSQUETTE: Mr. Chairman? I  
21 apologize with bad communication it's hard to  
22 hear things. I was just trying to make sure,

1 did Chairman suggest that HPC had already  
2 submitted to the Village trustees proposed  
3 changes to Article 14? I couldn't hear.

4 CHAIRMAN CASHMAN: Who is this  
5 speaking?

6 MR. BOHNEN: Mr. Bousquette, you're  
7 mixing your metaphors. We have been working on  
8 a rewrite of Title 14 for 18 months with the  
9 Village in open public meetings with the

08:52PM 10 cooperation of a Village consultant, Mike  
11 D'Onofrio. It has nothing to do with this.  
12 That's the nature of Title 14. Okay. It has  
13 nothing --

14 MR. BOUSQUETTE: Mr. Chairman, I just  
15 want to know -- I know that you have. I've  
16 been monitoring, watching. My question is was  
17 that information synthesized and provided to  
18 Village trustees or the president.

08:53PM 19 MR. BOHNEN: No. We have not mentioned  
20 any of our thoughts as to incentives to the  
21 Board of Trustees. We have done this amongst  
22 ourselves and with people in the community,

1 talking to people that --

2 MR. BOUSQUETTE: So no changes to  
3 Article 14 have been provided to the Village  
4 trustees in any communications at all at this  
5 point then? Is that what you are suggesting?

6 MR. BOHNEN: I'm telling you that  
7 anything that's been provided to the trustees  
8 would have been provided by the consultant. I'm  
9 not sure that he has. We have not, we have not  
08:53PM 10 finalized our thoughts on rewriting Title 14.

11 We have not written our report, and we have not  
12 submitted it to anybody at this time.

13 CHAIRMAN CASHMAN: Thank you, John,  
14 appreciate it.

15 Chan, who do you have next?

16 MR. YU: This person's name is Laurel,  
17 spelled L-a-u-r-e-l.

18 Laurel, if you can hear us, if you  
19 wouldn't mind unmuting.

08:54PM 20 CHAIRMAN CASHMAN: Laurel?

21 Okay. We will move along.

22 MR. YU: Okay. Next person is Louis --

1 I apologize for the last name -- Holub,  
2 H-o-l-u-b. Louis, I have unmuted everyone. You  
3 might have to manually unmute on your end.

4 And the last person that's on the  
5 attendees is Phil.

6 CHAIRMAN CASHMAN: Phil, would you like  
7 to speak? Would you like to unmute yourself?  
8 Phil, would you like to speak? Phil, would you  
9 like to speak?

08:55PM 10 Hearing none will move on.

11 CHAIRMAN CASHMAN: So that's all the  
12 callers, Chan; is that correct?

13 MR. YU: Yes.

14 CHAIRMAN CASHMAN: Okay. Thank you,  
15 everyone. We will now, hopefully, Robb has been  
16 preparing himself. We have a lot of written  
17 comments. So we will now move through those.

18 Thank you, everyone, who called in  
19 who is on Zoom for participating.

08:56PM 20 MR. MC GINNIS: Thank you, Chair. This  
21 is from Bruce Wance at 122 South Clay. This  
22 memo is in favor of the temporary demolition

1 moratorium being considered by Village of  
 2 Hinsdale Plan Commission.  
 3 Google Hinsdale, IL and you'll see  
 4 it is historic and affluent and known for its  
 5 excellent public school system. It is also  
 6 known as the epicenter of the tear down  
 7 phenomenon that started in the 80's. In "good"  
 8 times, 100+ Hinsdale homes may be demolished in  
 9 one year. How many of these demolished homes  
 10 were considered historically significant or  
 11 contributing? How many insignificant  
 12 replacement homes now exist in their place? In  
 13 the 90's, Newsweek magazine made mention of the  
 14 phenomenon and referred to Hinsdale's  
 15 replacement homes as detrimental to its historic  
 16 fabric.  
 17 More than 20-years later, nothing  
 18 has really changed. Regretfully, the perception  
 19 is that Village of Hinsdale cares little for its  
 20 historic fabric. Case in point, Hinsdale Zoning  
 21 Board of Appeals voted unanimously last year  
 22 against the will of (50) residents who signed a

1 petition against multiple variances to a  
 2 structure that would in the opinion of the (50)  
 3 impact the quality of their adjacent residential  
 4 neighborhood. During the proceedings, one ZBA  
 5 member was heard to say he was unconcerned with  
 6 the petition or the impact his approval had on  
 7 Future such requests for variance. ZBA, made up  
 8 of litigants, and not preservationists or  
 9 architects, apparently felt something more  
 10 important was at issue than the opinion of (50)  
 11 residents when they unanimously voted against  
 12 what those (50) residents felt was important to  
 13 maintaining the historic fabric of their  
 14 Hinsdale neighborhood.  
 15 If it is Village of Hinsdale's will  
 16 to maintain the historic fabric of this great  
 17 community, they will find a way to make it  
 18 happen. Hinsdale will always be an affluent  
 19 community with excellent schools but this vote  
 20 will show if Hinsdale's government is interested  
 21 in preserving its historic fabric. To that end,  
 22 this is a test and so I ask those voting to

1 reflect how important their opinion is to  
 2 Hinsdale's future, the precedent this vote sets  
 3 and how much of Hinsdale's history they may help  
 4 save from demolition by voting unanimously to  
 5 approve the moratorium now being considered.  
 6 Next is from Julie Ludwig. I do  
 7 not have an address. Dear President Tom Cauley  
 8 and Hinsdale Plan Commission, Something must be  
 9 done to save the beauty, charm and heritage of  
 10 Hinsdale. What is the point of an Historic  
 11 District once the historic houses are gone?  
 12 Please place an emphasis on preservation in our  
 13 town. Thank You, Julie Ludwig.  
 14 Next from Grace Sachanda. And  
 15 again, apologies for stepping on anyone's last  
 16 name here. And she is a 28-year resident and I  
 17 do not have an address. "I am glad that the  
 18 Hinsdale-Mommies have occupied their time with a  
 19 non-5G quest.  
 20 What is historic preservation and  
 21 what is historically significant?  
 22 First, who determines the aesthetic

1 value of what stays? Why is a simple rambler  
 2 not going to be part of the future of building  
 3 preservation?  
 4 However well intentioned, you have  
 5 picked another 5G. Is the Village dumb enough  
 6 that they would be owning several "historic"  
 7 homes (asbestos, aluminum wiring, etc) after  
 8 lengthy lawsuits involving domain.  
 9 If the city believes a Mommy group  
 10 can, strictly on their own, fight and win civil  
 11 lawsuits for every single buyer of property in  
 12 the Village that wants to improve his home.  
 13 If Hinsdale never allowed  
 14 tear-downs, you would not be reading this  
 15 because the property taxes received would be  
 16 about 1/4 of current rates.  
 17 The US Constitution allows self  
 18 determination. If the Hinsdale "preservation"  
 19 society is to be taken seriously, they need to  
 20 create an original Village from the 1800s--sorry  
 21 to tell you, but many of you live in twice torn  
 22 down houses. You are seeing improvement. And

1 If the Village is stupid enough to attempt this  
2 "legislation", will need to consider legal fees  
3 and probably going to not be able to get that  
4 mandatory 9th and 10th lane to the Central pool.

5  
6 The Village and 5G Mommies are  
7 asking residents this: Will you allow them to  
8 determine what to do with your own property that  
9 you purchased?

10 Who on Earth is going to oversee  
11 these environmentally difficult decisions: Are  
12 the 5G Mommies going to take into account how  
13 much asbestos the attic has, go through the  
14 aluminum electrical system, or will they look at  
15 The outside and say, "that's nice how it is.  
16 Keeper." And let the Mommies head back to their  
17 tear downs?

18 Are the 5G Mommies next going to  
19 take on what outfits people can wear to downtown  
20 Hinsdale?

21 Before you bankrupt the Village in  
22 pointless legal disputes that this would begin

1 immediately and continue for the next decade.

2 When the least powerful group  
3 achieves power, they usually get the drunkest on  
4 it. If the Village is willing to completely  
5 overhaul every single building code in Hinsdale,  
6 they will need to start now.

7 Instead of preserving a home or  
8 two, how about a 3rd layer of Tyvek on the  
9 unfinished house on 55th street. Or better yet,  
10 finish that 3 year siding project. I am proud  
11 of the building and Village for getting that 4  
12 feet high of vinyl siding along with the second  
13 layer or Tyvek.

14 Maybe clean your toilet houses  
15 before getting destroyed in the civil court  
16 system. For precedent, see every stupid little  
17 Village with the same brainless idea cooked up  
18 by their very own yoga pants stay-at-home crew.

19 Regards, Grace Robertson (owner of  
20 a non-significant house the 5G Mommies will let  
21 me smash) 28 year resident.

22 Next Vera Shively at 112 North

1 Washington. I am sending this comment in  
2 support of the Demolition Moratorium as proposed  
3 by the Village Board of Trustees.

4 My husband and I have been  
5 residents of Hinsdale since 1987. The  
6 historical charm of the Village influenced the  
7 decision to make Hinsdale our home. We have  
8 seen many beautiful vintage homes torn down over  
9 the years. A demolition moratorium is overdue.

10 It is time to take a breath and consider ways to  
11 save some of these homes, and by extension, the  
12 character of the Village. Many years ago a  
13 Hinsdale resident wrote a letter to the editor  
14 of The Doings bemoaning the number of teardowns  
15 that included this catchy line, "Oak Brook is  
16 nice, but we don't need it twice".  
17 Sincerely, Vera and Tom Shively.

18 This is from Larry Emmons on North  
19 Garfield Street. A couple of things. Before  
20 someone buys a home in Hinsdale and signs on the  
21 dotted line he or she should be asked what they  
22 intend to do with the home if this house falls

1 within the landmark status or falls into the  
2 historic significant category and advised of the  
3 Village's stand. As of now the "horse is pretty  
4 much out of the barn" on existing sites. I  
5 think the Village would lose a lawsuit if they  
6 prohibit a teardown as it stands now. On  
7 another venue there are old, vacant houses in  
8 Hinsdale that should be torn down immediately.  
9 One is located at 217 North Garfield and another  
10 at 700 Wilson Lane on the corner. Both homes  
11 are WRECKS! I think the Village should tear  
12 them down and then charge the builder for the  
13 demolition cost.

14 Next, this is from Jane Hardies,  
15 514 Pamela circle. Please vote to approve the  
16 demolition moratorium for historic Hinsdale  
17 homes to keep the character our Village intact.

18 Next from Robert Lennox. I don't  
19 have an address. There are lots of bullies in  
20 Hinsdale. Now they want to tell you what to do  
21 with your property under the label of historic  
22 preservation. These are the same people who

09:03PM



1 bullied and insulted the board of trustees when  
2 the old Hinsdale theater was the object of  
3 historic preservation. The same group wanted  
4 the Village to own and operate the theater think  
5 of what a whole in the budget there would be now  
6 today if the bullies had prevailed and the  
7 Village would have been stuck with that turkey.

8 Now, where does the Village stand  
9 on the Zook house over at KLM. Now the same  
10 group of small people, same small group of  
11 people want the Village to take over your  
12 property, shame you if you don't remodel your  
13 kitchen ever 5 years and force you to spend  
14 money and pay taxes s because no one will buy  
15 your property when the Village denies the  
16 permits. Budgets for school in the Village  
17 depends on new construction to generate more  
18 revenue. This would slow and, perhaps,  
19 eliminate this source of new funds. Budgets are  
20 already out of control. Did you look at the  
21 last real estate tax bill? Double digit  
22 increases. Where are President Bill Whitney's

09:03PM

09:04PM

1 and his 3.5 percent budget increases. Proposed  
2 Historic Preservation rules will make a bad  
3 situation worse. Robert Lennox, Village  
4 trustee, 2001 to 2005.

5 Next, this is from Julie Laux. I  
6 would like to be preregistered, and I believe  
7 she did.

8 Next is from Nancy Janda. Again,  
9 they wanted to pre-register for comments and I  
10 believe they did.

09:04PM

11 Next is from Howard and Patricia  
12 Ember, 644 South Garfield. Ladies and  
13 Gentlemen, We have been residents of Hinsdale  
14 for about 35 years, and have watched the  
15 replacement of older and outdated houses for  
16 this entire period. Teardowns started about 30  
17 years ago, so this is nothing new and we have  
18 debated and litigated this many times over the  
19 years. As we look back over the past 30 years,  
20 we must conclude that Hinsdale is clearly a  
21 better place now (compared to 30 years ago)  
22 because of this housing replacement. Every once

1 in a while we have observed a house that was  
2 torn down for which we had some fondness and we  
3 were sorry to see it removed. However, this was  
4 clearly the minority of house teardowns, and in  
5 almost every case, we applauded the replacement  
6 house and the resulting improvements that if  
7 brought to the Village. Can anyone really  
8 successfully argue that Hinsdale is not a better  
9 place today than it was 30 years ago? Let's  
10 make sure that we can say this 30 years from  
11 now!

12  
13 We have a lovely white stucco home  
14 on South Garfield and 7th which was built in  
15 1907 (113 years old) and we are very happy here.  
16 We lived in this house for 28 years (and another  
17 house on the same block for 6 years prior),  
18 raised all of our children here, and have many  
19 found memories. We plan to live in  
20 this house for as long as our health permits.  
21 We have spent a very significant sum of money  
22 over the years to maintain and make prudent

1 improvements to our home. However, even though  
2 we are happy here, today's buyers do not want a  
3 house that has: 1. NO FAMILY ROOM, 2.NO OPEN  
4 EAT-IN LARGE KITCHEN, 3.NO ISLAND IN KITCHEN  
5 (TOO SMALL A ROOM TO ADD), 4.NO CENTRAL AIR  
6 CONDITIONING, 5. NO MASTER BEDROOM BATH, 6.NO  
7 MASTER BEDROOM WALK-IN CLOSET(S), 7. UNEVEN  
8 WOOD FLOORS THROUGHOUT, 8. SMALL GUEST  
9 BATHROOMS, 9.ONLY ONE BATHTUB IN THE ENTIRE  
10 HOUSE, 10. SMALL BEDROOM CLOSETS, 11. OLD  
11 WINDOWS (MOST ARE ORIGINALS) THAT LEAK WINTER  
12 COLD AIR AND ARE NOT ENERGY EFFICIENT (I USE  
13 HUNDREDS OF FEET OF "MORE TIGHT" CAULK EACH  
14 YEAR), 12. LIMESTONE FOUNDATION THAT HAS WATER  
15 SEEPAGE, 13.NO SUMP PUMP OR DRAIN TILES TO KEEP  
16 THE BASEMENT DRY,  
17 14. LOW BASEMENT CEILINGS THAT DO NOT ALLOW FOR  
18 FAMILY SPACE USE, 15. LIMITED NUMBER OF  
19 ELECTRICAL WALL OUTLETS AND MANY ARE LOWER  
20 AMPERAGE, AND 16. EXTERIOR CEMENT STUCCO THAT IS  
21 SUBJECT TO CRACKING AND REQUIRES HIGH AND COSTLY  
22 MAINTENANCE.

1 In summary, our house (as outline  
2 above) is obsolete by today's standards and  
3 there are no buyers for our house as currently  
4 configured. Moreover, it is not economically,  
5 and likely not physically, possible to update  
6 and reconfigure our home to meet the demands and  
7 needs of today's buyers. What we do have is a  
8 very nice lot which would be very appealing for  
9 a modern day family home with a desirable  
10 updated floor-plan and configuration, and all  
11 the amenities that are in demand today.

12 The world is constantly changing,  
13 and each generation is looking for new and  
14 different lifestyles and houses that meet their  
15 needs. Our generation's (the baby boomers)  
16 needs and desires are very different from our  
17 parents; and our adult children's (the next  
18 generation) needs and desires are yet different  
19 from our needs. Let's change with the times and  
20 not try to live in the past. What would  
21 Hinsdale be today if this proposed ordinance  
22 (i.e. no teardowns) was adopted 113 years ago

1 when our house was built in 1907?

2 If we are forced to sell our real  
3 estate encumbered by this proposed restricted  
4 ordinance, it will significantly depreciate the  
5 value of our property. We, as do other aging  
6 home owners, look to the value of our personal  
7 real estate to help fund our retirement and  
8 possible future medical and/or assisted living  
9 costs. We therefore respectfully request that  
10 you not force us to sell our property at a price  
11 well below its true fair market value. Wouldn't  
12 a better option be to better control the  
13 Architecture of new construction that is more in  
14 keeping with the vintage and style that some  
15 want preserved? Yours truly, Howard and Pat  
16 Ember.

17 Next we have Carrie Wester. I (my  
18 family) support the moratorium. We moved to  
19 this Village, as I am sure many have, due to  
20 many reasons - but one definitely was the charm  
21 and HISTORY of the downtown and homes in the  
22 area.

1 Please take the time to determine  
2 the right regulations to promote historic  
3 preservation.

4 Additionally - my daughter adds  
5 "the old homes give a look into the past that is  
6 needed to share with the community". Regards,  
7 The Rozich Family (Carrie & Frank & Ashton)

8 Next, Charlie and Ruta Brigden.

9 MS. JANDA: This is Nancy Janda calling  
09:08PM 10 in. I'm wonder if we could, please, ask Robb to  
11 read the letter that Nancy Janda submitted. It  
12 wasn't intended to be skipped over.

13 MR. ROBB: You know, my apologies, I  
14 got these from the Village Clerk by date order.  
15 I'm going to have a very difficult time trying  
16 to find that here. -

17 CHAIRMAN CASHMAN: I do think it's  
18 later in the packet.

19 MS. JANDA. No. You skipped it over  
09:09PM 20 about two letter ago thinking that it was  
21 replaced by verbal input; and I would like to  
22 have it read, please.

1 MR. MC GINNIS: It must be later in the  
2 packet. The only thing I have, Nancy, was the  
3 request to speak.

4 MS. JANDA: You skipped over it two  
5 letters ago.

6 CHAIRMAN CASHMAN: My document, Robb,  
7 it's on the 70th page.

8 MR. MC GINNIS: I'm sorry, page?

9 CHAIRMAN CASHMAN: Page 70 in the PDF.  
09:09PM 10 I can read it if you want.

11 MR. MC GINNIS: Would you, please,  
12 because my pages aren't numbered here.

13 CHAIRMAN CASHMAN: This is --  
14 Dear Mr. Cauley and Mr. Cashman: We hope this  
15 letter finds you well.

16 For 44 years, our parents loved and  
17 meticulously cared for our home at 425 E. Eighth  
18 Street and generations of Jandas call Hinsdale  
19 home. Our parents owned Longley's of England  
20 Antique Shop on the corner First and Washington  
21 in the 1970s and 1980s, and our Dad was on staff  
22 at Hinsdale hospital for more years than we can

1 count. We write today regarding the proposed  
2 demolition moratorium and the preservation of  
3 historic buildings in town.

4 We admire the ongoing interest in  
5 Hinsdale's history and architecture. Downtown  
6 is beautifully maintained and there are many  
7 lovely homes, old and new, that are in keeping  
8 with local character. While preserving historic  
9 homes is a worthy goal, there are practical  
10 limits to this idea, as no two older homes are  
11 alike. Some will bear renovation and some will  
12 not.

13 We believe: Positive preservation  
14 incentives like permitting fee reductions,  
15 relief from zoning regulations, additional tax  
16 credits, or outright grants go a long way toward  
17 recruiting new stewards of history.

18 The boundaries of our historic  
19 districts and the categorization of historic  
20 buildings are subjective. Ordinances predicated  
21 on this baseline could yield imprecise results  
22 and hold nearby neighbors to different

1 standards.

2 Similarly, the property rights  
3 afforded the owner of an older home should not  
4 be substantively different from the rights  
5 afforded neighbors up and down the streets of  
6 Hinsdale.

7 Considering the sizable number of  
8 significant, contributing, and potentially  
9 contributing structures designated in the 1999  
10 Hinsdale Reconnaissance Survey, the reach of new  
11 ordinances could be widespread. Even modest  
12 zoning restrictions could impact property  
13 values; Hinsdale's tax base, and the real estate  
14 market.

15 Ultimately, the property owner must  
16 retain the right and responsibility to decide  
17 whether to renovate or rebuild, with local  
18 compatibility in mind. The July 2007 Historic  
19 Preservation Commission proposal to nominate  
20 Robbins Park as a Historic District assured  
21 residents that National Register listing would  
22 not affect what a private owner does with his or

1 her home, including "complete demolition."

2 Blunt instruments, like a  
3 prohibition on teardowns, overlook the  
4 variability of older homes and will discourage  
5 the investment that is essential to maintaining  
6 the strength and vibrancy of our community.

7 The input of affected homeowners is  
8 important. Much as the designation of a  
9 historic district requires the affirmative  
10 written consent of owners within a proposed  
11 district, input from owners actually impacted by  
12 change is essential.

13 We share the goal of preserving the  
14 historic character of Hinsdale, whether through  
15 renovation or artful replacement. With the  
16 recent death of our Dad after more than four  
17 decades of substantial commitment to 425 E.  
18 Eighth, we will pass the baton to a new  
19 homeowner, a new investor in Hinsdale. That  
20 homeowner should have the opportunity to enjoy a  
21 property that honors local character and  
22 safeguards personal investment.

1 Whatever policies the Trustees  
2 consider, we hope they will be nimble enough to  
3 support the vitality of the local housing  
4 market, encourage newcomers, equitably protect  
5 the interests of longtime homeowners, and make  
6 investment in a historic home possible.

7 With these complex considerations  
8 and a 44 year-long commitment to Hinsdale in  
9 mind, we oppose the moratorium on demolition  
10 permits.

11 Please enter this letter into the  
12 public record of the appropriate Plan Commission  
13 and Board of Trustees meetings. Thank you for  
14 your consideration and best wishes to all our  
15 friends and colleagues in Hinsdale. Sincerely,  
16 Nancy C. Janda on behalf of the Janda family.

17 MR. MC GINNIS: Thank you, Chairman. I  
18 actually found it. I thought she wanted to  
19 speak as well if memory serves me.

20 CHAIRMAN CASHMAN: Nancy, did you want  
21 to speak also? I would have to go back and look  
22 if she spoke or not.

1 MR. MC GINNIS: Okay. I can pick it up  
2 again.

3 CHAIRMAN CASHMAN: Okay. Thank you.

4 MR. MC GINNIS: This is from Charlie  
5 Brigden, Charlie and Ruta Brigden at 224 North  
6 Park. My wife and I live in a historic  
7 residence located at 224 N. Park Avenue in  
8 Hinsdale.

9 We are aware of the upcoming public  
10 hearing intended to gauge residents' attitudes  
11 towards this topic and have the following  
12 comments: 1. Very few people are aware of, or  
13 understand, which properties are actually "at  
14 play" here. If the list is limited to those  
15 deemed "contributing" or "historically  
16 significant" from within the boundaries of the  
17 federal Historic Districts (National Register),  
18 then that list is considerably shorter than what  
19 is perceived by the general public. Although it  
20 exists, this list is not something that is  
21 widely known in our community.

22 2. Lacking precise definition may

1 not be intentional but it serves to undermine a  
2 collective understanding about which Hinsdale  
3 properties the moratorium potentially applies  
4 to.

5 3. The Hinsdale Preservation  
6 Commission (HPC) lacks appropriate "teeth" to  
7 enforce its important mission. Future steps  
8 should include the creation of "local" historic  
9 districts that correspond to, or extend beyond,  
10 the current federal districts. Significant  
11 alteration or demolition within these districts  
12 would then become under the purview of the HPC  
13 with the requirement of a certificate of  
14 appropriateness.

15 4. The demolition moratorium is a  
16 significant step in the right direction, and is  
17 the path that many communities across the United  
18 States have "started with" in balancing the  
19 rights of property owners with the protection of  
20 our historic fabric.

21 5. We enthusiastically extend our  
22 support for the demolition delay initiative.

1 Next is from Alexa Piemonte,  
2 preregistered and did speak.

3 Next is from Mary and Robert  
4 Schoenthaler of 223 East 8th. My husband and I  
5 are in favor of the Demolition Moratorium. We  
6 believe that the historical homes can be updated  
7 on the inside. The houses should remain to keep  
8 the character of the Village. We don't want to  
9 be another Naperville.

09:16PM

10 Next we have got Laurel Dettore,  
11 Laurel and Donald Dettore. I do not have an  
12 address. My husband and I purchased a vintage  
13 home in Hinsdale in 1991 when teardowns were at  
14 their zenith. The property had been on the  
15 market for over eighteen months but its "image"  
16 had deterred potential buyers. Once a Grand  
17 Dame, our 1880 Victorian had fallen into  
18 disrepair, exhibiting obvious exterior  
19 deterioration in the form of peeling paint and  
20 interior neglect. As owners of another historic  
21 property in neighboring La Grange, we were drawn  
22 to this home because of what it could be, not

1 what it had become. We spent three years  
2 delving into the building's history before we  
3 began our restoration/renovation. As lifelong  
4 residents of communities adjacent to Hinsdale,  
5 we had witnessed many changes to Hinsdale's  
6 housing market as developers erected homes  
7 reflecting their unique signature designs.  
8 Often there was a visible clash between the new  
9 construction and the existing noble homes so  
10 prevalent in Hinsdale. Over the thirty years we  
11 have occupied our Victorian on Fifth Street and  
12 Garfield, we have witnessed the transformation  
13 of a Village so famous its tastefully executed  
14 and preserved properties to one with obtrusive  
15 structures devoid of elegance, warmth, and  
16 charm. How could this happen? Historic  
17 preservation has long been a Hinsdale hallmark.  
18 We revere our National Registry buildings. But,  
19 without proper oversight and community  
20 consensus, many more of our once prominent  
21 historic homes will vanish and be replaced with  
22 stark, unlivable "modern farmhouses" or whatever

1 is popularly trending at any given moment.  
 2 Unlike other affluent Chicago communities such  
 3 as River Forest, Oak Park, and Lake Forest who  
 4 have regulatory commissions overseeing property  
 5 development and design integration within their  
 6 neighborhoods, Hinsdale goes wanting. The  
 7 implications for instituting appropriate  
 8 guidelines to regulate demolition and new  
 9 construction is paramount. The face of our  
 10 unique and charming Village will disappear  
 11 forever if we do not act now and find an  
 12 equitable solution to this problem.

13           Next is Michael Gambla. Christine,  
 14 I was informed there are considerations of  
 15 putting a stop or pause to new construction in  
 16 Hinsdale.

17           I am currently in the process of  
 18 selling a house and am in contract. It is an  
 19 old 1950s house, that does not appear to be  
 20 anything historic, that is beyond any repair and  
 21 has been uninhabited for nearly 2 years.  
 22 Clearly a new home would make better sense and

1 ultimately generate more tax dollars. The  
 2 benefit to neighbors would be better  
 3 preservation of their home values and less of an  
 4 eye sore (if you will). I am fearful that if  
 5 no new construction can take place I will not be  
 6 able to sell nor find a new buyer. The house  
 7 will then continue as is. I'm sure you  
 8 understand.

9           Just wanted to share my thoughts  
 10 with you.

11           This is from Phillip Rooney. We  
 12 support the moratorium and encourage the towns  
 13 officials to maintain the integrity of our town.  
 14 Thank you.

15           This is from Mike Burgstone at  
 16 711 South Park. Christine Bruton - I own a 100  
 17 year old historic home located at 711 S Park in  
 18 Hinsdale. I am writing to you to express my  
 19 strong opposition to the proposed demolition  
 20 moratorium. One of the things that attracted us  
 21 to Hinsdale was the charm of all of these  
 22 beautiful old homes. The primary reason we

1 purchased our home was because of its historic  
 2 character. That said, I am a strong believer in  
 3 property owners rights. I believe that no  
 4 government entity should be allowed to dictate  
 5 what a homeowner does with his or her property,  
 6 While I would love for many of these old homes  
 7 to be preserved, it is none of my business what  
 8 each individual homeowner chooses to do with  
 9 their property. My wife and I love our old home  
 10 and we have invested significant dollars  
 11 renovating and maintaining it. It is our hope  
 12 that when we decide to sell many years from now  
 13 that the new owner will choose to live in the  
 14 home and not tear it down. Sadly, it is our  
 15 belief that the real value is in the land and  
 16 that it may be sold as a teardown one day. I  
 17 hope that doesn't happen but I would not  
 18 begrudge the new owners for doing so. Said  
 19 simply, it is their money and they can do what  
 20 they want with it. If demolition restriction  
 21 were to be enacted by the Village I believe it  
 22 would dramatically impair the value of my

1 property. I love this town and I do not want to  
 2 see it change, but each individual should be  
 3 allowed to do as he wishes with his private  
 4 property. I respectfully urge you not to enact  
 5 or moratorium or any restriction on demolitions  
 6 of historic homes.

7           Next we have one from Megan and  
 8 John Noell at 138 East 6th. As the owner of an  
 9 1890s home in southeast Hinsdale I wanted to  
 10 email in advance of the Village meeting to voice  
 11 our absolute support for the moratorium on  
 12 demolitions of historically significant homes in  
 13 the recognized Robbins Park area.

14           When we decided to look for homes  
 15 in the area, it was paramount to us that we move  
 16 to an area with an historic character, large  
 17 developed trees, and some actual green space  
 18 between homes.

19           Our concerns over the current  
 20 "teardown climate" are many, but the same  
 21 considerations we took in searching for our home  
 22 I think are representative of the concerns we

1 have. There is a reason our country recognizes  
2 significant historic areas and homes, and the  
3 rash of builders seemingly targeting older homes  
4 for demolition only to build characterless spec  
5 homes for no particular client puts us at great  
6 risk of losing the history and character of our  
7 town.

8               These builders do not care about  
9 safeguarding our town - they care about profits.  
10 They tear down trees that took over a hundred  
11 years to grow, and they send countless trucks to  
12 landfills only to construct homes so many of  
13 which won't stand the test of time. Not to  
14 mention the minimal green space most of them  
15 leave.

16               If a citizen wants to build a new  
17 home, I am fine with that. There are homes that  
18 cannot be saved for structural reasons, there  
19 are open lots, there are homes that don't  
20 exemplify classic or important architecture, and  
21 there are other areas nearby that aren't of a  
22 historically recognized nature. May they hire a

1 real architect and happily build their new homes  
2 in any of those locations! But let's protect  
3 our historically significant area before it is  
4 too late. It at least bears a Pause while we  
5 consider our options! Thank you for your  
6 consideration.

7               Next Suzanne Rooney, 348 East  
8 3rd.Village Board,  
9 I support the moratoriums and we need to keep  
10 Hinsdale Homes safe from demolition and hold the  
11 builders accountable for following the  
12 regulations of our town rules.  
13 Cutting the lawns of these vacant homes is a  
14 necessity and maintaining building sites. I am  
15 embarrassed that I even have to tell you this  
16 our town looks terrible ... are we afraid of  
17 these builders that r in violation ... clearly  
18 they r in the wrong and should lose their  
19 license to build here but we continue to let  
20 these builder have the run of town.  
21 37 years a resident and I never in my life have  
22 seen the likes of so many large homes being torn

1 down and in the process never following the old  
2 rules that we never changed over the years!  
3 Sadden To be a Resident at the time.

4               MR. KLEBER: Steve, this is Dale  
5 Kleber. Just a question for you, are all of  
6 these letters new? They sound very familiar and  
7 possibly by the same people. Are these, none of  
8 these letter were read at the last meeting or  
9 were they?

09:23PM 10               CHAIRMAN CASHMAN: I do not believe  
11 they have been read. We stopped and continued.

12               MR. KLEBER: Do you know, Robb, if any  
13 of them are people that have already written in  
14 once before because some of the names sound  
15 similar to me, I don't know for sure.

16               MR. MC GINNIS: And some may have  
17 spoken because of fluid nature of these and the  
18 fact that they still keep coming in, we tried to  
19 sort them and pull out those that we read last  
09:24PM 20 week; but I'm reading from the list that Chris  
21 Bruton gave me.

22               MR. KLEBER: And the dates of those

1 letters are since the last meeting, is that  
2 correct?

3               CHAIRMAN CASHMAN: No. We still had  
4 some.

5               MR. MC GINNIS: Not necessarily.

6               MR. KLEBER: All right.

7               MR. MC GINNIS: This stack that I'm  
8 reading from today is oldest to newest.

9               MR. KLEBER: Thank you. Thank you.

09:24PM 10               MR. MC GINNIS: Sure. The next is from  
11 Emily Bradof. Again, I apologies on the last  
12 names. Hi, I support the proposed moratorium to  
13 protect Hinsdale's historic homes. Thank you,  
14 Emily.

15               Next this is from Asif Malik,  
16 620 South Elm. Christine, I strongly support  
17 the proposed moratorium to protect Hinsdale's  
18 historic homes.

09:25PM 19               Next is from Katherine Andrews. I  
20 do not have an address. My name is Katharine  
21 Andrews and I'm a proud long-time Hinsdale  
22 resident who strongly advocates the preservation

1 of architecturally significant and structurally  
2 sound homes and buildings. I moved to Hinsdale  
3 with my parents when I was 14 years old. As a  
4 young child, I loved driving slowly through  
5 town, stopping often to admire the beautiful  
6 historic estates that were sprinkled throughout  
7 the Village.

8 As an adult, I have taken an active  
9 role in several organizations that support  
10 historic preservation including Landmarks  
11 Illinois, The National Trust for Historic  
12 Preservation, The Hinsdale Historical Society  
13 and I recently joined Hinsdaleans for Historic  
14 Preservation as I support the efforts of many  
15 local Hinsdale residents to stop the demolition  
16 of architecturally significant and structurally  
17 sound homes!

18 I believe we need to be proactive  
19 and educate residents in our community about the  
20 importance of architectural conservation and the  
21 impact teardowns have on the historic character  
22 and rich cultural significance of Hinsdale.

1 Once these vintage homes are torn down, the  
2 memory of those adorned facades will fade away,  
3 transforming the Village landscape forever.  
4 My lifelong passion for architecture and design  
5 prompted me to pursue a Master of Arts degree in  
6 Interior Design at Harrington College of Design.  
7 My master's thesis focused on adaptive reuse and  
8 historic preservation as I strived to develop my  
9 skill set and expand my knowledge in this  
10 specialized field of study and apply it to my  
11 professional practice.

12 My husband and I returned to Hinsdale  
13 several years ago and have been privileged to  
14 reside in a Victorian-style home in the Robbins  
15 Park Historic District. My design studio is  
16 situated on the third floor which I renovated  
17 when I founded my interior design firm,  
18 Katharine Andrews Interiors, LLC. As a  
19 professional interior designer, I aim to provide  
20 clients with timeless and functional design  
21 solutions that meet their aesthetic and  
22 lifestyle preferences. By seamlessly blending

1 old and new design elements, I strive to achieve  
2 balance and add character to all interior spaces  
3 I create.

4 When it comes to preserving  
5 historic homes, each built environment needs to  
6 be carefully evaluated by considering their  
7 historical value, distinctive design/  
8 architectural features, and structural  
9 integrity. The craftsmanship and architectural  
10 details in vintage structures cannot always be  
11 recreated as the talented artisans and  
12 tradespeople who were trained with those  
13 particular skills have disappeared over time.

14 It would be great if the Village of  
15 Hinsdale would provide a list of local  
16 preservation professionals to residents seeking  
17 guidance from experts who can help them make  
18 informed decisions and provide appropriate  
19 solutions that will fit their budget and design  
20 needs. It is imperative historic homeowners see  
21 the added benefits of home renovation versus  
22 demolition and that they have access to

1 information and resources to help them plan  
2 projects accordingly.

3 Next we have one from Kathryn  
4 Hunley, 128 East Maple. I support the proposed  
5 moratorium to protect Hinsdale's historic homes.

6 Next we have one from Leslie  
7 Savickas. I am in favor of the moratorium.  
8 Suzanne Cooper, 123 North Grant  
9 Street. Dear Hinsdale Plan Commission members,  
10 I own 123 N. Grant Street, a 114 year old house  
11 which you have designated historically  
12 significant. This house should not be included  
13 on any demolition moratorium since the  
14 House is not functional or economically feasible  
15 to restore - It has knob and tube wiring - No  
16 central AC - Small kitchen - No family room -  
17 Spent many thousands of dollars replacing water  
18 pipes, but still have weak water pressure - I  
19 have brand new construction on either side of  
20 us. My husband and I are in our mid 70s and have  
21 purchased a one story ranch at 402 Warren  
22 Terrace in Hinsdale, which we recently moved in

1 to. Please recognize and consider our right to  
2 use the property as we see fit. We need the  
3 land sale proceeds from 123 N. Grant Street for  
4 our future old age needs.

5 Next from Susan Peterson, 511 East  
6 7th. I want to voice my support for preserving  
7 the beautiful historic homes in Hinsdale. It's  
8 sad that anyone would even think about tearing  
9 down these treasures.

09:28PM

10 Next from Dawn McKenna. I will  
11 joining the hearing next week. Sorry. Same.  
12 Same.

13 This is from Patti and Bob Saigh of  
14 Phoenix, Arizona. Members of the Hinsdale Plan  
15 Commission: In light of the current global  
16 pandemic and associated economic strains that  
17 have disrupted normal-life routines for the time  
18 being, and mindful of a broad resurgent interest  
19 among Hinsdale residents about historic  
20 preservation in the Village, we think it is  
21 prudent and fair to impose a moratorium on the  
22 demolition of designated landmark structures,

1 and other structures that have actual or  
2 potential historic-architectural significance,  
3 as described in the village's 1999  
4 Reconnaissance survey and six subsequent  
5 district surveys, Town of Hinsdale, Robbins Park  
6 I, Downtown Commercial District, North Hinsdale,  
7 North Hinsdale East, Robbins II. For all  
8 surveys, see-[https://www.villageofhinsdale.org/  
9 residents/village history/neighborhood  
10 architectural resource surveys.php](https://www.villageofhinsdale.org/residents/village%20history/neighborhood%20architectural%20resource%20surveys.php)).

11 We agree with the purpose of the  
12 moratorium, as stated in the second paragraph of  
13 the May 22 Village letter to residents with the  
14 revised notice for the Plan Commission's public  
15 hearing:

16 The purpose of the moratorium, if  
17 imposed, would be to provide an opportunity for  
18 study by the Plan Commission, Historic  
19 Preservation Commission and/or Village Board of  
20 Trustees of whether text amendments to the  
21 Village's Zoning Ordinance and Village Code  
22 should be made, in order to more effectively

1 protect the many single-family homes and other  
2 structures, buildings, sites or areas that  
3 contribute to the Village's character, beauty  
4 and historic charm.

5 Further, we particularly note what  
6 should be obvious, which is that historic  
7 preservation and its goals are official policy  
8 of the Village of Hinsdale, as stated in the  
9 Village Code, Title 14, specifically Chapter 1,  
10 the Sections on Purpose and Goals, as below:

11 14-1-1: PURPOSE: The purpose of  
12 this Title is to promote historic and  
13 architectural preservation in the Village. The  
14 Village seeks to protect, enhance, and  
15 perpetuate those historical structures,  
16 buildings, sites, and areas valued by the  
17 Village and its residents that are significant  
18 to the Village's history, culture, and  
19 architecture. (Ord. 02000-7, 4-18-2000, eff.  
20 5-1- 2000).

21 14-1-2: GOALS: This Title is  
22 created in order to: A. Foster civic pride in

1 the beauty and accomplishments of the past as  
2 represented in the Village's landmarks and  
3 historic districts;

4 B. Preserve, promote, maintain  
5 and enhance the Village's historic resources and  
6 character as a community comprised principally  
7 of well-maintained single-family residential  
8 neighborhoods and small, thriving business areas  
9 oriented to serve the day-to-day needs of local  
10 residents;

11 C. Protect and enhance the  
12 Village's attractiveness to residents,  
13 businesses, visitors, and prospective home  
14 buyers and businesses;

15 D. Maintain and improve property  
16 values in the Village;

17 E. Protect, preserve, and enhance  
18 the Village's aesthetic appearance and  
19 character;

20 F. Encourage the designation of  
21 landmark and Historic District status upon  
22 structures, buildings, sites, and areas on a



1 local, State, and national level;  
 2 And G. Educate the general public  
 3 as to the significance of historic preservation.  
 4 (Ord. 02000-7, 4-18-2000, eff. 5-1- 2000).  
 5 We are former 23-year residents of  
 6 Hinsdale who were active in (and at times  
 7 consumed by) historic preservation in the  
 8 Village. We owned and diligently cared for one  
 9 of the village's more notable older houses,  
 10 which we sold to a young family that improved  
 11 upon our improvements to the house - an example  
 12 of the viability and durability of older  
 13 structures. We could say much more in that  
 14 regard, but suffice it to say that we feel this  
 15 issue is of utmost importance to Hinsdale and  
 16 its continued livability.  
 17 Thank you for your consideration of  
 18 our opinion and what we hope will be  
 19 long-overdue serious and effective Village  
 20 action on historic preservation.  
 21 Stay safe, and best wishes.  
 22 Patti and Bob Saigh, 25242 N. 44th Dr.,

1 Phoenix, AZ, former owners/caretakers of 210  
 2 South Lincoln.  
 3 Next from David Risinger or  
 4 Risinger. I want to voice my support for the  
 5 moratorium. Historical homes are part of the  
 6 soul of Hinsdale, and it is critical that  
 7 Hinsdale's unique heritage and culture be  
 8 preserved.  
 9 I believe that the Village Board  
 10 should champion historical homes ... and  
 11 encourage a culture in which homeowners aspire  
 12 to refurbish historical homes rather than tear  
 13 them down.  
 14 Action to ensure Hinsdale's great  
 15 qualities are maintained for generations to come  
 16 is paramount to the Village's future.  
 17 Next Mary and Tim Lyne, 407 East  
 18 6th Street. Dear Village Plan Commission  
 19 members, We have lived in the Village of  
 20 Hinsdale since 1999. We love our historic  
 21 Village and have been proud owners of two older  
 22 homes. Our first home on East Hickory Street

1 was built in 1929 and our current home on East  
 2 Sixth Street is turning 100 this year. We have  
 3 extensively remodeled both homes to keep them  
 4 updated and current.  
 5 We are opposed to a moratorium on  
 6 tear downs, even for a short period of time.  
 7 Owners of historic homes should be able to sell  
 8 their homes without restrictions. As much as we  
 9 love historic homes and hate to see  
 10 them torn down, owners and potential buyers  
 11 should be able to do what they please with their  
 12 property.  
 13 We urge the Village to consider  
 14 further tax incentives for remodeling older  
 15 homes. We also encourage the Village to ease  
 16 restrictions on variances for older homes that  
 17 are going to be remodeled. We had a tough time  
 18 when we wanted to add on a garage to our home.  
 19 Instead of adding on an attached garage to our  
 20 current home, we had to detach it to stay within  
 21 Village restrictions. This makes our older,  
 22 historic home less marketable in the future.

1 In addition, how about decreasing  
 2 the allowable building area on homes that are  
 3 going to be torn down? If a 5,000 square foot  
 4 home is being torn down, why can a 10,000 square  
 5 foot home be built on the same lot? Maybe if  
 6 you couldn't put such a big home on a lot, you  
 7 would be more inclined to buy an existing home  
 8 and remodel/add on. Or, how about greatly  
 9 increasing demolition fees or plan review fees  
 10 for new construction.  
 11 In short, the Village should  
 12 incentivize owners of historic homes to invest  
 13 in remodeling, while discouraging potential  
 14 buyers to tear down with more regulations and  
 15 fees.  
 16 Thank you for considering our  
 17 opinion.  
 18 Next is from Paul Seppanen,  
 19 711 South Quincy. It is ridiculous that this  
 20 proposed Moratorium is even being considered at  
 21 a time when Village residents and businesses  
 22 need to barricade themselves to protect against

1 rioters.

2 But since it is, I feel it is  
3 important to emphasize how un-American it is for  
4 people to infringe the private property rights  
5 of others. If these historical preservationists  
6 feel so strongly about certain aged and worn  
7 homes, they are free to buy them and then  
8 maintain them as they like. Since they haven't  
9 done this, they have absolutely no right to  
10 impose their views on the actual property  
11 owners. The Village should enthusiastically  
12 encourage the demolition and replacement of  
13 decaying homes to improve the town and increase  
14 our tax base. This proposed Moratorium should  
15 be rejected and any further proposed  
16 restrictions on private property rights should  
17 be considered with utmost skepticism.

18 Next from Chris Lopez on The Lane.  
19 Please count my voice with the many who care  
20 about preserving our heritage, our Village and  
21 our way of life. Thank you.

22 Next is from Susan Davis, 324 East

1 7th. I live in a house dating from the 1920s on  
2 7th Street. Two of the historic homes slated  
3 for demolition are on my block. The owners of  
4 those two homes are both using the same  
5 architect, who is responsible for the house  
6 currently going up across the street from me.  
7 That house replaced a very charming home from  
8 the 1930s. When that house was seeking a  
9 demolition permit, the lawyer representing the  
10 owners said it wasn't habitable. That was such  
11 a mangling of the truth. I had been in that  
12 house several times and it was quite gracious.  
13 The new house is huge, has an ungodly number of  
14 rooflines, stretches from lot line to lot line  
15 and its window assemblages look like comic book  
16 faces. The day starts at 7am with the  
17 construction crews arriving. They block the  
18 street EVERY day despite complaints to them and  
19 requests to the Hinsdale building dept to put up  
20 signs limiting parking to one side. We often  
21 can't see to get out of our driveway. The worst  
22 offender is the general contractor who parks at

1 the end of our driveway every day making it very  
2 difficult to see oncoming traffic. I've had to  
3 call on two separate occasions because the  
4 contractor had either damaged or removed the  
5 parkway tree protection. Our Hinsdale building  
6 dept folks weren't on top of that, either.

7 I recently spent \$80,000 to  
8 remediate water issues caused by the 17,000  
9 square foot teardown "estate" behind by  
10 House. At the time it was built, the Village  
11 told me that the massive increase in house size  
12 would not impact drainage issues for me or the  
13 neighbors. Sadly, that has not been the case  
14 and many of the old trees on my property have  
15 died as a result.

16 The worst part is that once these  
17 monstrosities are built after 2-3 years of  
18 disrupting the neighborhood, the owners  
19 Often want to move after having lived there a  
20 short period of time and find they can't easily  
21 sell their house for the price they paid. We  
22 have several teardowns in the neighborhood that

1 are revolving doors. No family stays in them  
2 for more than 2 years. I've also noticed that  
3 the landscaping of the new homes is very  
4 limited. The home being built across the street  
5 clear cut the lot except for one tree. The  
6 environment and the neighborhood lose a lot when  
7 a massive house with an asphalt driveway comes  
8 in with few trees or shrubs.

9 I hope the Village will consider  
10 strengthening the rights of existing homeowners  
11 in Hinsdale. Right now, the building  
12 Department exists to help home builders and  
13 contractors. They are uninterested in the  
14 interests or rights of existing  
15 Home owners in the Village. I think that should  
16 change. If there was less building, there could  
17 be more oversight and focus on water issues,  
18 etc. Part of focusing on the existing residents  
19 should include an emphasis on historic  
20 preservation.

21 Next is from Robert Verbiscer.

22 MR. KLEBER: Hey, Steve, may I ask Robb

1 just a couple questions on cross examination? I  
2 will be very brief.

3 CHAIRMAN CASHMAN: Please be brief.

4 MR. KLEBER: I will. Robb, I think  
5 that letter stated that the construction starts  
6 every day at 7 a.m. What are the Village rules  
7 on when construction can start?

8 MR. MC GINNIS: 8 a.m.

9 MR. KLEBER: So that letter would be  
10 wrong unless you ignore the rules and  
11 enforcement, is that right?

12 MR. MC GINNIS: That's correct.

13 MR. KLEBER: And that letter also  
14 indicated how homes were built lot line to lot  
15 line. We have a proportional side yard setback  
16 ordinance that creates side yards depending on  
17 the width of the lot, is that correct?

18 MR. MC GINNIS: That's correct.

19 MR. KLEBER: So no house can be built  
20 lot line to lot line, is that correct?

21 MR. MC GINNIS: That's correct.

22 MR. KLEBER: So would you say in your

1 professional opinion that there are a lot of  
2 exaggerations in that letter?

3 MR. MC GINNIS: Maybe.

4 MR. KLEBER: Okay. Thank you very  
5 much.

6 MR. MC GINNIS: Next from Robert  
7 Verbiscer, 215 Center Street. I received the  
8 notice about the potential for a temporary  
9 moratorium on demolition permits or other  
10 building/zoning approvals associated with the  
11 demolition of homes deemed historically  
12 significant. This note is to record my  
13 disagreement with such a moratorium.  
14 Furthermore, I disagree with any potential  
15 restrictions or limitation on homes deemed  
16 historically significant if said home was  
17 purchased prior to such a designation being  
18 applied. I don't believe it would be fair to  
19 the owners of such a property to have their  
20 options restricted by a designation applied  
21 post- purchase.

22 More generally, I believe that

1 protecting historic homes in Hinsdale is not  
2 something that should be done through  
3 restrictions. There are already rules about  
4 what can and cannot be done to a property in the  
5 Village, and those rules should apply to all  
6 residences (with exceptions as necessary.) If  
7 there is a desire to encourage the preservation  
8 of historic homes, I'd prefer to see incentives  
9 as a way to motivate preservation rather than  
10 restrictions to control what happens with such  
11 properties. Property tax incentives may be one  
12 method to accomplish this.

13 Finally, I appreciate the Village  
14 of Hinsdale for its school system, its  
15 geographical location relative to major points  
16 of interest, the diversity of its architecture,  
17 and of course the people who reside in the  
18 Village. The fact that there are some homes  
19 that may be deemed historic has never factored  
20 in to my desire to live in this community, but I  
21 recognize that some may have a different  
22 opinion. Hence, if the community as a whole is

1 in favor of such preservation, I'd advocate for  
2 incentives rather than restrictions.

3 Next we have one from Scrib  
4 Ochenschlger. Again, apologies on the names.  
5 First, I am supportive of a moratorium if we  
6 believe significant new information will be  
7 developed. Having said that I am cautious  
8 whether there is much new information to be  
9 ascertained.

10 Second, I do not support any type  
11 of restrictions on whether a home owner can  
12 demolish his/her home. Those supporting such  
13 restrictions should be required to purchase the  
14 property at its fair market value if they want  
15 to save the homes in question.

16 Third, I do support incentives for  
17 the maintenance and retention of historic homes.

18 Finally, I believe we must be very  
19 careful in balancing keeping historic homes with  
20 the continued vitality that new homes often  
21 bring to the Village including increases to the  
22 tax base.

1 This is from J. T. Mapel of  
2 124 East Walnut. We wanted to go on record in  
3 strong support of the pending Demolition  
4 Moratorium.

5 We are 25 year Hinsdale residents  
6 and live in a home built in 1887 at 124 E Walnut  
7 St. We raised three kids here and have lived in  
8 Hinsdale long enough to realize the value of our  
9 historic homes and neighborhoods.  
10 There is a well known aura about Hinsdale of  
11 beautiful blocks and a good numbers of homes  
12 that carry the history of the community. We  
13 believe the tangible feeling created by these  
14 homes and neighborhoods translates to those  
15 seeing Hinsdale with new eyes as a place of  
16 character and family values. We know that that  
17 creates a desirability to live in our Village to  
18 those seeking a place to raise a family or just  
19 enjoy a timeless place to live. New homes, that  
20 are built everywhere else do not hold this sense  
21 of historic sensibility in our view. This all  
22 preserves the value of our homes and Village.

1 Anything that can be done to  
2 preserve what is left of the historic character  
3 of Hinsdale has our support and encouragement.  
4 We would be happy to contribute in any way to  
5 efforts in that regard. Please let us know if  
6 There are needs that we could help to address.

7 Next is from Ashley Baird. It's a  
8 preregister. My apologies, those are folded in  
9 with these. Just everything received in date  
10 order. Same thing here from Jim. Rob Miller,  
11 who I think we heard from.

12 This is from Patti Heyne, 216 West  
13 Grant Village Street. I am a resident of  
14 Hinsdale and appreciate the character and unique  
15 look of the Village provided by these historic  
16 and architecturally significant homes.  
17 Though, the expense of maintaining these homes  
18 by their owners must be considered. I think the  
19 Village needs to provide a relevant incentive of  
20 some sort/reduction in property taxes, etc that  
21 will draw buyers for these homes and give the  
22 owner a reason to maintain their historic

1 beauty.

2 I am in favor of the moratorium.

3 This is from Tom and Marianne  
4 Warren, 340 Hampton. We fully support a 180 day  
5 moratorium on teardowns as well as any  
6 subsequent zoning changes that would preserve  
7 Hinsdale's historically significant homes.  
8 Thank you for your consideration of this issue.

9 Next is from Jerry Mejdrich,  
10 515 Highland Road, Hinsdale. We fully support a  
11 180 day moratorium on teardowns as well as any  
12 subsequent zoning changes that would preserve  
13 Hinsdale's historically significant homes.  
14 Thank you for your consideration of this issue.

15 Next is from Jason Gott at 115 East  
16 7th Street. Good morning, I'm a recent arrival  
17 in Hinsdale-my wife and I moved with our two  
18 (now three) sons in November 2019. I write to  
19 Support the moratorium and the re-evaluation of  
20 the extant framework regarding historic homes  
21 and buildings in the Village. Beyond adding my  
22 family's support, I thought our perspective

1 might be helpful as a young family, new to the  
2 Village.

3 From what I have gathered, it seems  
4 that some affected homeowners have had a hard  
5 time selling their homes and may believe that  
6 their historic nature is an insurmountable  
7 hindrance to that effort. I don't believe that  
8 to be the case. I believe many home buyers,  
9 including those in my generation, appreciate the  
10 unique and beautiful characteristics of  
11 Historic homes. Each home is different, and  
12 numerous other explanations exist for long waits  
13 in the market besides the lazy conclusion that  
14 "the house is too old." The real estate market  
15 has changed and is changing, particularly at the  
16 price levels typical of Hinsdale homes. Further,  
17 if the owner hasn't invested in keeping the home  
18 somewhat updated with proper mechanicals and  
19 desirable finishes, then the owner should expect  
20 buyers to pay less than the seller might want,  
21 in the expectation of what it will cost to catch  
22 up on what is lacking. Certainly other factors

1 could be in play as to specific homes, as well.  
 2 Indeed, we were under contract to  
 3 purchase one of the historic homes currently  
 4 subject to a demolition request, and we were  
 5 very much looking forward to updating it while  
 6 preserving its character. We had solicited bids  
 7 for the remodeling work we envisioned and had  
 8 nearly come to a decision on a contractor, when  
 9 the seller terminated our contract to close a  
 10 sale shortly after at a lower purchase price  
 11 than what our contract provided. To be clear,  
 12 the foregoing is not meant as a "sour grapes"  
 13 monologue. In fact, we love the home where we  
 14 landed and wouldn't reverse the ultimate  
 15 outcome. I just intend to illustrate with a real  
 16 example that options other than demolition very  
 17 much exist and can be attained, so the relevant  
 18 decision-makers should not feel like they are  
 19 hamstringing home sellers. By revising the  
 20 rules.

21 Please impose the moratorium to  
 22 allow for reconsideration of the historic

1 preservation rules and help make safe the  
 2 Village's heritage and character.  
 3 This is from Ralph Homann,  
 4 728 South Bruner. My grandfather, Henry Homann,  
 5 came from Germany to court and marry my grandma  
 6 and Hinsdale resident Minnie Biermann in 1910.  
 7 In 1918 they ordered and built a Sears,  
 8 delivered by train, house kit at 728 S.

9 Bruner. About 10 years ago it was demolished but  
 10 I still have wonderful memories and photos of  
 11 it. (I was born in Hinsdale in 1939).

12 When I go biking I see the old  
 13 historic house from York Rd., now in the Graue  
 14 Mill parking lot, boarded up. That house, the  
 15 mill, the old church on Grant and the Historical  
 16 Society building and its collection near Grant  
 17 Square is enough preserved history (including  
 18 houses) for me. Ralph Homann.

19 Next is from Bryan Bomba. I object  
 20 to the demolition moratorium.

21 To perform a study of this type is reasonable,  
 22 yet to impose a demolition moratorium is extreme

1 and oppressive.

2 Next is from Jeff and Lilly

3 Holland, 723 South Lincoln. Hello.

4 We are writing to oppose the moratorium  
 5 proposed.

6 We think building new housing stock  
 7 in Hinsdale contributes to a higher tax base and  
 8 casts a wider net of potential people who might  
 9 move to Hinsdale.

10 To us, trying to preserve the past  
 11 while humanity moves forward seems destructive  
 12 to our town and the potential our town has.

13 Lastly, a survey from 1999 seems  
 14 quite antiquated given that we are in 2020 and  
 15 the world continues to move forward.

16 Sincerely, Jeff and Lili.

17 Next from Frank and Sue Swan. The  
 18 Hinsdalean tells the story of teardowns and what  
 19 they have done, and will do again if allowed to  
 20 happen. The old buildings tell a true story --  
 21 people worked and some noble homes were the  
 22 result. To build is honor, to tear them down is

1 without honor. Please keep our Village  
 2 honorable.

3 Next is from John Kayser at

4 225 East 1st Street. I would like to comment on  
 5 the proposed demolition moratorium. I live at  
 6 225 E. First Street. I was born and grew up in  
 7 Hinsdale. I lived in Hinsdale until I graduated  
 8 from Hinsdale High School in 1967. My wife and I  
 9 moved back into the Village in 1985 when we  
 10 purchased our house on First Street. We are only  
 11 the third owner of that house, built circa 1895.

12 It was designated as a "significant" structure  
 13 in the 1999 Hinsdale Reconnaissance Survey. On  
 14 First Street, between Park and Elm, there have  
 15 been four demolitions on that block while we  
 16 have lived there. I was on the Historic  
 17 Preservation Task Force in 1999. Even though we  
 18 have invested significant funds in the house  
 19 over the 35 years we've owned the house, we  
 20 fully anticipate that our house will be  
 21 demolished when we eventually sell it.

22 I very strongly oppose the Village

1 imposing the temporary moratorium on demolition  
 2 permits. I think it is a good process and  
 3 governance to study historic preservation as  
 4 embodied in the Village's Zoning Ordinance and  
 5 Village Code. I know there have been questions  
 6 about the effectiveness of the Village's  
 7 approach to historic preservation. However, I am  
 8 not sure how ineffective it has been. Given the  
 9 age of the Hinsdale's housing stock and the  
 10 massive changes in technology that have occurred  
 11 over recent decades, it is hard and very  
 12 expensive to preserve a house in historic terms.  
 13 (I can assure you from experience). In addition,  
 14 people's desires and expectations have changed  
 15 for what they want in a house. This is  
 16 especially true for the people of means who want  
 17 to live in a high quality community like  
 18 Hinsdale.

19 In addition, I think there are  
 20 questions as to the fairness of the historic  
 21 preservation process as it has evolved  
 22 piecemeal over the last two decades. That

1 deserves some study as well.  
 2 My strong concern is that certain  
 3 owners of non-landmarked structures  
 4 ("significant" and "contributing") would lose  
 5 rights during the moratorium period. That would  
 6 be an unfortunate "regulatory taking", without  
 7 compensation, during the review period and  
 8 perhaps beyond. Someone trying to sell their  
 9 house or to buy a house could be harmed by the  
 10 uncertainty over the moratorium. I also  
 11 anticipate that if changes from the study arise,  
 12 it will take time for the changes to be  
 13 incorporated into the Zoning Ordinance and the  
 14 Village Code. That seems to me to practically  
 15 extend the moratorium.

16 I interpret the process as assuming  
 17 that there will be rule changes that will not  
 18 allow certain demolitions that previously would  
 19 have been allowed. Otherwise, why have a  
 20 moratorium? The process will deprive  
 21 homeowners of an existing right during the  
 22 moratorium and the process to change the Village

1 Zoning Ordinance and Village Code. It seems to  
 2 me that the study should be able to be done  
 3 without the moratorium. It perhaps might take a  
 4 little more time, but so be it. The change in  
 5 the homeowners' rights should be changed at the  
 6 time that the Village's Zoning Ordinance and  
 7 Village Code changes, and not before.

8 Thank you for the opportunity to  
 9 comment.

09:53PM 10 CHAIRMAN CASHMAN: Hanging in there,  
 11 Robb?

12 MR. MC GINNIS: So far so good.

13 This is from Audrey Curtin,  
 14 122 West 3rd Street. I have lived in Hinsdale  
 15 45 years. I OPPOSE the tear down moratorium.  
 16 Like the old oak street bridge some.  
 17 Structures need to be replaced. The Oak Street  
 18 bridge was structurally sound and historically  
 19 significant. The new bridge is better.

20 Respect for private ownership and  
 21 private decisions is about preserving our  
 22 heritage, our Village, and our way of life.

1 This is from Steve Carlson,  
 2 16 Bonnie Brae. Please record my support for  
 3 180 day moratorium on demolition so the Plan  
 4 Commission can further consider the matter.  
 5 Next from Erik, Erik and Rebecca  
 6 Haass at 441 East 8th Street. I wanted to reach  
 7 out to you to let you know that I completely  
 8 support the proposed demolition moratorium in  
 9 Southeast Hinsdale. My family and I moved to  
 10 Hinsdale last July. We chose Hinsdale because of  
 11 the charm of the town, the feeling of community  
 12 and the picturesque nature of the Village-  
 13 especially Southeast Hinsdale. We purchased a  
 14 historic home in Southeast Hinsdale (441 E 8th  
 15 St). We were horrified when the seller's agent  
 16 told us that a developer was also looking at the  
 17 property and wanted to knock down the house. We  
 18 quickly scooped it up. Over the past year as  
 19 we've had friends over and tradesmen to work on  
 20 the house, everyone comments on how special our  
 21 house is - from the slate roof to its  
 22 resemblance to Snow White's cottage to its one

1 of a kind pocket door and trap door. We cherish  
2 our home and the love the charm of the other  
3 older homes around ours.

4 We currently live 2 blocks away  
5 from the Dean house. When I saw that it was  
6 going to be tom down, I was devastated since it  
7 is so beautiful on the outside -it truly is one  
8 of the most spectacular homes in Hinsdale! I  
9 looked up the MLS listing and was horrified to  
10 see that the inside was beautiful too! Yes, it  
11 may have needed minor updating, but everyone  
12 puts their personal touch on a home when they  
13 move in. There is absolutely no reason for that  
14 home to be knocked down! And to replace it with  
15 yet another modem farmhouse. If we keep letting  
16 people come into our community and knock down  
17 all of our historical homes, we'll soon be  
18 Anytown USA, not the picturesque Village that my  
19 family fell in love with. Please support this  
20 moratorium!

09:55PM

21 Next is from Linda and Alan  
22 Pieczynski My husband, Alan, and I support the

1 moratorium to give the Village a chance to study  
2 the issue of losing historical buildings. We  
3 have seen most of the housing in Hinsdale  
4 replaced with no regard for history over the  
5 last 40 years. There are long term consequences  
6 that are more important than having another  
7 McMansion built. Having travelled extensively  
8 in Europe, we have seen that it is possible to  
9 preserve the beauty of the exterior of buildings  
10 even if the interiors are remodeled to modern  
11 standards. In my travels around the country  
12 teaching code enforcement, I have seen many  
13 communities that have been doing historic  
14 preservation for over a century and it adds to  
15 the appeal of the community when history is part  
16 of the culture.

17 Next we have one from William  
18 Thomas. Yes, there should be a six month  
19 moratorium on the demolition of homes in the  
20 Historic Robbins Park Historic District,  
21 buildings in the central business district,  
22 As well as other historically significant

1 properties in Hinsdale.

2 It is imperative that the Plan  
3 Commission seriously work to save these historic  
4 structures which reflect the history and  
5 character of our community. There should be  
6 regulations aimed at promoting historic  
7 preservation with stronger zoning laws.

8 Why should we erase the old which  
9 is like removing history from a book?  
10 Perhaps some people don't care about the  
11 significance of the past history of Hinsdale as  
12 it has no meaning to them?

13 Why should Hinsdale become just  
14 another town west of the city like a modem  
15 subdivision?

16 Next we have one from Lisa McCarthy  
17 at 119 North Lincoln. My name is Lisa McCarthy  
18 and I live at 119 N Lincoln Street. I oppose a  
19 blanket demolition moratorium. While I  
20 understand the importance of maintaining our  
21 history and charm of the Village each demolition  
22 should be made on a case by case basis vs a

1 blanket moratorium. Times have changed in 20  
2 years and we can't let homes that have not been  
3 maintained stay as is.

4 Thank you and have a good evening.

5 Next is from Tom Kerestes,  
6 619 South Monroe Street. To whom it may  
7 concern, I am writing today to voice my concern  
8 and opposition to the proposed Demolition  
9 Moratorium in Hinsdale.

10 While I appreciate the motive  
11 behind the proposal-to maintain the village's  
12 character, beauty, and historic charm - I  
13 believe the approach is being rushed, poorly  
14 planned, and ultimately could lead to more harm  
15 than good to our Village.

16 Alternatively, it is my belief that  
17 if the Village took the time to run an economic  
18 study, including a cost-benefit analysis, to  
19 properly determine the impact a move such as  
20 this would have on our Village and importantly  
21 our village's property values, than we could see  
22 more uniformity in the decision amongst the

1 various Village property owners. We should all  
 2 be aligned on doing whatever is necessary to  
 3 maintain the value of the properties in our  
 4 Village. Additionally, as a Village property  
 5 owner myself, I worry about giving any one group  
 6 - in this case the Historic Preservation  
 7 Committee - a louder voice in determining how I  
 8 design my own property. This is a dangerous  
 9 precedent to set, one which I believe would risk  
 10 a loss of property value in the Village.

11 Please listen to my concerns and  
 12 consider a slow-down on this inappropriately  
 13 rushed proposal. Thank you.

14 Chan, would you mind jumping in?

15 MR. YU: Of course. Thanks, Robb.

16 MR. MC GINNIS: Thank you.

17 MR. YU: All right. So I will read the  
 18 address if there is one, and I apologize in  
 19 advance for stumbling on names.

09:59PM

20 This one is from Diane Salach.  
 21 Good morning! I am a Realtor at @properties in  
 22 Hinsdale. My children are raising their families

1 in town where I have sold real estate for 30+  
 2 years. I feel it is almost/if not illegal to  
 3 direct property owners what they may or may not  
 4 do with their homes. It should NOT be up to a  
 5 few who formed a committee many, many years ago  
 6 what homeowners are allowed to do with their  
 7 land. Some may choose to rebuild their homes  
 8 that are obsolete at an outrageous cost....  
 9 others may choose to build a NEW beautiful home  
 10 on a lush lot in Hinsdale. The cost to some will  
 11 be unattainable... even in SE Hinsdale. Whatever  
 12 they choose to do is their right as citizens and  
 13 property owners. Our community does not need  
 14 this during the crisis.. The world should be  
 15 diverse including taste in homeownership. Please  
 16 do not allow a few to rule others thoughts and  
 17 dreams of what their homes should be. Thank you  
 18 for addressing this issue.... please keep in  
 19 mind that property owners rights. Have a great  
 20 day! Diane

10:00PM

21 This is from Joseph Publitz. I am  
 22 in FAVOR of homeowner rights and I am OPPOSED to

1 a tear down moratorium. Please do the right  
 2 thing.

3 This one is from Anna Kladis. I'm  
 4 in favor of homeowner rights and I am expressing  
 5 my opposition to Hinsdale's proposed tear down  
 6 moratorium.

7 This one is from Thomas G.  
 8 Massouras. As a former Hinsdale Historic  
 9 Preservation Commissioner, my feeling on what  
 10 can be done is mixed; while on the Board, I  
 11 lamented that the Commission has very limited  
 12 power to really do much to stop the market  
 13 forces that deem new construction more important  
 14 and valuable than homes with historic  
 15 significance. The current trend is obvious; the  
 16 teardown of the 1st Street home after every  
 17 opportunity to save it was exhausted is case in  
 18 point. I agree that what remains after the three  
 19 homes up for demolition are gone are that the  
 20 remaining homes need to be somehow saved; the  
 21 question is how, given the modern trends of  
 22 housing today. I believe the ultimate solution

1 is to waive permits and fees for homes of a  
 2 certain age or significance for upgrading,  
 3 making them more attractive to keep, and giving  
 4 them additional marketability when they are on  
 5 the market. Without a leveling of the playing  
 6 field, these homes will be lost.

7 This one is from Ben Burnett. Dear  
 8 Village of Hinsdale, I am writing in strong  
 9 opposition of the proposed (temporary)  
 10 moratorium on demolition, to be discussed in  
 11 public hearing tomorrow.

12 I am a homeowner at 121 East  
 13 Walnut, in one of the affected zones.

14 Briefly, I have the following  
 15 comments and concerns 1. First, I don't  
 16 believe there is an problem to be addressed. You  
 17 note a survey that is over 20-years old. Having  
 18 lived in Hinsdale for over 30 years, I have not  
 19 heard any complaints about new building altering  
 20 the character of the town. I don't see some  
 21 'wave' of demolitions. And I don't see any  
 22 groundswell of support.



1           2. Second, "too late!" That is,  
2 the process by which old houses are from  
3 time-to-time torn down to be replaced by new has  
4 been going on for well over 30 years. I moved  
5 into my current home in 1982, from a not her  
6 home on Lincoln Street (also in the affected  
7 zone). The buyer of that home tore it down in  
8 1982. So why is it that 28 years later, the  
9 Village proposes restrictions - seems like this  
10 process has been ongoing for a long time and it  
11 is punitive to impose a restriction now, on the  
12 remaining homeowners.

13           3. Third, I believe new  
14 construction has been tasteful, appropriate to  
15 lot sizes, and in keeping with the character of  
16 the community. The new construction is in no way  
17 blighting the community. The new houses  
18 "contribute to the Village's character, beauty  
19 and historic charm" too.

20           4. Fourth, I believe the proposal  
21 is too broad. You seem to note there are homes  
22 that are in one of three classes: Landmark

1 status; historically significant; and  
2 historically contributing. To apply a  
3 prohibition to all seems to be too broad.  
4 5. Fifth, and speaking personally, I can't see  
5 how my home counts as any of the above. It had  
6 an addition put on prior to my buying it in  
7 1992, so that it does not have its original  
8 construction, size, or design.

9           6. Sixth, I believe imposing a  
10 restriction of tear-down is a taking of value.  
11 As a homeowner, if the highest and best use of  
12 my home is to tear it down and rebuild (within  
13 code), I (or a buyer) should be free to do so,  
14 (as homeowners in Hinsdale have done for  
15 decades). I believe that should only done with a  
16 compelling and specific public interests (like  
17 in eminent domain), yes, but not a general and  
18 blanket statement about the 'character' of a  
19 town, and not without compensation.

20 7. Seventh, to counter an argument that may be  
21 made, I don't believe a 'temporary' moratorium  
22 is warranted. First, the rate of tear downs is

1 so slow as be un-needed. The rate of change is  
2 slow enough you should study whatever you want  
3 without imposing restrictions now. Make the  
4 case, THEN impose the cost, not the other way  
5 around. Second, I fear that is a tactic to get  
6 de facto what you can't get de jure.

7 8. Last, I see no evidence that the Village is  
8 following the voice of its community. It seems  
9 like the Trustees, Plan Commission are "making  
10 this up", rather than responding to an  
11 identified and pressing issue. So, "no" to  
12 temporary moratorium; "no" to pursuing any  
13 further in any case. Regards.

14           This one is from Brent Davidson. I  
15 am writing this letter to talk about the  
16 Piemonte family. They are great people who  
17 deserve the right to fix their home that is not  
18 salvageable. They would be a great resident to  
19 the Hinsdale community. I am a nurse at Hinsdale  
20 Hospital currently. Thanks for your time. Brent  
21 Davidson.

22           This one is from Helen Muich.

1 Hello, I am emailing you to let you know I  
2 oppose Hinsdale's proposed tear down moratorium.  
3 This is not right thing to do. I support  
4 homeowner rights. Thank You. Helen.

5           This one is from Anna Parker. Good  
6 Afternoon, I hope your week is off to a good  
7 start!

8           I wanted to write to share my view  
9 on the topic of Hinsdale imposing a tear down  
10 moratorium.

11           I love history and the magic  
12 historic homes possess, but if the structure is  
13 destroyed and uninhabitable, I am in favor for  
14 demolishing. It serves no purpose if people  
15 cannot live in it. Furthermore, if a property  
16 was purchased and cannot be moved into because  
17 of mold or structure damage, the person who  
18 purchased it should 100% be able to exercise  
19 their rights as a homeowner and decide how they  
20 will proceed in inhabiting the home/land they  
21 bought.

22           This one is from Natalie

1 Pieczkowski. I support the proposed moratorium  
2 to protect Hinsdale's historic homes.

3 This one is from John Peccia. I'm  
4 in favor of homeowner's rights and I am opposed  
5 to a teardown moratorium.

6 This one is from Kimberley  
7 Petersen. To whom it may concern,  
8 I grew up going to my grandparents in the  
9 Woodlands (305 Hillcrest) and I must say the  
10 community has changed significantly.

11 I beg you to pass the tear down  
12 memorandum and as a community work towards  
13 perseverance of these historical beauties.

14 This one is from Scott Seyfarth. I  
15 am writing to strongly urge against the tear  
16 down moratorium that has been proposed for  
17 certain properties in Hinsdale.

18 If you think back to when Hinsdale  
19 was farmland and houses were sparse, imagine  
20 what a shock it was to have the new "Craftsman"  
21 (among other types) of homes and Village streets  
22 show up. It was called progress. It followed the

1 natural homes progression are not of our built  
2 civilized today to world. Technology improves,  
3 styles change and amenities are developed.  
4 Homes are not built today to last forever. They  
5 certainly were not built dozens of years ago to  
6 last forever either (to a lesser extent in  
7 fact). Fire codes have changed, fire  
8 preventative technology has improved and overall  
9 efficiencies have become enhanced with modern  
10 day building materials and techniques. 100 years  
11 from today, there will continue to be  
12 modifications to how we build and suit our ever  
13 progressing lifestyles.

14 Without further elaboration on  
15 improving the living conditions of the homes,  
16 might I add that there should be freedom to  
17 improve your own land within a REASONABLE set of  
18 zoning guidelines, predominantly set up around  
19 safe and proven building technologies.  
20 Architectural styles and choices have always  
21 been personal preferences and to force the  
22 opinions of a few on the masses is simply an

1 invasion of freedom.

2 I hope that a reasonable discussion  
3 will take place surrounding the free choice that  
4 should be available to protect Hinsdale's  
5 ability to attract residents. The more  
6 restrictions, the less people will want to move  
7 to Hinsdale. There are plenty of people who can  
8 buy an old house and work with the worn out and  
9 antiquated structures to improve them if they  
10 desire. It should not be a mandate from a public  
11 entity. Thank you! Scott.

12 This one is from Renee Cain. I am  
13 in favor of the homeowners rights and opposed to  
14 tear down moratorium.

15 This one is from Angelica DiLallo.  
16 I am in favor of homeowners rights and am  
17 opposed to a tear down moratorium.

18 This one is from Lisa Cruz. To  
19 whom it may concern, I am a Realtor with RE/MAX  
20 Suburban who has clients who have purchased  
21 properties in Hinsdale. I am writing this email  
22 in favor of Homeowners Rights. When a homeowner

1 purchases a property, they should have the right  
2 to do with the property what they see fit to  
3 make it safe for their family and also do it in  
4 the most economical way to accomplish their  
5 goals. Please use this email in consideration of  
6 Homeowners Right to tear down.

7 This one is from David Salazar.  
8 My name is David Salazar. I currently live in  
9 Roselle. I was raised in BENSENVILLE where I  
10 watched my Fathers house his sole possession  
11 along with a home that I owned a block away be  
12 taken away by O'Hare airport expansion. I sir am  
13 in favor of homeowner rights...

14 This one is from Lane and Jennifer  
15 Gibson. We are NOT in favor of a tear down  
16 moratorium. We are in favor of home owners right  
17 to choose. Thank you.

18 This one is from Nancy Jaimez.  
19 Good afternoon. I am in favor of homeowners  
20 rights and am opposed to a tear down moratorium.  
21 Thank you.

22 Nathan Nash. I'm in favor of

10:09PM

1 homeowners rights and am opposed to a teardown  
2 moratorium.

3 This one is from Megan McCleary.  
4 To whom it may concern, I am a Hinsdale resident  
5 and also a local real estate broker. I am  
6 writing to express my concerns about the  
7 Proposed Village moratorium. It concerns me that  
8 the village/Hinsdale preservation society would  
9 like to control what can and can't be done with  
10 someone's private property.

11 I love the character and beauty of  
12 our town. I can appreciate the beauty of both  
13 old and new homes. Buyers who have the desire to  
14 improve an older home are doing so. However,  
15 many of the older homes are don't offer what  
16 buyers want today, have deeply deferred  
17 maintenance and can. Be very difficult to sell.  
18 These owners at some point need to be able to  
19 sell their homes. If a tear-down is what is  
20 going to help them move on to the next phase in  
21 their life, they should be able to do so. If  
22 someone truly wishes to preserve their home,

1 they have can choose to landmark their home. Let  
2 the choice be the homeowners.

3 The report referenced is 20+ years  
4 old. Many of those homes have no architectural  
5 distinction and should not be on that list.  
6 We are facing many challenges right now both  
7 from a health and economic standpoint. I urge  
8 you... please do NOT approve the moratorium.  
9 Thank you.

10 This one is from Casey Cleveland.  
11 I am in favor of homeowners rights and am  
12 opposed to a tear down moratorium.

13 This one from Marta Padin. To whom  
14 it may concern, As homeowners we have rights. We  
15 are in favor of homeowners RIGHTS, and are  
16 opposed to tear down moratorium.

17 Our voices are out there and need  
18 to be heard and supported, especially at times  
19 like these. Do the right thing.

20 Thank you for your time.

21 My name is Joncarlo Molfese,  
22 322 West 2nd Street. My name is Joncarlo

1 Molfese and I am the new homeowner at  
2 322 W 2nd Street Hinsdale, IL. I am just  
3 emailing you to let you know that I am strongly  
4 against the tear down moratorium... If someone  
5 decides to sell a home that was neglected for  
6 years in Hinsdale it shouldn't be the new  
7 homeowners problem. You guys let homes pass in  
8 the historical district all the time but NOW  
9 it's an issue?! This is horrible for the town!  
10 Let it go! Don't let the homeowners who  
11 purchased these homes for MILLIONS of dollars be  
12 restricted on what they can or can not do with  
13 Their home that was already neglected by the  
14 last homeowner. Too many homes have already been  
15 torn down and rebuilt in this district that I  
16 don't even think it's a historical district  
17 anymore. These new home are the future of  
18 Hinsdale and the reason Hinsdale is one of the  
19 most desirable towns in Illinois. Don't let the  
20 few in the historical group be the  
21 Reason you won't let residents invest millions  
22 to make Hinsdale better. Do the right thing...

1 Hinsdale Homeowner.

2 This one is from Sanjay and Sonja  
3 Gill, 936 Taft Road. I support the proposed  
4 moratorium to protect Hinsdale's historic homes.  
5 Thanks so much!

6 All right. This one is from John  
7 Paoletta. To whom it may concern, I am the  
8 owner of 736 S Park. We had hoped to build a  
9 home on the property. For personal reasons we  
10 decided not to build. We have children and  
11 grandchildren living in Hinsdale. It was a major  
12 disappointment. This past couple of years our  
13 surrounding neighbors have been very  
14 understanding. It's important to the neighbors  
15 and myself that J Jordan starts construction on  
16 a home on this property as soon as possible. The  
17 existing home is an eyesore and in serious  
18 disrepair.

19 I am strongly opposed to a  
20 moratorium on tear downs. Tear downs attract new  
21 people to Hinsdale. Many with people building  
22 families. Families that already live in the

1 Hinsdale community that want to build new homes  
2 as their families grow and are provided an  
3 opportunity to stay.

4 Thank you for understanding! Best.

5 This one is from Dorothy DiMedio.

6 Hello. We are in favor of homeowners rights and  
7 are opposed to a tear down moratorium. Thanks  
8 in advance.

9 This one is from Shannon

10 Weinberger. Members of the Plan Commission,  
11 As a longtime owner of a landmarked home in the  
12 Village, a member of the Historic Preservation  
13 Commission, and a dedicated supporter of  
14 Hinsdale and its history, I deeply support the  
15 proposed moratorium. I urge you to allow the  
16 Village time to come together to do what is  
17 right in protecting our significant and  
18 contributing historic structures in the Village.

19 If we continue as we have, our  
20 Village will lose its unique; distinctive story  
21 that defines who we are as a community and is  
22 the reason why we all chose Hinsdale as our

1 different from the 1940s, when each of my homes  
2 were built, so I would not object to being  
3 lenient on the interior renovations, while  
4 maintaining the integrity of the exteriors of  
5 the designated homes. Sincerely, Patricia Weber

6 This one is from Robert and Ruta  
7 Jensen at 215 North Grant Street. To: The  
8 Village of Hinsdale. We support a moratorium on  
9 demolition permits to allow time for discussion  
10 and development of appropriate regulations to  
11 protect viable historic buildings in the  
12 Village. We appreciate the varied architecture  
13 of Village homes and businesses.

14 This one is from Christian McCoy.  
15 I am completely against teardown moratorium. Do  
16 not take our homeowners rights.

17 This one is from Amy L. Peckam. I  
18 support the proposed moratorium to protect  
19 Hinsdale's historic homes. Thank you.

10:16PM 20 This is from Amy Trojecki. Please  
21 note that I strongly oppose a moratorium on new  
22 construction or renovations in Hinsdale. Towns

1 home. Thank You. 239 East Walnut Street.

2 This one is from Patricia Weber. Dear  
3 Trustees of the Village of Hinsdale,  
4 Thank you for requesting public comments on the  
5 Demolition Moratorium. I am in agreement that  
6 there should be a moratorium on demolishing  
7 historically significant or contributing homes  
8 in Hinsdale.

9 My family moved to north Washington  
10 Street in 1982, and then to North Lincoln Street  
11 in 1990, so I have lived through the  
12 longstanding debate about tearing down older  
13 homes in Hinsdale. While I respect a homeowner's  
14 right to create what he or she considers to be  
15 his or her dream home, it is obvious that part  
16 of the desirability of Hinsdale as a  
17 Community is the beauty of its architecture,  
18 especially the architecture of many of its older  
19 homes. I would like to see clear guidelines and  
20 designations for homes that should be preserved  
21 so that this debate can be settled equitably for  
22 all stakeholders. Lifestyles in 2020 are very

1 that do not allow renovations or new  
2 construction eventually look run down. The  
3 moratorium will impact property values. Hinsdale  
4 is a beautiful community because people invest  
5 money into their homes and landscaping. Let them  
6 invest. Also, a property owner should be able to  
7 decide what they want to do with their property.  
8 Imposing a moratorium would set a bad precedent.

9 David Cunningham, 400 West Hickory  
10:16PM 10 Street. I am writing you in opposition to the  
11 proposed moratorium. As a resident of Hinsdale  
12 for nearly 25 years, we have seen many beautiful  
13 residential developments throughout the town.  
14 Limiting property owner rights beyond the  
15 existing building code requirements would not  
16 only be detrimental to specific property owners  
17 but would hurt all residents by limiting the  
18 potential positive developments for the overall  
19 town of Hinsdale. Thank you for your  
20 consideration.

21 Rebecca Moore of 106 East 8th  
22 street. VOH Plan Commission, Please add my

1 voice to those strongly in favor of the  
 2 demolition moratorium. I have only been a  
 3 Hinsdale resident for less than 4 years, but  
 4 have lived in the general area for the last 20.  
 5 From the first time we toured neighborhoods,  
 6 Hinsdale has been my benchmark. I fell in love  
 7 with the lovely old homes, and those not so old  
 8 but with such distinctive character. I cannot  
 9 tell you how many times strangers and residents  
 10 have stopped their cars, stood on the sidewalk  
 11 in front of our home, taken pictures, and rung  
 12 our doorbell to tell us how gorgeous we are.  
 13 I am beyond distressed that in only the last 4  
 14 years, the landscape has changed so very much.  
 15 The beautiful properties on Oak Street now  
 16 facing teardown is incomprehensible. I realize  
 17 that not everyone wants to live in a Victorian,  
 18 but so much can be done to an interior without  
 19 sacrificing the stunning exteriors that are  
 10:17PM 20 widely associated with Hinsdale demolition  
 21 moratorium. Thank you for your consideration.  
 22 Okay. One more. This is from

1 Kirsten Cunningham. I am writing this in  
 2 opposition to the proposed moratorium in  
 3 Hinsdale. I believe the decision should be up to  
 4 the property owner what they want to do with  
 5 their property. There are many beautiful homes  
 6 that have been built and renovated in Hinsdale  
 7 and I believe it should continue to be the right  
 8 of the property owner.  
 9 Thank you for your consideration.  
 10:18PM 10 Robb, do you want to jump in?  
 11 MR. MC GINNIS: Yes. Next we have  
 12 Patrick and Mary Bower at 620 South County Line  
 13 Road. We live in southeast Hinsdale, on County  
 14 Line Road, not far from the three proposed homes  
 15 up for demolition. These homes all characterize  
 16 the history and charm of our Village, and  
 17 individually each one is a jewel in the crown of  
 18 our village's architecture. Too many homes of  
 19 historic value are being taken down and replaced  
 20 by McMansions that do not preserve the look and  
 21 feel of our Village. Occasionally some homes  
 22 are even being replaced by structures that do

1 not fit in at all with the feel of our  
 2 neighborhoods, like the contemporary one that  
 3 was recently built on Garfield between 6th and  
 4 7th Street. The people on the planning  
 5 commission should have strong veto power on  
 6 architectural drawings that do NOT fit into our  
 7 Village landscape BEFORE its too late.  
 8 However, with respect to the large  
 9 mansions in southeast Hinsdale that are on the  
 10 chopping block, these represent something even  
 11 more valuable to the Village. These homes  
 12 should be preserved. I feel that it would be  
 13 great to offer incentives to buyers to keep the  
 14 original look and allow them to do some updates  
 15 to preserve these special homes. But nobody  
 16 should just be able to randomly buy one of these  
 17 homes and tear it down at will without having  
 18 great scrutiny by the Village. Often it is too  
 19 late before someone says something. So I am  
 20 saying it now: PRESERVE THE LOOK AND CHARM OF  
 21 OUR Village! Once gone, these homes can never  
 22 be replaced. We strongly object to these homes

1 in southeast Hinsdale being torn down. Place a  
 2 moratorium on demolitions of properties with  
 3 historic value!!  
 4 Next we have one from Mark Miner at  
 5 25 South Stough Street. My name is Mark Miner.  
 6 I live at 25 S. Stough St. in Hinsdale and have  
 7 lived in the home since 1977. My home is listed  
 8 in the Scattered Sites attachment in the 1999  
 9 Hinsdale Reconnaissance Survey. I have the  
 10 following comments.  
 11 I support a temporary demolition  
 12 moratorium to study what can be added to the  
 13 Village code to protect the many single-family  
 14 homes that contribute to the Village's  
 15 character, beauty and historic charm.  
 16 I think it is key that the study  
 17 group adopt a mission statement to guide its  
 18 work.  
 19 In addition to the Plan Commission,  
 20 Historic Preservation Commission and/or Village  
 21 Board of Trustees to conduct the study, I wish  
 22 to add that a representative from the Hinsdale

1 Historical Society Board of Directors be made an  
2 active participant of the study group. I've been  
3 volunteering as a researcher for the plaque  
4 program and have appreciated the work the  
5 society has done to document the house histories  
6 in the past and the re-established program.

7           There are many additional  
8 single-family homes not listed in the 1999  
9 survey that contribute to the historic charm of  
10 Hinsdale, and that do not necessarily qualify as  
11 a home with architectural significance, such  
12 that the 1999 survey results should not be the  
13 end all in determining how many and which  
14 structures are within the scope of the study and  
15 which new guidelines or policies should apply. I  
16 think the standards going forward could be  
17 relaxed from those used in the 1999  
18 Survey. An example of a house I am familiar with  
19 is at 3 S. Quincy, which has a Papenhausen  
20 heritage.

21           It seems to me that the Village  
22 commissions responsible for the protection of

1 the village's historic charm could have done  
2 more in terms of protecting the village's  
3 historic charm as evidenced by the large number  
4 of tear downs in the Village in past years and  
5 that many of those teardowns are of homes that  
6 have recognized historical significance, e.g, as  
7 evidenced by having received a Hinsdale  
8 Historical Society recognition plaque. I am  
9 actually surprised that this proposal for a  
10 Temporary moratorium is coming up again, as I  
11 thought this was addressed years ago to manage  
12 and limit the teardowns. Considering this, I  
13 recommend including in the study's scope a  
14 review of what protections were put in place in  
15 the past that apparently have not held up or  
16 have not been sufficiently robust to stem the  
17 teardown tide and manage the protection of  
18 historic homes.

19           I recommend that the study include  
20 a discussion of how the responsible commission  
21 can be a partner with the home owner and support  
22 the home owner in coming to a renovate versus

1 teardown decision. A current case in point is  
2 the former jewel of a home at 114 S. Stough  
3 which has been written up in Hinsdale's history  
4 books but is continuing to sit and left to rot  
5 and be infested with raccoons. The house is  
6 currently up for sale, but it is likely now that  
7 the cost to renovate exceeds the cost to start  
8 over. Maybe the Village has been participating  
9 in the protection of this home behind the  
10 scenes, but the Village should strive to remove  
11 whatever barriers may have caused this house to  
12 fall into ruin to apply to cases in the future.

13           Regarding my own home, I'm not  
14 planning any major renovations in order to save  
15 money for our retirement needs. I plan on  
16 continuing to maintain it, but the next owner  
17 will probably have to put some money into it. I  
18 doubt the house would be a candidate for a tear  
19 down, but who knows in 10 years.

20           Last, if there is a need for home  
21 owners with homes in the 1999 survey to  
22 participate in an upcoming study as test cases,

1 I'd be happy to lend some of my time.

2           This is from Chad Wrigley.  
3 I am writing in strong support of a demolition  
4 moratorium on historical teardowns and the  
5 larger issue of protecting historically  
6 significant homes within our community. One of  
7 the reasons my family moved here in 2018 was for  
8 the character of the homes that line our  
9 streets. I believe that character would be lost  
10 if teardowns of historic homes continues without  
11 oversight.

12           This is from Chris and Jackie  
13 Stent. My husband and I own a home at 231 E  
14 Sixth, Hinsdale, IL. Our home is over 100 years  
15 old and has been maintained over the years. We  
16 do believe in renovation and preservation when  
17 possible AND ONLY IF DESIRED by the current.  
18 Homeowner. It is not always prudent or cost  
19 effective to restore an older home, so the  
20 Village (and neighbors/fellow Hinsdale  
21 residents) SHOULD ABSOLUTELY NOT be allowed to  
22 dictate the rights of the property holder. It

1 simply runs completely counter to our rule of  
2 law.

3 We would like it noted that WE  
4 ABSOLUTELY DO NOT support the Demolition  
5 Moratorium.

6 This is from Bari Kesner. I am  
7 opposed a teardown moratorium.

8 This is from Laila Alamuddin. My  
9 husband and I moved to Hinsdale in 2011 to be  
10 close to our son and family who had moved here  
11 from the city for the schools.  
12 Having lived in historic Princeton NJ I was  
13 pleasantly surprised not to be surrounded by  
14 McMansions and cookie cutter homes. The historic  
15 homes, the Tudor homes, the Zook homes as well  
16 as the Sears Robuck homes offered us a wonderful  
17 glimpse of the history of the Midwest.  
18 To remove these homes would be extremely sad.  
19 We would like to support all measures to protect  
20 the "architecturally significant and sound  
21 historic homes and buildings" in this town. I  
22 still cannot believe that the movie theater was

1 abandoned, though before my time.  
2 These measures will keep us strong and keep our  
3 community vibrant.

4 This is from Diane Dean, I am  
5 writing to support the proposed moratorium to  
6 protect Hinsdale's Historic Homes.

7 This is from Barbara Staren Feldman  
8 at 720 South Elm. To the dedicated Zoning  
9 Committee and Board of Trustees for the Village  
10 of Hinsdale: My parents Mr. And Mrs. Edgar  
11 (Mary Jo) Staren purchased 230 E. First Street,  
12 the home Penny and John Bohnen currently occupy  
13 in the early 1960's from the original owners,  
14 the Paul Butler Family. Although I was very  
15 young, the memories of living and growing up in  
16 that beautiful home are indelibly etched on my  
17 brain and part of my history. MY history, my  
18 families' history; history only important to few  
19 others and me. When we moved out of 230, the  
20 Kay/Key family moved in. They put their stamp on  
21 the home, making it their own as it should be.  
22 Was I sad to see come of the changes,

1 absolutely. But the home no longer belonged to  
2 us it was theirs; creating their own history.  
3 They removed a stunning stained glass window in  
4 the center of the second floor balcony and  
5 replaced it with a large wood window framed box  
6 that remains there today. Not my taste, and it  
7 wouldn't have happened if we still lived there.  
8 But it was now their home. Even today, as I  
9 drive past 230 E. First St., I envision the  
10 stained glass window that was once a focal point  
11 of the front of the home. More and very  
12 significant changes have been made by the  
13 Bohnens. I still see the home I lived in and  
14 not the changes that have taken place. This is  
15 their home and their personal decisions. All of  
16 these changes are the right of the owner who  
17 purchase the home and wish to make it their  
18 property and the place they spend their lives.  
19 If 230 E First St. Were demolished and a new  
20 home built on the property, new history is made.  
21 It's called progress. Is it disappointing at  
22 times, yes of course, but it's part of being an

1 American and living in a free country. The only  
2 thing we can count on for sure is change. A SELF  
3 APPOINTED, NON ELECTED 'Historic Certification  
4 Consultant with a survey FROM 1999 does not have  
5 the authority to advise our Village Trustees who  
6 ARE ELECTED officials acting for the PEOPLE OF  
7 THE Village, of their personal opinion of how to  
8 save the face of our Village.

9 A moratorium on demolition of  
10 PRIVATE PROPERTY, whether deemed significant or  
11 another category, TYING UP THE FREEDOM OF CHOICE  
12 BY TAX PAYING HOME OWNERS IN THESE ESPECIALLY  
13 TROUBLING AND DIFFICULT TIMES is  
14 unconstitutional, irresponsible and selfish. If  
15 under the most irregular of circumstance this  
16 might be considered and more ridiculously  
17 passed, the lawsuits would be fast and furious  
18 against the Village and the Trustees, and  
19 absolutely result in a favorable decision for  
20 the property owner resident. A needless waste of  
21 Village funds when our Village is already  
22 strapped financially. How is it logical that a

1 stipulation with catastrophic consequences can  
 2 possibly be imposed on a homeowner of a property  
 3 that was NOT imposed at the time they purchased  
 4 their home? How could it possibly be legal or  
 5 ethical to discern the difference between a  
 6 'significant' or 'contributing' home and those  
 7 that do not meet those standards to say  
 8 'significant' and 'contributing' should be saved  
 9 and preserved and those not significant and  
 10 contributing are expendable? That is  
 11 discrimination.

12 Living in the Village of Hinsdale  
 13 or any other Village, is different from a  
 14 property where there is a Home Owners  
 15 Association or HOA. When you buy and live in an  
 16 Association, you are contractually obligated to  
 17 abide by the by-laws set up by the homeowners'  
 18 Association. They are written and implemented by  
 19 the board of the HOA and residents must request  
 20 and often submit plans of the changes they wish  
 21 to make on their property if they are  
 22 significant. There is no HOA in the Village of

1 Hinsdale, and it would be absurd to try and  
 2 impose such rules on property owners when the  
 3 homes, property sizes, longevity, personal  
 4 opinions and financial wherewithal of each  
 5 resident is just that, personal.

6 My family has lived at 720 S. Elm  
 7 St. For almost 20 years. As I said I grew up in  
 8 this town, I love it. I love the uniqueness of  
 9 the homes and the Village, I remember stores in  
 10 town that no one else does.... (Reineke's Market  
 11 anyone. Where Einsteins Bagel currently  
 12 resides?) I remember the big snowstorm of 67  
 13 that and a tornado that ripped through our  
 14 Village and knocked down a towering Elm tree  
 15 onto the roof of 230 E. First St., as my  
 16 Parents and siblings waited out the winds in the  
 17 root cellar. Memories. My memories. They mean  
 18 nothing to anyone else because no one knew about  
 19 them until I just voiced them in this letter.  
 20 And so it would be if 230 E. First St. Or 720 S.  
 21 Elm St was to be torn down and new lovely homes  
 22 were built onto the property. New chapters, new

1 memories.

2 Next Ashley Killpack of 3517 Spring  
 3 Road. I was born and raised in Hinsdale and I  
 4 support the the proposed moratorium to protect  
 5 Hinsdale's historic homes.

6 This is from John Mangan at 16 West  
 7 5th. Dear Commission and Board members,  
 8 We have owned and lived at the property at 16 W.  
 9 Fifth St. Since early 1988 and strongly object  
 10 to any moratorium on the issuance of demolition  
 11 permits to any property owner or any restriction  
 12 on the use of our property in any respect that  
 13 doesn't apply to ALL property in the Village.  
 14 When we received the letter advising of this  
 15 proposal indicating that restrictions would  
 16 apply to properties designated as historically  
 17 "significant" or "contributing" in the 1999  
 18 Hinsdale Reconnaissance Survey. We went to the  
 19 document and were surprised to find that our  
 20 home is listed as "significant". Certainly no  
 21 one ever bothered to contact us or really looked  
 22 at the exterior of our home. If they had they

1 would have found that the picture from the  
 2 1800's of our home versus the structure today is  
 3 vastly different. There have been major  
 4 structural changes to the property over the  
 5 years. To base any decision on a document that  
 6 is 20 years old without ever bothering to  
 7 contact the owners is both arbitrary and absurd.  
 8 The reality is that over the last 30 years I  
 9 Would bet that 50-60% of the housing stock in  
 10 the Village has been replaced or significantly  
 11 changed. Now you want to treat us differently?  
 12 The value of our property may be in the land  
 13 alone.

14 If the Village wants to dictate  
 15 what we can do with our property in an arbitrary  
 16 and unequal fashion then you need to follow the  
 17 laws of eminent domain because you taking away a  
 18 property right of ours which has a significant  
 19 economic impact.

20 We're not sure what we're going do  
 21 in the next 180 days but any long term  
 22 restriction based upon these criteria will be



1 met with litigation from us.

2 Next from Kay and Fred Krehbiel at  
3 505 South County Line. Kay and Fred KREHBIEL  
4 strongly favor the moratorium. We hope during  
5 this period the Village will be able to develop  
6 a comprehensive plan which will protect the  
7 historic homes in the Village while being fair  
8 to the owners and recognizing their property  
9 rights. This is always a difficult balance but  
10 one other communities have successfully  
11 achieved.

12 The historic homes are what  
13 together with our Village center give HINSDALE  
14 its very special atmosphere and recall and  
15 preserve the past history of the community. They  
16 differentiates the Village from so many  
17 neighboring communities which do not have the  
18 gracious stock of historic homes. They represent  
19 the development of the community and the people  
20 (and their fascinating life stories) who came  
21 before us.

22 This is from Sara Opler, 714

1 Cleveland Road. Hi - This is Sarah Opler of 714  
2 Cleveland Road, Hinsdale, IL 60521. My husband,  
3 Eddie, was born and raised in Hinsdale, and we  
4 support the proposed moratorium to protect  
5 Hinsdale's historic homes.

6 Laura Laplaca and Craig Culbertson,  
7 726 South Elm Street. Dear Commissioners-  
8 This is in reference to your consideration of a  
9 180-day moratorium on demolitions of certain  
10 homes in the Village. Our home is in the Robbins  
11 sub-division and is deemed "S" (significant) in  
12 the 1999 historic survey conducted by the  
13 Village and, as such, would be subject to the  
14 moratorium. In our opinion, a moratorium on  
15 demolitions (prompted entirely by the  
16 unfortunate timing of three historic  
17 Homes), is simply an unnecessary step to take.  
18 Given the current economic climate, the real  
19 estate market is hardly "hot" and it is unlikely  
20 that historic homes will be flying off the  
21 market. The Village can certainly consider  
22 incentives for maintenance of historic homes

1 over the next few months without the imposition  
2 of a moratorium. I would note that this is not a  
3 new problem or concern in Hinsdale and  
4 Discussions about incentives and ways to  
5 maintain historic homes is not a new one. The  
6 fact that the Village has failed to act on this  
7 matter up until this point should not be a  
8 burden that homeowners of these homes should  
9 have to shoulder.

10 While we have no intention of  
11 selling our home anytime soon, we are very  
12 concerned that after owning our home for 30  
13 years, the value of it would be significantly  
14 diminished (even further than the current COVID  
15 crisis and the continued increased property  
16 taxes already have) by the institution of  
17 Rehab or demo guidelines by the Village. To  
18 institute unilateral and arbitrary restrictions  
19 on homes that were purchased without such  
20 restrictions is an inappropriate use of  
21 government power. We believe such restrictions  
22 would constitute an illegal taking by the

1 Village and a violation of the constitutional  
2 property rights of the homeowner. Any such  
3 restrictions would certainly be successfully  
4 challenged in court. We are in agreement that  
5 incentives on rehabs of historic homes are an  
6 appropriate solution to try to keep classic  
7 historic homes from being demolished and believe  
8 that this should be the direction that the  
9 Village takes on this matter.

10 In addition, by the standards  
11 stated in the survey, our home does not seem to  
12 fit the category in which it has been placed due  
13 to modifications that we have made to our home  
14 over the past 30 years. It should be noted that  
15 this survey is over 20 years old and much has  
16 changed in those intervening years it is  
17 certainly possible that the designation of homes  
18 on that list might be different now than  
19 They were in 1999. At the very minimum, this  
20 survey should be updated and revised to reflect  
21 the current inventory and designation of homes  
22 in the Village.

1 We love our home and the historic  
2 nature of this Village and our street. Over the  
3 years, we have done everything to rehab our home  
4 and maintain it and hope that someday a new  
5 family would do the same. But, as our largest  
6 asset, we just can't afford to have our hands  
7 tied when someday we want to sell it. The  
8 Village should consider this matter seriously  
9 taking into consideration the concerns and  
10 Attendant rights of the homeowners of these  
11 homes.

12 Thank you for your time and  
13 consideration of this matter.

14 This is from Michael Keeley of  
15 234 South Quincy Street in Hinsdale. I reside  
16 at 234 S. Quincy Street in Hinsdale. I strongly  
17 oppose the demolition moratorium. The moratorium  
18 will harm property values and stifle development  
19 in a time when local economies are attempting to  
20 rebound. As a community we should strive to  
21 ensure private property is put to its highest  
22 and best uses. Thank you.

1 This is from Jennifer Reenan. My  
2 husband and I own the Orland Bassett house on  
3 Sixth Street. We are restoring this incredible  
4 Home after a terrible fire because we consider  
5 ourselves to be custodians of history and beauty  
6 as well as titleholders of a personal property.  
7 Owning and maintaining an older home obviously  
8 requires a special commitment of time and  
9 attention. However, we take seriously the  
10 responsibility of living in a Historic District  
11 and felt an obligation to rebuild as one of many  
12 families that have stewarded the Bassett house  
13 through the decades.

14 Sadly, little protection is given  
15 to Hinsdale's historic districts in terms of  
16 what can and cannot be built in them. Such  
17 districts (found across our nation) are by  
18 definition composed of historically and  
19 Architecturally significant buildings.  
20 Architectural details unique to a particular  
21 time period lend each district its character and  
22 charm. The character of our neighborhood, once

1 filled with homes built in the late 19th and  
2 early 20th centuries, is being steadily eroded  
3 under current regulations and will suffer a  
4 serious blow with the loss of the homes  
5 currently slated for demolition.

6 Razing a structurally sound  
7 historic building is almost never appropriate  
8 for a Historic District. In Hinsdale,  
9 designating demolition as "inappropriate" means  
10 next to nothing as a practical matter. A  
11 Temporary moratorium on the demolition of  
12 historic properties will enable us to  
13 thoughtfully determine, together as citizens,  
14 how to balance the valid concerns of each  
15 property owner with the benefits we all enjoy  
16 from having distinct and beautiful historical  
17 architecture on our streets and lanes.

18 Next this is from Jen Chillo of 525  
19 East 3rd. She would like to email in support of  
10:38PM 20 the moratorium. Please consider saving these  
21 beautiful historic homes and help preserve the  
22 rich architecture that we all appreciate so

1 much.

2 Next from Curt and Doreen Moody.  
3 We've been here for over 25 years and have so  
4 valued the diversity of homes in our community.  
5 We don't want to see it diluted with the  
6 continued March of builders tearing down  
7 perfectly, or imperfectly good homes. Our home  
8 was honored some years ago for the way we kept  
9 the original charm yet modernized and added on.

10 Let's preserve the character of  
11 Hinsdale and whom ever approves the terribly  
12 poor plans that are causing more water flowing  
13 into yards and homes needs to develop a spine  
14 with these builders or better understand the  
15 engineering. It's clear Hinsdale just can't  
16 handle the issues associated with bigger homes  
17 and less ground to absorb the water.

18 As an example right now I'm looking  
19 at a poor solution, a bandage to this kind of  
20 problem on 6th and Bodin because of the water  
21 being pumped by the latest tear down on Monroe  
22 into an alley with no drains.

1 This is from Susan Driscoll, Tom  
2 and Susan Driscoll, 844 South Garfield. We are  
3 proponents of renovation and preservation;  
4 however, property rights should not be  
5 compromised. The Hinsdale real estate market is  
6 gaining strength despite the challenges from  
7 Covid19. We have to ensure that changes are not  
8 made which negatively impact the economic state  
9 of our Village. We believe that incentives

12:01AM 10 (e.g., zoning variances) could be developed to  
11 promote renovation, but a moratorium is not  
12 necessary to enact these changes.

13 We are writing to OPPOSE the  
14 proposed temporary moratorium on the issuance of  
15 any demolition permit or other building or  
16 zoning approvals involving the demolition of any  
17 single-family home or building within the  
18 Village that either has landmark status or is  
19 one of the homes within the Village deemed to be

12:01AM 20 historically "significant" or "contributing" in  
21 the 1999 Hinsdale Reconnaissance Survey prepared  
22 by Historic Certification Consultants.

1 We have lived in Hinsdale for over  
2 20 years in two different homes. Our property  
3 taxes have increased significantly. Families  
4 need to be able to life in a home for today's  
5 current environment. For those families who  
6 wants to knock down a home (to build another  
7 beautiful home) either because renovating an  
8 older home would either cost too much to  
9 renovate or because a footprint that worked many  
10 years ago simply doesn't work now because of the  
11 many modern materials available today, they  
12 should be able to do so.

13 We walk all parts of this Village  
14 and see many different homes - that is the  
15 beauty of our town. We do not see this beauty  
16 being taken away by older homes being replaced  
17 by newer ones that financially aesthetically  
18 make more sense. Many homes that were built in  
19 the last 20 years look like they could have been  
12:03AM 20 here much longer. We certainly cannot tell  
21 whether a farmhouse was built recently or built  
22 100 years ago, but we can see that the home is

1 beautiful and continues to add to the  
2 neighborhood charm.

3 For many families, financially, it  
4 would make more sense to start a home from  
5 scratch rather than try to make a very old home  
6 with old amenities that simply don't work in the  
7 21st century into a home that fits their  
8 lifestyle. These homes are not museums. They  
9 need to be lived in. The Village took the Zook  
10 home and made it into a museum at Katherine  
11 Legge. If the Historical Society wants to do  
12 the same with other homes, they should feel free  
13 to purchase the home and do so. But the tax  
14 increase we just received on our recent build  
15 tells us that if you want to continue to attract  
16 new and younger families into our neighborhood,  
17 they need to be a loud to build a home that  
18 functions for their family. Thank you.

19 This is from Carl Curry at 740  
10:43PM 20 South Elm. As a 40 year resident of Hinsdale  
21 and the owner of a home identified by the local  
22 historical society as significant, I am

1 extremely disappointed by the decisions and  
2 actions over the past decade regarding housing  
3 in our town. Not only are we tearing down our  
4 town's treasures, we are replacing them with  
5 overbuilt insignificant architecture that  
6 generally decrease lots' green spaces, something  
7 that made Hinsdale so special. We spend a great  
8 deal of time on the north shore as our daughter  
9 lives in Winnetka and their community has an  
10 entirely different perspective. They value their  
11 historic structures and it is demonstrated on  
12 almost every street. Tear downs are almost non-  
13 existent. In those rare occasions where there is  
14 new construction it integrates much better than  
15 what we see in Hinsdale, not only in design but  
16 also in size relative to the nearby existing  
17 homes and the lot it stands on. I find it ironic  
18 that we want to be compared with north shore  
19 communities when it comes to schooling, crime,  
20 and health criteria - why have we lost sight of  
21 that with our housing, an attribute that should  
22 Ire near the top of the list. At one time, we

1 had just as distinctive homes as Kenilworth,  
 2 Winnetka and Lake Forest. We've lost many  
 3 already and ultimately, we're in jeopardy of  
 4 losing them all. I'm curious who convinced our  
 5 Village leaders that this is right thinking; for  
 6 a community with a proud history that nearly  
 7 spans two centuries, our historical landmarks  
 8 speaks to our reverence and what we value in our  
 9 community. Therefore, I vigorously support the  
 10 moratorium and recommend that our public  
 11 servants use the time to review housing best  
 12 practices and regulations in 200 year old  
 13 communities like ours on the north shore - we  
 14 are truly fortunate to have them nearby. I would  
 15 also recommend that reviews be made of villages  
 16 on the east coast that are close to 300 years  
 17 old - that's important because Hinsdale will be  
 18 there before not that long. Our Village planners  
 19 and board should be preparing for the future and  
 20 thinking about Hinsdale 2-3 generations from  
 21 now. How do we maintain our strong sense of  
 22 history and values through our architecture

1 while moving forward is the critical question.  
 2 Besides understanding the rules and regulations,  
 3 we should be most interested in these  
 4 community's leaders mindsets. What makes them  
 5 Successful balancing the different needs within  
 6 their towns and what independent leadership is  
 7 necessary to drive the change. As an example,  
 8 the leaders who believe that Hinsdale. Is on the  
 9 right course today should not be part of the  
 10 Review - it's not in our best interests and they  
 11 will not be objective. Thanks for providing  
 12 opportunities for feedback. Hinsdale is a  
 13 wonderful town; if this long standing issue gets  
 14 addressed, it will secure its place for the next  
 15 100 years.

16 This is from Michael Rooney.  
 17 My wife & I have been residents of the Village  
 18 for over 20 years. We are opposed to the Village  
 19 of Hinsdale's Proposed Demolition Moratorium;  
 20 Application A-14-2020. We are in favor of  
 21 preserving & protecting property rights.

22 This is from Peggy Sayre. Please

1 pre-register me for the demolition moratorium  
 2 hearing.

3 Please provide an incentive to  
 4 potential homeowners to minimize red tape in  
 5 when deliberating renovating instead of  
 6 demolishing an historic home in Hinsdale. Based  
 7 on discussions with local attorneys as well as  
 8 home owners who want to renovate, the costs of  
 9 renovating are far greater and too time  
 10 consuming working with current restrictive  
 11 zoning codes.

12 Each home owner should be able to  
 13 make his/her own decision on how to use their  
 14 land no matter where the home resides. Further,  
 15 if there is a list of homes which cannot be torn  
 16 down, that could bring down property values  
 17 since it is proven buyers prefer new/newer  
 18 homes.

19 This is from Ashley Sackley. To  
 10:46PM 20 whom it may concern: I support the proposed  
 21 moratorium to protect Hinsdale's historic homes.  
 22 And she is at 341 Ravine Road.

1 This is from Michael and Patricia  
 2 Nelson at 424 North Monroe. We are writing in  
 3 support of the measures to preserve and protect  
 4 the character of the community.

5 The Village is already scarred with  
 6 the tell tale design periods of faux chateau,  
 7 modern farmhouse, and Pottery Barn manor. They  
 8 are nothing more than expensive tract housing.  
 9 Soulless and sterile.

10 We chose to reside in Hinsdale for  
 11 it's historic architecture and pride of place,  
 12 having owned older homes in other states which  
 13 were cared for and curated by previous owners  
 14 over decades and centuries.

15 Old does not mean obsolete. Pausing  
 16 180 days to address what might be forever lost  
 17 seems a prudent proposal for the Plan Commission  
 18 to pass.

19 This is from PJ Huizenga of  
 10:47PM 20 630 South Oak. Dear Village of Hinsdale Plan  
 21 Commission, I live at 630 S. Oak Street. I  
 22 purchased a very old house that could have been

1 considered "Historic", and built a timeless  
 2 white oak, shingle house on the property. I  
 3 think property owners should have a right to  
 4 tear down homes and rebuild. I think Hinsdale  
 5 should enhance their review board for what's  
 6 allowed to be built so that new homes fit the  
 7 traditional look of the neighborhood. Neighbors  
 8 should be given colored renderings of proposed  
 9 homes with time to submit comments to the review  
 10 board - this process will stop modern houses  
 11 that don't fit in the look of the town.

12 I am a proponent of renovation and  
 13 preservation; however property rights cannot be  
 14 compromised.

15 Do you want to take a few?

16 MR. YU: Thanks, Robb.

17 This one is from Michelle Reale.  
 18 To whom it may concern: I'm in favor of  
 19 homeowners rights and opposed to a teardown  
 10:48PM 20 moratorium.

21 This one is from Laura Alter,  
 22 410 West Hickory Street. I would like to voice

1 my opinion on the considered moratorium on  
 2 teardowns in the Robbins Park Historic District,  
 3 and potentially other areas of Hinsdale. I  
 4 believe that the homeowner should have the right  
 5 to do, within reason, what they determine is  
 6 best for their needs to their own home.

7 I believe that older houses will  
 8 sit on the market forever, home values would  
 9 decrease, and the nature of our Village would  
 10 change if this moratorium would come to  
 11 fruition, Many of the homes that are being built  
 12 today will be around for another hundred years.  
 13 They're more efficient, less costly to maintain,  
 14 are more eco-friendly, and are unique and  
 15 beautiful. I oppose the moratorium.

16 This one is from the Robert W.  
 17 Dere, 227 West Monroe Street, Suite 1900. Dear  
 18 Chris Bruton, Village Board, I'm in favor --

19 I'm sorry. That was the company  
 10:49PM 20 name, sorry. I will get the name later.

21 I'm in favor of demolition  
 22 moratorium for the Village of Hinsdale.

1 Respectfully, Jeffrey E Simmons.

2 This one is from Corlyn Simmons.

3 Dear Chris Bruton and Dear Christine Bruton and  
 4 Hinsdale Village Board, I am writing in support  
 5 of a demolition moratorium. I am a 22 year  
 6 resident of Hinsdale. I have experience in old  
 7 home preservation as we have restored our  
 8 current home built in 1932. The architect was  
 9 Philip Duke West. Mr. West was the architect for  
 10 many buildings including Hinsdale Furriers,  
 11 Hinsdale Bank and Trust, the current police and  
 12 fire departments and the water reclamation  
 13 department just to name a few. He also designed  
 14 over 40 homes in Hinsdale, several of which have  
 15 already been torn down.

16 I would like to see the Village and  
 17 the Historic Preservation Commission develop a  
 18 plan to incentivize historic homeowners and  
 19 buyers to restore them instead of tearing them  
 20 down. These incentives could include helping  
 21 homeowners in the tedious tax freeze process,  
 22 reducing the cost of remodel permits and placing

1 priority on remodel permits over new  
 2 construction permits.

3 I would also like to see both the  
 4 Village and the HPC recognize and reward homes  
 5 that have been saved. Let's showcase these homes  
 6 for the unique and one of a kind beauty they  
 7 are.

8 This Village is quaint, welcoming  
 9 and beautiful. A large part of that is the  
 10 historical nature of the homes. We need to  
 11 Make sure we are not being short sighted and  
 12 doing irreversible damage by allowing homes to  
 13 be so quickly torn down. Let's show homebuyers  
 14 that old homes can be remodeled with modern day  
 15 conveniences and keep the character that makes  
 16 them one of a kind. Respectfully,  
 17 Corlyn Simmons.

18 This one is from Tamara Oweis Hi.

19 This is an email to support the supposed  
 10:51PM 20 moratorium to protect Hinsdale's historic homes.

21 This one is from Kristina Salamone.  
 22 I grew up admiring the beauty of Hinsdale's

1 historic homes. I have many fond childhood  
2 memories of riding my bike on the brick roads  
3 with my parents. We spoke of historic homes as  
4 we rode.

5 My memories became family  
6 traditions. Which I have passed down to my 3  
7 children.

8 My daughter who will be entering  
9 HMS in the fall dreams of being an architect  
10 when she grows up. We cherish our quarantine  
11 walks and have grown extra close speaking of all  
12 the gorgeous architecture in our town. This is  
13 our towns charm.

14 There are too many stories to  
15 continue to share on our walks. We are still  
16 building our memories that tie this town  
17 together by speaking of the Victorian  
18 architecture.

19 Hinsdale's historic homes are the  
20 roots of our community. In order for a plant to  
21 grow and flourish, you would never pull its  
22 roots. Please don't pull our towns roots.

1 "I support the proposed moratorium  
2 to protect Hinsdale's historic homes."

3 This one is from Kelly Knapp.  
4 Please don't let them tear down these beautiful  
5 amazing old houses. My House is from 1894 and it  
6 has so much charm and character. Please keep  
7 this in our community.

8 Joan Zajeski. To whom it may  
9 concern, I am an interior designer in town and  
10 have worked and socialized in many homes all  
11 over Hinsdale. I believe it is the homeowners  
12 right to do with their homes as they wish. We  
13 are all different-that's what makes the world an  
14 interesting place. And we should all have the  
15 right to live how we want and build the home of  
16 our dreams wherever we want. I understand there  
17 are certain aesthetics Hinsdale would like to  
18 uphold but telling people they can't build a  
19 home on a property they already own in certain  
20 parts of Hinsdale is just plain wrong and  
21 Extremely unfair. I hope you can find a way to  
22 compromise so that everyone can be happy living

1 here. We have a diverse community and that's a  
2 beautiful thing.

3 Karen and Kevin Boyle, Dear  
4 Committee, While we both have renovated two old  
5 houses in Hinsdale, arguably both tear downs, we  
6 are completely opposed to the proposed  
7 moratorium.

8 We believe strongly that it should  
9 be up to the decisions of the homeowners.  
10 Thank you.

11 Peggy Callahan. I am writing to  
12 let you know that I am opposed to the moratorium  
13 on tear downs that is currently being considered  
14 in Hinsdale. I believe that the property owners  
15 should be able to determine if they want to  
16 renovate or build new construction. Sincerely,  
17 Peggy Callahan.

18 Jim and Diane Nelson, 232 South  
19 Clay Street. I am writing to oppose the  
20 temporary 180 day moratorium on the issuance of  
21 any demolition permit or other building or  
22 zoning approvals involving the demolition of any

1 single family home or building within the  
2 Village that either has landmark status or is  
3 one of the homes within the Village deemed to be  
4 historically significant or contributing. Home  
5 owners should be allowed to determine what they  
6 want to do with their property and not third  
7 parties based on some designation unless the  
8 Village is going to compensate existing home  
9 owners for the negative impact on their property  
10 value as a result of the designation or  
11 moratorium.

12 Andrew Hulett, 833 South Oak  
13 Street. To whom it may concern:  
14 I wanted to write in and express that I do not  
15 support implementing a moratorium on tear down  
16 projects within the Robbins Park neighborhood of  
17 Hinsdale. While some homes may indeed have  
18 elements that represent years past, I feel that  
19 the benefits of renewing the neighborhood  
20 through new builds outweighs the benefits of  
21 waiting for a buyer to invest significantly to  
22 update an older home.

1 In addition, I feel that newer  
2 construction commands a higher price - which  
3 helps keep the sales prices of all homes in  
4 Robbins Park higher. The new builds also sell  
5 faster which keeps homes from sitting and  
6 becoming run down looking affecting the  
7 neighborhood as a whole.

8 Lastly, I feel that discontinuing  
9 tear downs presents a security risk to the  
10 residents of the neighborhood. I have been made  
11 aware that someone was living at the 736 S Park  
12 address as it has stood vacant. And the more  
13 vacant homes that are standing - the more  
14 opportunity there would be for those to be  
15 occupied by those who do not live there.  
16 Thank you for hearing out my concerns.

17 This one is from Dr. Sigfusson.  
18 Please accept this letter for consideration of  
19 the open demo permit.

10:55PM 20 This one from Paul and Becky  
21 Sigfusson, 311 East 7th Street. Dear Village of  
22 Hinsdale Plan Commission: We write this letter

1 in support of the home replacement plans for  
2 641 S Elm St, which happens to be our immediate  
3 neighbor to the west. We have lived at our  
4 property since 1986. My wife grew up in home in  
5 question: 641 S Elm St. House from 1963 until  
6 1979. Her mother lived there from 1963 until her  
7 death in April 2018.

8 As a family, we all loved that home  
9 and considered keeping it in the family, until  
10 we dissected the possibilities of rehab. The  
11 last 10 years, minimal upkeep and investment  
12 where placed in the home. The family's original  
13 hope was to sell to a "family" that would do a  
14 total rehab, restore and upgrade the interior to  
15 match the outer shells stately elegance. For  
16 years, several friends and locals comment on how  
17 that home has always been one of their favorites  
18 in Hinsdale! After professional evaluation, what  
19 we quickly realized was that the kitchen, family  
20 room and basement where inadequate for today's  
21 lifestyle and required prohibitive costs to  
22 correct. Paramount to that, the single HVAC

1 system and the failing windows and plumbing was  
2 Extremely out dated. Our conclusion was that  
3 what was required to bring the home up to  
4 Today's standards, we would be investing a  
5 million dollars. That was too risky, considering  
6 the limitations of the layout and existing  
7 basement. It was apparent, that tearing down was  
8 the best option. Mrs. Bere the longtime owner,  
9 herself admitted during her final years the  
10 destiny of her home was to demolish it.  
11 We eventually made the decision to place the  
12 home "for sale". After a year on the market,  
13 100% of the serious buyers where motivated only  
14 for "tear downs" purposes, we found no  
15 Rehabbers willing to undertake the project.  
16 Homes have life-cycles, this one has worn thru  
17 its cycle, and its best outcome will be to start  
18 Over and build a home that will last the next  
19 100 years.

10:57PM 20 This one from Kathy and Alex  
21 Javois. To whom it may concern: Keeping it  
22 simple: We have lived here thirty years (in four

1 homes, new and old) and we appreciate  
2 Preserving the past but also see the importance  
3 of knowing the ingredients that sell Hinsdale.  
4 These ingredients are namely the location, the  
5 schools, and our beautiful homes. In a time  
6 where Illinois is not a popular place to dwell,  
7 as evidenced by data that shows it has lost  
8 population for the 6th straight year, don't slap  
9 the hand that feeds you. If there are people  
10 willing to improve the quality of homes as well  
11 as pay the inflated taxes, these people ARE  
12 preserving Hinsdale.

13 Currently, we are creating a page  
14 in history with the loss of over 100,000  
15 Americans due to COVID, unemployment at an all  
16 time high, and Illinois' financial crisis  
17 burdened by the fact that it has lost  
18 More residents than any state this decade. It is  
19 not a time to turn away the efforts of our  
20 town's architects and builders. Their desire to  
21 create beautiful homes that charm the hearts of  
22 families and bring new residents should not be

1 thwarted just because the thought is new  
 2 construction prevents preserving the past.  
 3 Trying to find happy home dwellers during these  
 4 times that will pay Hinsdale taxes will  
 5 realistically be a larger issue if it is  
 6 impossible for builders to create new homes that  
 7 reflect the needs of buyers in these modern  
 8 times. Respectfully, Kathy and Alex Javois  
 9 This one is from Jane Blumquist.

10:58PM

10 Christine, please see attached for my written  
 11 comments in opposition to the Demolition  
 12 Moratorium. Rob, thank you in advance for  
 13 reading my letter aloud at the meeting.  
 14 Here is the letter. Dear Commission  
 15 Members: I submit this public comment in  
 16 response to Application A-14-2020 (the "Proposed  
 17 Moratorium") which contemplates a "Village-wide  
 18 temporary moratorium" on the demolition of  
 19 certain properties. I believe someone could  
 20 assert that my home could be subject to the  
 21 Proposed Moratorium because it is listed as  
 22 "significant" in the 1999 Hinsdale

1 Reconnaissance Survey.  
 2 As 36-year members of the Hinsdale  
 3 community, my husband and I are surprised and  
 4 disappointed to learn that the Village of  
 5 Hinsdale would consider any initiative that  
 6 could place devastating financial burdens on  
 7 potentially several hundred homeowners in order  
 8 that passers-by can be reminded of Hinsdale's  
 9 "historic charm." Unstated in the May 22, 2020  
 10 hearing notice is the highly questionable  
 11 implication that a demolition restriction could  
 12 provide some infinitesimal increase in the  
 13 property values of other homes unaffected by the  
 14 policy. Not only are there likely much better  
 15 ways to try to improve property values across  
 16 the community, but limiting demolition  
 17 (temporarily or permanently) could reduce  
 18 property values, instead. It is especially  
 19 troubling for the Commission to pursue such an  
 20 initiative during the current period of economic  
 21 vulnerability, as the Proposed Moratorium will  
 22 limit the financial flexibility of the affected

1 minority of homeowners just when access to real  
 2 estate equity value might be most necessary.  
 3 I. The Proposed Moratorium will  
 4 render many affected properties unsellable.  
 5 Notwithstanding its charming  
 6 appearance to passers-by, our house is  
 7 unfortunately deteriorating at an accelerating  
 8 pace. This should come as no surprise, since -  
 9 like other homes subject to the Proposed  
 10 Moratorium - some of it is almost 130 years old.  
 11 For example, I recently experienced a compound  
 12 fracture requiring surgery, hospitalization, and  
 13 weeks of immobilization on account of stairways  
 14 which are becoming unsafe with age. The house's  
 15 foundation has been hopelessly weakened, letting  
 16 in water at every major rainfall. Though we do  
 17 the best we can with upkeep, I could fill pages  
 18 with a litany of structural deficiencies and  
 19 design mistakes that I won't burden my comments  
 20 with here.  
 21 We have long planned to move to  
 22 safer space, but medical and other restrictions

1 have delayed us. Soon, we will not have a  
 2 choice, however, as the home will require  
 3 increasing new financial investment to  
 4 adequately maintain - investment that we will  
 5 not be able to afford. A complete update could  
 6 require astronomical sums and likely be more  
 7 expensive than building a new house on the land.  
 8 No rational buyer today would put that kind of  
 9 new money into the existing structure.  
 10 As a result, without the ability to  
 11 demolish and replace the frail and aging house,  
 12 the real estate will almost certainly be  
 13 unsellable. Even though the Proposed Moratorium  
 14 is for only 180 days, the stated purpose of the  
 15 Proposed Moratorium is to consider more  
 16 permanent demolition restrictions, among other  
 17 things. As such, no property listing or other  
 18 marketing of our real estate would be possible  
 19 during the moratorium given its long-term  
 20 implications on a buyer's ability to construct a  
 21 safe home on the land. Many of the other  
 22 properties affected by the Proposed Moratorium



1 will be similarly unsellable, and basic  
2 economics dictates that those that can be sold  
3 will have to transact at lower prices.

4 2. The Proposed Moratorium risks  
5 eliminating the equity value in affected  
6 properties like ours and causing our family  
7 great financial hardship.

8 Without the ability to sell our  
9 property and recover the equity we have built up  
10 in the real estate over decades, the Village  
11 could effectively wipe out a significant portion  
12 of our net worth, with all of the concomitant  
13 impacts to our ability to provide adequate  
14 health care for my husband. In addition to  
15 potentially zeroing out the equity value of the  
16 real estate, the Proposed Moratorium (and the  
17 ordinances it is expressly designed to  
18 potentially implement going forward) could force  
19 us to devote a significant portion of what is  
20 left of our other savings to keep the existing  
21 structure in whatever condition we could. We  
22 need these nest-egg funds to pay for expensive

1 medical treatments and provide for us in the  
2 future. (My husband, a former Village Board  
3 Trustee, Plan Commission member, and Zoning  
4 Board member, has been fighting advancing  
5 Parkinson's disease for 16 years.) And despite  
6 potentially pushing us towards great financial  
7 hardship, the house would inevitably continue to  
8 deteriorate under an ongoing demolition  
9 restriction to the point that it might not be  
10 salvageable even with a blank check.

11 Without the ability to sell our  
12 property and recover the equity we have built up  
13 in the real estate over decades, the Village  
14 could effectively wipe out a significant portion  
15 of our net worth, with all of the concomitant  
16 impacts to our ability to provide adequate  
17 health care for my husband. In addition to  
18 potentially zeroing out the equity value of the  
19 real estate, the Proposed Moratorium (and the  
20 ordinances it is expressly designed to  
21 potentially implement going forward) could force  
22 us to devote a significant portion of what is

1 left of our other savings to keep the existing  
2 structure in whatever condition we could. We  
3 need these nest-egg funds to pay for expensive  
4 medical treatments and provide for us in the  
5 future. (My husband, a former Village Board  
6 Trustee, Plan Commission member, and Zoning  
7 Board member, has been fighting advancing  
8 Parkinson's disease for 16 years.) And despite  
9 potentially pushing us towards great financial  
10 hardship, the house would inevitably continue to  
11 deteriorate under an ongoing demolition  
12 restriction to the point that it might not be  
13 salvageable even with a blank check.

14 3. The Village can accomplish  
15 long-term aesthetic and architectural goals  
16 through other means that do not disenfranchise a  
17 minority of community homeowners.

18 There are less draconian means to  
19 preserve the Village's appearance that do not  
20 involve financial devastation to homeowners such  
21 as me and my husband. Zoning powers allow for  
22 architectural discretion, among other things.

1 Placing the cost of aesthetic pursuits with  
2 questionable community benefits on the backs of  
3 a minority of homeowners when other alternatives  
4 exist or could be instituted strikes me as  
5 arbitrary and misguided. In the particular case  
6 of seniors like us, for the Village to  
7 prioritize "historic charm" over my husband's  
8 access to the care he needs and potentially  
9 hasten his death would be inconsistent with the  
10 values of the Hinsdale community that we have  
11 contributed to for so many years. Moreover,  
12 these disproportionate burdens may not even  
13 achieve the preservation that the Village seeks  
14 in the first place for homes too worn down to be  
15 salvaged, such as ours.

16 4. The Proposed Moratorium could  
17 have adverse economic consequences for the  
18 Village as a whole.

19 Although unstated in the call for  
20 public comment, it may be the case that, if  
21 there are any proponents of the Proposed  
22 Moratorium, they believe that limiting

1 demolition to the identified minority of homes  
 2 has an economic benefit to homes that are not  
 3 affected by the restrictions.  
 4 First, even if such a presumption  
 5 were true, shifting economic value from certain  
 6 citizens who live in older homes to those who do  
 7 not strikes me as an arbitrary taking. It  
 8 certainly would not be consistent with the  
 9 community values Hinsdale has rightly been so  
 10 proud of over the decades that we have lived  
 11 here.

12 Second; it seems highly  
 13 questionable that limiting demolition  
 14 (temporarily or permanently) of certain holder  
 15 homes would necessarily achieve any economic  
 16 benefit. Indeed, the Proposed Moratorium could  
 17 have the opposite effect and depress prices  
 18 across Hinsdale, instead. For example, the  
 19 Proposed Moratorium could lower demand because  
 20 potential buyers may not want to move to  
 21 Hinsdale for fear that the Commission or other  
 22 government body would pursue similar arbitrary

1 policies in the future that would adversely  
 2 affect their property value. The Proposed  
 3 Moratorium may also signal to potential buyers  
 4 that Hinsdale is an antiquated community opposed  
 5 to modernization - today it is preventing  
 6 upgrading homes, but tomorrow perhaps (arms of  
 7 the Village government will push back against  
 8 progress in technology, communication, or  
 9 transportation.

10 Third, as is the case with our  
 11 house, older homes require increasing investment  
 12 to prevent dilapidation and maintain the "charm"  
 13 that proponents contemplate would benefit my  
 14 neighbor's property values. As demonstrated  
 15 above, some homeowners may not have the  
 16 necessary resources to maintain that "charm," or  
 17 there may be many homes that cannot be kept  
 18 standing at any cost. Preventing demolition of  
 19 such dilapidating homes depresses the value of  
 20 other real estate in the community.

21 5. The timing of this initiative is  
 22 highly inappropriate. To effectively limit

1 certain homeowners' abilities to transact their  
 2 properties during a pandemic and devastating  
 3 economic recession seems like especially  
 4 capricious timing merely to prioritize the  
 5 "character" of neighborhood architecture. Like  
 6 nearly everyone else, our savings have been  
 7 significantly reduced by the ongoing recession,  
 8 which may get worse as the full impact of the  
 9 COVID-19 pandemic plays out over the coming  
 10 months. I cannot understand why the Commission  
 11 would pursue the Proposed Moratorium at such a  
 12 volatile time for financial markets and the  
 13 community as a whole.

14 In a broader sense, the timing of  
 15 this initiative is also troubling because it  
 16 perversely penalizes the homeowners who  
 17 appreciated Hinsdale most and stayed in the  
 18 community longer - long enough to now become  
 19 subject to the Proposed Moratorium and its  
 20 potential long-term implications that would  
 21 reduce or eliminate the real estate value of  
 22 their older homes. Had we sold our property a

1 few years ago, for example, we would not now be  
 2 facing these terrifying potential financial  
 3 consequences.

4 As noted, my husband and I are  
 5 36-year members of the Hinsdale community. Our  
 6 circumstances and concerns are likely not  
 7 unique. Hopefully our perspective will inform  
 8 the Commission of certain damaging collateral  
 9 impacts of the Proposed Moratorium that it has  
 10 not to this point fully appreciated. Sincerely,  
 11 Jane Blumquist.

12 This one is from Donna Coffey. To whom  
 13 it may concern, I'm in favor of individuals  
 14 purchasing land deciding for themselves what  
 15 they will do.... renovate or tear down and  
 16 rebuild.

17 It is most often not cost effective  
 18 to renovate an older home. I think incentives in  
 19 this area or tax breaks may help.

20 I also believe the focus should be  
 21 more about what is going up rather than what is  
 22 coming down. Regards.

1 Tracy Zoberis. Dear Village  
 2 President Cauley, Thank you and our Village of  
 3 Hinsdale Plan Commission for reviewing the  
 4 proposal to instill a temporary moratorium on  
 5 the issuance of a demo permit on any home or  
 6 building that has landmark status, or listed as  
 7 one of the "significant" or "contributing" homes  
 8 in the 1999 Hinsdale Reconnaissance Survey. We,  
 9 like so many other residents, believe Hinsdale's  
 10 appeal has much to do with its varied  
 11 architectural and historical home and building  
 12 styles.

13 Our home at 430 East Third Street  
 14 was designed in 1936 by famed architect R.  
 15 Harold Zook, and was noted in the 1999 Survey  
 16 and deemed as significant with a historic  
 17 rating. Five years ago, we embarked on a nearly  
 18 two year effort to renovate and expand upon this  
 19 signature home to meet the needs of our young,  
 20 growing family. We realize not all  
 21 Homes can be saved; we looked at many historic  
 22 and/or older homes, and under the guidance of

1 our Realtor and architect, were able to  
 2 determine this home as the right fit for us and  
 3 our vision. Too many homes had fallen so far  
 4 Behind under unintentional neglect that to bring  
 5 them up to code and modern living was  
 6 impossible. We also realize this is not for  
 7 everyone; we acknowledge the considerable  
 8 amounts of time, energy, resources, and money we  
 9 had to put forth, and in all honesty, it would  
 10 have been cheaper/easier in all considerations  
 11 to have torn down and built anew. But, with the  
 12 right incentives, allowances, and especially  
 13 education provided to homeowners/potential  
 14 homeowners during the lengthy and expensive  
 15 design, permit, build, and approval process, it  
 16 perhaps wouldn't seem as daunting, and we'd lose  
 17 less historic homes. We sincerely are honored to  
 18 have been a part of preserving Hinsdale's charm  
 19 and beauty through our home renovation and  
 20 expansion, and wish more could and would desire  
 21 to experience that distinction.

22 Lastly, I would appeal to the

1 Historic Preservation Committee to review ALL  
 2 new home designs, regardless of whether they  
 3 affect a home that has been landmarked, or even  
 4 those which affect "significant" or  
 5 "contributing" homes. Again, there is a freedom  
 6 to build what a person desires, but with more  
 7 education and support during the initial design  
 8 and permit process, it may help ensure what IS  
 9 being built integrates critical historical  
 10 details and elements, and a complement to what  
 11 is prevalent through the charm of Hinsdale's  
 12 streets. This would also ensure that the new  
 13 builds are consistent with our overall Village  
 14 aesthetics and other homes, and also varied as  
 15 to their placements on the blocks and/or  
 16 immediate neighborhood... this area can support  
 17 only so many modern farmhouses on one block  
 18 before we lose our appeal.

19 Thank you, our community, and the  
 20 Hinsdaleans for Historic Preservation, for  
 21 taking the time and effort to preserve our  
 22 heritage! Sincerely.

1 Allison Rago, 211 West Birchwood,  
 2 Hinsdale. Good evening, Christine,  
 3 My name is Alison Rago and I was born and raised  
 4 in Hinsdale and am now raising my own family in  
 5 Hinsdale.

6 I am emailing you to share that I  
 7 support the proposed moratorium to protect  
 8 Hinsdale's historic homes.

9 I truly find it appalling that so  
 10 many beautiful historic homes in Hinsdale have  
 11 been torn down over the years. My mother, Linda  
 12 Schulz, spent many years volunteering for the  
 13 Hinsdale Historical Society and helped to  
 14 preserve many of the historical homes and  
 15 Immanuel Hall. The historical homes in Hinsdale  
 16 are truly one of the best things about living in  
 17 Hinsdale and I believe they should be preserved  
 18 for their beauty and character.

19 Allison Rago. Hello, I'm  
 20 preregistering for the moratorium. Thank you.

21 Maria Shepherd, I support the  
 22 proposed moratorium to protect Hinsdale's

1 historic homes. Maria Shepherd if I wasn't  
2 clear.

3 Joanne Collias. I support the  
4 proposed moratorium to protect Hinsdale's  
5 historic homes. Thank you.

6 Jim Prisby. Christine, Please add  
7 me to the list of those attending. Thank you.

8 Rebecca Haass. Hi, I would like to  
9 be able to dial into the call tonight and speak  
10 in favor of the moratorium.

11:13PM

11 Thomas and Amy Prame, 318 South  
12 Garfield. Good morning Christine. My husband and  
13 I would like to attend the Plan Commission  
14 hearing tonight to support the Moratorium that's  
15 happening in Hinsdale. Thank you.

16 Jen Reenan, 794 South Elm Street.  
17 Hi, I'd like to pre-register for the moratorium  
18 discussion today.

19 This one is from Nancy Harvey, same  
20 thing, preregistration for the meeting.

21 This one is from Becky Langbein,  
22 preregister to speak at the meeting, June 10.

1 Mary Baumann Jawor. Dear members  
2 of the Village of Hinsdale Plan Commission,  
3 Many thanks for your extensive efforts to bring  
4 this issue of a planned demolition moratorium to  
5 everyone's attention and allow for public  
6 comment.

7 While I totally agree with the idea  
8 of having historic homes in the Village  
9 preserved to highlight the past character,  
10 beauty and historic charm that existed at a past  
11 point in time, I would strongly encourage you to  
12 consider what is actually taking place versus an  
13 ideal plan as to what might be. I would  
14 encourage you to vote against the Demolition  
15 Moratorium.

16 For the last 30 plus years,  
17 newcomers have been drawn to Hinsdale for a  
18 number of reasons: The diversity of  
19 Churches and excellent schools, both public and  
20 private, the amazing proximity to both airports  
21 and the ability to live at the nexus of all the  
22 major highways and an efficient train line,

1 allowing employment throughout the greater  
2 Chicagoland area to be easily reached. And over  
3 this time, there has been an ever increasing  
4 investment in new housing at all price points,  
5 reflecting both drastic changes in how families  
6 live and gather, which the newer homes' open  
7 floor plan so wonderfully accommodate, as well  
8 as the improvements in building materials and  
9 system components that make heating, cooling and  
10 general home maintenance both energy efficient  
11 and significantly easier for the busy  
12 professional families. While many may sign a  
13 petition agreeing with the idea of the Village  
14 of Hinsdale looking as it did in the early last  
15 century, when voting with their actions and  
16 financial efforts, there is an overwhelming  
17 gravitation to the newer homes with their deep  
18 dug basements, open floor plan first floors and  
19 en suite bedroom/bathroom arrangements that  
20 rival the most luxurious hotels. Who wouldn't  
21 want to live like this?

22 Contrast this with the older estate

1 and historic homes throughout the Village. In  
2 those cases where the homes have been maintained  
3 diligently, when they come to market, there is  
4 no longer keen interest and often the homeowner  
5 will sell at a loss, relative to the generally  
6 high cost of all the care and maintenance and  
7 relative. To the newer homes with all the  
8 aforementioned updates and upgrades. The other  
9 end of this spectrum seems to be the situation  
10 where the fairly that was drawn to move into an  
11 historic home originally, over time the  
12 financial and management commitment of keeping  
13 the house in decent condition (as opposed to 'up  
14 to date' even), seems to have overwhelmed the  
15 homeowners. Curiously, instead of moving out  
16 when they are no longer motivated to keep the  
17 home up, they will remain in the home and let  
18 things run down, often times to levels that make  
19 redeveloping the property less expensive than  
20 the inherent 'construction surprises' that go  
21 along with major projects in older homes.

22 What the Village should do if it

1 wants to have some percentage of older homes  
 2 sustained over the longer haul is enact a  
 3 "Minimum Maintenance Standard" that homeowners  
 4 who live in older homes would have to keep such  
 5 designated property to this defined minimum. Of  
 6 course, homes will have to have this designation  
 7 BEFORE any homeowner purchases it. The Village  
 8 will have to step up and employ a team of  
 9 qualified professionals who can insure that all  
 10 designated homes will be maintained to such a  
 11 standard and likely a large budget set aside for  
 12 legal

13 Challenges, etc. For those homeowners who are  
 14 unable or unwilling to do so. From what I  
 15 understand about the lean finances of the  
 16 Village, this arrangement is untenable.

17 Without doing such, the Demolition  
 18 Moratorium appears to be a backhanded way to  
 19 make new property owners remake a home to meet  
 20 this standard, footing the cost themselves. I  
 21 feel this is patently wrong and poses a longer  
 22 term risk to homeownership in general in the

1 Village. I understand that one of the homes  
 2 under consideration for the demolition  
 3 moratorium was actually marketed as a knockdown.  
 4 Isn't that signaling that the previous homeowner  
 5 understood how the dynamics of the home market  
 6 has shifted over the last generation? I  
 7 encourage the Village to also acknowledge this  
 8 shift and vote against the Demolition  
 9 Moratorium.

10 I too am sorry to see these older,  
 11 architecturally significant homes disappear but  
 12 feel it is imperative the Village allow  
 13 redevelopment in the homes that reflect the  
 14 changes in the way families are living. What  
 15 might be doable would be for the property owners  
 16 who do redevelop a home be responsible for  
 17 providing, somewhere in the Village, a picture  
 18 of the home that was razed. While it would be  
 19 super cool to have that picture (etched on  
 20 aluminum or some other metal that could  
 21 withstand the elements?) Visible from the  
 22 sidewalk of where the razed home stood, for all

1 to see, perhaps having them at the Hinsdale  
 2 Historical museum would allow for a more  
 3 complete story to be told about the period in  
 4 time when the Village looked as such. Because at  
 5 the end of the day, all the discourse is really  
 6 about preserving one point in time versus a wide  
 7 look at what has gone on in the Village over  
 8 time. A vote against the Demolition Moratorium  
 9 is a vote for a vibrant, welcoming Village of  
 10 Hinsdale over a longer period. Respectfully.

11 This one is from Victoria. Please  
 12 print and forward the attached comment to the  
 13 Plan Commission.

14 Honorable Members of Plan  
 15 Commission, I am a concerned homeowner who has  
 16 been closely following the proposed demolition  
 17 moratorium. I am very troubled by your  
 18 last-minute scope expansion from Robbins Park or  
 19 Central Business District to every home that is  
 20 deemed 'contributing structure' by the 1999  
 21 Reconnaissance Survey.

22 The 1999 Reconnaissance Survey is

1 not only over 20 years old, but also conducted  
 2 by visual observation for 'reconnaissance'  
 3 purpose. The public hearing text brought up two  
 4 key points of homes worth historical  
 5 preservation. They are 'contributing' and  
 6 'structurally sound'. The reconnaissance survey  
 7 addressed the visual appearance at front  
 8 exterior, but it is never intended to evaluate  
 9 structural soundness. Using such survey as our  
 10 rule-making tool to decide which home we can or  
 11 cannot demolish is a misuse of the survey at  
 12 very least. Many older homes may still have  
 13 reasonable good-looking facade but the  
 14 deteriorating structure, saddling/leaking  
 15 foundation, and historical none-code compliant  
 16 addition render the entire home structurally  
 17 unsound and economically infeasible to further  
 18 improve. The following pictures depict the  
 19 chimney stack and roof ridge support of my own  
 20 home.

21 My home is deemed 'contributing  
 22 structure' by the reconnaissance survey based on

1 outside appearance. If you were to impose  
 2 demolition moratorium over such structurally  
 3 unstable homes, your action will prolong and  
 4 create additional liability as well as cause  
 5 additional economic harm on top of our current  
 6 suffering under the pandemic.

7 I recommend the commission to  
 8 consider a new study addressing both appearance  
 9 and structural component. At minimum, I would  
 10 recommend the scope of your moratorium be  
 11 limited to your original text, namely Robbins  
 12 Park and Central Business District only.

13 Respectfully yours.

14 B. J. Schmidt. I am very anxious to  
 15 preserve the heritage of my Village and the  
 16 beautiful individuality of our town. I owned  
 17 one build at the turn of the century - "the  
 18 older one" and it was the happiest one of many.  
 19 The children loved its quirks but enabled us to  
 20 have parties of 100 soles. Please let's keep  
 21 the diversity that Hinsdale diverse! B. J.  
 22 Schmidt. I apologize again, I couldn't read

1 everything.

2 Sara Zielke. Hello, we would like  
 3 to join the planning committee call this  
 4 evening.

5 Howard Chang. Honorable Members of  
 6 Plan Commission, I live in a historical home and  
 7 support limited and targeted preservation  
 8 efforts. However, a Village wide demolition  
 9 moratorium is over-reaction to few isolated  
 10 incidents. Historical homes are not created  
 11 equal. Many may look nice from outside. Once you  
 12 are inside the home, many also suffer from  
 13 structural stability, problematic building  
 14 materials (e.g. stone foundation), as well as  
 15 long-term deterioration passed the point of  
 16 salvation. The free market force is very  
 17 efficient in picking out winners and losers.  
 18 Many structurally sound historical homes (with  
 19 'good bones') sell for higher price, which in  
 20 turn, cause them to be preserved and improved.  
 21 Most demolished homes have been carefully  
 22 evaluated by the market and obviously passed the

1 point of salvation.

2 The recent few high-profile  
 3 demolition cases of structurally sound homes are  
 4 concentrated in Robbins Park. It's an open  
 5 secret that the wealthiest want to have their  
 6 homes in SE Hinsdale. Their deep pocket led to  
 7 the well-published demolition. It is also a fact  
 8 that our most precious historical homes are also  
 9 located within Robins Park and Central Business  
 10 District. I believe the commission should  
 11 redirect their effort to Robins Park and Central  
 12 Business District only. A Village wide  
 13 moratorium is not only overly broad, but also  
 14 punishes many homeowners of older homes that are  
 15 not worth saving. Respectfully yours.

16 Kathy and Kevin Conner. To Whom it  
 17 May Concern - We are 32 year residents of  
 18 Hinsdale and are very concerned about the  
 19 proposed moratorium on residential teardowns in  
 20 our community. When we moved here in 1988 we  
 21 bought a house that we could afford because we  
 22 wanted our children to go to Hinsdale schools.

1 It was not a great house but when we realized we  
 2 needed more space for our growing family there  
 3 was a group called CHART that was trying to stop  
 4 teardowns. So we decided to be good neighbors  
 5 and built an addition on our not-so-great house.  
 6 The result was having more space but basically a  
 7 larger house that still had so many design  
 8 flaws. I think it would have been faster and  
 9 more pleasing to our neighbors if we had just  
 10 torn the house down and started over. When we  
 11 sold it 6 years later we lost money on what we  
 12 had spent trying to make it larger. We take  
 13 frequent walks through various parts of our  
 14 beloved Village and see a trend of new homes  
 15 that are just beautiful. They are so much more  
 16 pleasing to the eye than the trend from several  
 17 years ago where all the new houses were large  
 18 with 2-4 garages coming out toward the street.  
 19 Despite not liking that look, we never thought  
 20 that people didn't have the right to build  
 21 whatever they want, provided they stayed within  
 22 the local zoning rules as to size. We do not

1 think that a preservation or historic group has  
 2 the right to decide what a resident's house  
 3 should look like. If someone buys an empty lot  
 4 are we going to tell them how their new house  
 5 should look? So if someone buys an older home  
 6 that has become dated and expensive to update,  
 7 why should anyone tell them how it should look?  
 8 In our eyes there are some ugly new homes but  
 9 many unpleasing old homes as well. We have 4  
 10 adult children in their late 20's and early 30's  
 11 and in their house hunting they are not looking  
 12 for old school traditional homes that need work.  
 13 It's the age group that our town needs to attend  
 14 our schools and move us forward. We need to  
 15 accept some change in what we have to offer them  
 16 to keep Hinsdale the desirable community that we  
 17 moved to many years ago. Thank you.  
 18 Mike Ryan. Christine, I already  
 19 presented written comments but I would like to  
 11:25PM 20 reserve the option to participate in the  
 21 dialogue, if necessary. Otherwise, I will just  
 22 be a spectator in tonight's meeting. Thanks.

1 Sharon Starkson, another email  
 2 asking to speak on the moratorium.  
 3 Mike Ryan. I just read you want a  
 4 limit of three pages for written comments so I  
 5 have revised my four page document down to  
 6 three. So this is a letter that's 3 pages.  
 7 Dear Members of the Plan  
 8 Commission, You are being asked today to  
 9 consider voting in favor of a six-month  
 10 moratorium and I ask that you review several  
 11 comments or concerns I wish you to consider:  
 12 Businesses don't shut down.  
 13 Businesses don't shut down to fix a process,  
 14 they keep operating while they work on changes  
 15 to the process. Why can't the HPC do this? From  
 16 the Grieve video, they want to see architectural  
 17 sketches and not full-blown architecture. DONE!  
 18 The builder community would gladly involve them  
 19 earlier in the process so they don't waste time  
 20 and money on architects and engineers. From  
 21 Grieve video, they asked to see the streetscape  
 22 and how the new home will fit in with the other

1 homes. DONE! The builders will gladly present  
 2 pictures of the other homes on the street.  
 3 Simple tweaks or changes to the process can be  
 4 made while continuing to review plans. YOU DON'T  
 5 NEED TO STOP THE PRESS! Is it really wanting to  
 6 take time to fix a process or are they asking to  
 7 stop the teardowns.  
 8 Economics. We are living in a very  
 9 challenged environment after the virus and the  
 10 unrest from the George Floyd killing, but the  
 11 fiscal challenges of the state, the loss of jobs  
 12 and population and the ever-increasing burden on  
 13 families to fund local schools and government  
 14 with ever-higher real estate taxes has been  
 15 around for many years. The stock market may fool  
 16 you that the economy is snapping back but  
 17 historic unemployment, supported by the PPP  
 18 program, and failing business say otherwise. Now  
 19 is not the time to pick a fight with the builder  
 20 community and prospective homeowners and risk  
 21 losing those families to Burr Ridge, Western  
 22 Springs, Oak Brook, and Clarendon Hills.

1 The cost of remodeling is very expensive, if  
 2 done properly, and in the end you are still left  
 3 with the low ceilings in the basement, the old  
 4 concrete block foundations that are in disrepair  
 5 and showing water issues, the old floorplans  
 6 that don't allow today's customers to create the  
 7 open floor plans of today. In the end, the  
 8 customer will pay less money for a tear down,  
 9 have all the latest bells and whistle as it  
 10 relates to design and technology, and get  
 11 exactly what they desire. The new homes are very  
 12 attractive, fit in well with surrounding homes,  
 13 and bring in young families that keep the town  
 14 vibrant.  
 15 What is the role of the Historic  
 16 Preservation Committee?  
 17 I have researched the documents on  
 18 line to understand the role of the Historic  
 19 Preservation Committee and the descriptions  
 20 include:... to assist the Village Board..... to  
 21 educate the residents..... to review and  
 22 recommend to the Board..... to issue

1 Certificates of Appropriateness.....  
 2 conditions on Certificates are non-binding... No  
 3 where does it say they have the authority to  
 4 stop the process or dictate to the property  
 5 owner what is expected of them and yet that is  
 6 exactly what they are doing. I think you all  
 7 should look at the video of the Grieve  
 8 application to see what is happening to the  
 9 process.

10 They are yelling at Peter Coules  
 11 for not getting the material on time yet Peter  
 12 says he followed protocol and gave the material  
 13 to a person at the Village who was supposed to  
 14 distribute the material to the HPC members. So,  
 15 Peter is at fault because someone at the Village  
 16 didn't do their job? Clarify the process on how  
 17 material should be distributed. DONE!

18 They are dictating the type and  
 19 colors of materials to be used on the home. Is  
 20 the Village going to tell me to use slate versus  
 21 an architectural weighted shingle and price me  
 22 out of the market? Or tell me to use cedar

1 shakes when I want the look of slate? Or tell me  
 2 they want a gray slate instead of a black slate?  
 3 Brown or grey exterior instead of white?

4 They are commenting on whether the  
 5 owner should be allowed to have a glass or wood  
 6 front entry door. Should the Village be telling  
 7 homeowners what kind of door they can install?

8 They all admitted that the home  
 9 design by Patrick Fortelka from Moments Design  
 10 is the best home they have seen from Patrick and  
 11 yet they asked him to start from scratch because  
 12 they believe the home does not fit the  
 13 streetscape of late 19th century homes. Who  
 14 wants to invest all that money on a late 19th  
 15 century home? By the way, Patrick is one of the  
 16 most creative architects I have come across and  
 17 they are dictating design to him?

18 They admit on tape that their  
 19 opinions are all very subjective as are the  
 20 homeowners yet they get the last word? The HPC  
 21 claims they will meet any time to discuss but I  
 22 hear from the building community that it is very

1 difficult to get meetings scheduled and have  
 2 discussions with the HPC. They are worried about  
 3 the south wall of windows and how it will affect  
 4 the neighbor yet the homeowner went out of his  
 5 way to save trees on that side to shield the  
 6 windows.

7 They nitpick on whether the dormers  
 8 should have two windows or one window. They  
 9 admit to being "Totally Subjective."

10 Property Rights. I purchased a  
 11 home at 448 E 6th street to be torn down and I  
 12 hope to build a new home for my family. I made a  
 13 large investment with significant carrying costs  
 14 that I will have to bear while the HPC takes six  
 15 months to try and decide how to change the  
 16 process.

17 The home I purchased is designated  
 18 as NON-CONTRIBUTING yet here I stand with the  
 19 possibility that my plans will not be reviewed  
 20 for six months because the HPC wants more time  
 21 to consider a handful of homes they deem to be  
 22 significant?

1 I purchased a fee simple lot in the  
 2 town of Hinsdale that should give me certain  
 3 property rights to build a nice home for my  
 4 family provided that I follow certain setbacks,  
 5 FAR, coverage ratios. Now I am learning that  
 6 they want to control the design of my home, the  
 7 materials I use and the colors I select? I did  
 8 not buy in a Condo Association that has its own  
 9 architectural committee to guarantee that all  
 10 homes look alike. I did not hire a very creative  
 11 architect to be told that the HPC wants my home  
 12 to look like all the other homes on the block.

13 The HPC admits during the Grieve  
 14 video "we are not a Home Rule community - we  
 15 can't stop you"... and yet that is what they are  
 16 doing.

17 Creativity and Innovation.  
 18 Cadillac vs Tesla - I was trying to think of  
 19 another analogy I could use so I chose the auto  
 20 industry that presents the second largest  
 21 purchase a consumer will make in their lifetime.  
 22 I think the HPC stated that the Grieve home is



1 on Elm street and although they really like  
 2 Patrick's plan and it is the best plan they have  
 3 seen from him, they don't think it fits the  
 4 character of the street. Using this logic, they  
 5 would throw out the Tesla even though they know  
 6 it is a far superior car than the Cadillacs  
 7 parked along Elm street.

8 We have to continue to upgrade the  
 9 housing stock in the Village if we want young  
 10 families to buy in our town, pay the real estate  
 11 taxes that support our schools, and spend money  
 12 to support or downtown businesses.

13 How do we fix the process? O  
 14 There is NO NEED TO SHOT DOWN for six months.  
 15 Tweaks can be made along the way.

16 O Hinsdale Reconnaissance Survey.  
 17 Clarify what homes are CONTRIBUTING and what  
 18 homes are not. I reviewed the survey and found  
 19 my home at 448 E 6th to be NON-CONTRIBUTING so I  
 20 am not expecting any trouble tearing down the  
 21 old structure but I'm not sure that is how the  
 22 process actually works. The Village can update

1 periodically but the building community and the  
 2 Seller of the property need to know if the home  
 3 deemed significant as it will affect their  
 4 property values.

5 O Preliminary Approvals for  
 6 Teardown. In a perfect world, I would like to  
 7 rely on the survey to know if I can tear down a  
 8 structure and I would gladly submit an  
 9 application immediately to get feedback from the  
 10 HPC as to whether they agree that I have the  
 11 right to tear down my home. It won't be a design  
 12 approval but at least I will know up front that  
 13 I can tear down the home before I close on the  
 14 lot.

15 O Preliminary Architectural  
 16 Approval. I also like the idea of presenting  
 17 sketches instead of full working drawings so I  
 18 can get immediate feedback before finalizing my  
 19 architecture.

20 O I think the HPC can weigh in a  
 21 whether a home fits the overall community but I  
 22 believe the are overstepping when moving

1 windows, dictating door styles, deciding on  
 2 color packages, etc... I believe this is a  
 3 violation of my property rights and it will  
 4 restrict an owner's artistic freedom.

5 I have been a resident of Hinsdale  
 6 since 1972, almost 50 years, and involved in  
 7 residential real estate for most of my life. I  
 8 have built several homes over the years in  
 9 Hinsdale and I am currently building a home on a  
 10 tear down lot in the SW Hinsdale. I have tried  
 11 to approach this problem as a long time resident  
 12 and trying to understand the side of the Builder  
 13 and the Owner. There is no need to shut down the  
 14 process. Warm regards.

15 Linda and Mark Lozier. Please  
 16 consider this email a vote against the  
 17 moratorium on teardowns in Hinsdale. We believe  
 18 that an owner should be allowed to build as he  
 19 sees fit on his own property, or the seller  
 20 should have a deed restriction in place at the  
 21 time of sale of the property. In addition, with  
 22 vast numbers of people leaving the state of

1 Illinois, its hardly the time to place  
 2 restrictions on what people can/cannot do with  
 3 their property.

4 Sharon Starkston and Jim Oles,  
 5 306 South Garfield Street. We are strongly in  
 6 favor of a moratorium on teardowns of historic  
 7 homes in Hinsdale. We have been residents since  
 8 1985, and with our former house on The Lane, it  
 9 started with destroying the fine example of an  
 10 early split level next door by purchasers who  
 11 claimed they would work with the existing home -  
 12 until they faced the reality of rehabbing an  
 13 older home. When we left the block, ours was the  
 14 only original home on the block, and because of  
 15 our rehab and addition, the 1920s Neo-Tudor  
 16 house still stands. We realize this isn't even  
 17 the area that would be covered by a moratorium -  
 18 but it speaks to how valuable these few  
 19 remaining homes are in preserving the history  
 20 and architectural integrity of Hinsdale.

21 We now live in a home we landmarked  
 22 with the Village and National Register. We are

1 saddened to see the traditional homes,  
2 especially in our Historic Districts, torn down  
3 for the modest potential difference in cost to  
4 build new.

5 We are in the process of rehabbing  
6 another Neo-Tudor that realtors told the seller  
7 should be a teardown. The quality builders we  
8 have in town are capable of working with the  
9 buyer and Village to update these homes for  
10 today's living. It may be more charming; or  
11 stretching to learn rehab and restoration  
12 skills, but Hinsdale's small number of  
13 significant, structurally sound homes need to be  
14 retained to keep us from looking like any  
15 generic suburb. The rich history in stories of  
16 architecture, early Village life, and prominent  
17 citizens needs to be honored.

18 A moratorium is such a small step,  
19 allowing a pause for considering these important  
20 issues that should have been addressed decades  
21 ago. Let's take the time to be thoughtful.  
22 Regards.

1 Linda Ritter, 115 South Garfield  
2 Street. We believe that there are opportunities  
3 to improve the design review. The concept of  
4 preserving historically significant homes yet  
5 also giving homeowners the right to make their  
6 best decision with their property is a right  
7 that should not be withheld. We encourage the  
8 Committee/Village to address process and  
9 procedures but not to shutdown demolition  
10 permitting. Instead, the Committee should work  
11 diligently and swiftly to evaluate opportunities  
12 rather than creating a moratorium. We have  
13 always acknowledged the importance of designing  
14 and building homes that fit into the  
15 architectural landscape of the community.  
16 Thank you.

17 Dale Kleber, 120 East Walnut  
18 Street. This is email confirm our consideration  
19 earlier today. We would like to preregister to  
20 discuss -- Yes. This is just another.

21 MR. KLEBER: Excuse me, Chan. This is  
22 Dale. You don't have to read that.

1 MR. YU: Okay.

2 MR. KLEBER: It's awfully late.

3 MR. YU: Sorry. I'm on autocruise  
4 right now.

5 MR. KLEBER: That's okay.

6 MR. YU: Thank you. Jill Clarke,  
7 231 East Hickory Street. I wanted to weigh in  
8 as supporting the proposed temporary moratorium  
9 on demolitions of buildings identified as  
10 "significant" or "contributing" per the 1999  
11 Hinsdale Reconnaissance Survey. I agree that we  
12 as a Village need to spend some time evaluating  
13 how we can effectively protect these homes and  
14 encourage renovation as opposed to demolition.

15 As a current resident in North  
16 Hinsdale, I previously lived in Southeast  
17 Hinsdale for 16 years, and am sad and frustrated  
18 to see so many of the homes in my neighborhood  
19 fall to the wrecking ball. Many of the homes are  
20 listed as significant on the 1999 Reconnaissance  
21 Survey, but are now gone forever. The home at  
22 419 S. Oak Street is my daughter's grandfather's

1 childhood home, and it is beyond troubling to  
2 see that that stately home is set to be  
3 demolished as well.

4 We need to value the rich history  
5 of our community and not let it be destroyed  
6 without considerable thought of the  
7 consequences. If we do not act soon, the area  
8 listed as a National Register Historic District  
9 will have no historic homes left, and the  
10 historic charm that our community boasts will be  
11 in jeopardy of being lost forever. Sincerely,  
12 Jill Clarke.

13 Charlie and Ruta Brigden, 224 North  
14 Park Avenue. My wife and I live in a historic  
15 residence located at 224 N. Park Avenue in  
16 Hinsdale.

17 We are aware of the upcoming public  
18 hearing intended to gauge residents' attitudes  
19 towards this topic and have the following  
20 comments: 1. Very few people are aware of, or  
21 understand, which properties are actually "at  
22 play" here. If the list is limited to those

1 deemed "contributing" or "historically  
2 significant" from within the  
3 Boundaries of the federal Historic Districts  
4 (National Register), then that list is  
5 considerably shorter than what is perceived by  
6 the general public. Although it exists, this  
7 list is not something that is widely known in  
8 our community.

9           2. Lacking precise definition may  
10 not be intentional but it serves to undermine a  
11 collective understanding about which Hinsdale  
12 properties the moratorium potentially applies  
13 to.

14           3. The Hinsdale Preservation  
15 Commission (HPC) lacks appropriate "teeth" to  
16 enforce its important mission. Future steps  
17 should include the creation of "local" historic  
18 districts that correspond to, or extend beyond,  
19 the current federal districts. Significant  
20 alteration or demolition within these districts  
21 would then become under the purview of the HPC  
22 with the requirement of a certificate of

1 appropriateness.

2           4. The demolition moratorium is a  
3 significant step in the right direction, and is  
4 the path that many communities across the United  
5 States have "started with" in balancing the  
6 rights of property owners with the protection of  
7 our historic fabric.

8           5. We enthusiastically extend our  
9 support for the demolition delay initiative.

10           Gerald and Carolyn Kostelny.  
11 328 East Eighth Street. Hinsdale Plan  
12 Commission Members: We are Hinsdale homeowners  
13 that (1) do not support the proposed  
14 Village-wide temporary moratorium on the  
15 issuance of demolition permits within the  
16 Village for landmarked or "historically  
17 significant" buildings per the 1999 Hinsdale  
18 Reconnaissance Survey; and (2) support a review  
19 to determine how to best maintain the  
20 architectural character of the Village while  
21 also maintaining the property rights and  
22 property values of property owners.

1           First, the proposed moratorium will  
2 effectively suspend the property rights of  
3 property owners that are entitled to rely on  
4 existing, legally enacted Village ordinances and  
5 procedures - not ordinances or procedures that  
6 are being studied, considered, or proposed. It  
7 is our view that those property rights are to be  
8 maintained up until the time the Village changes  
9 those ordinances and procedures after public  
10 input and debate.

11           Second, we believe there is a need  
12 to balance the maintenance of the Village's  
13 architectural character with the property rights  
14 of the property owner. Currently, the Village  
15 utilizes the Historic Preservation Commission as  
16 an advisory voice regarding the issuance of  
17 demolition permits for landmarked or  
18 historically significant structures. This  
19 commission, by its very title, is biased towards  
20 the preservation of existing buildings sometimes  
21 at the cost of curtailing a property owners  
22 rights - rights including the improvement of a

1 property to contemporary design and construction  
2 standards and of maximizing property value as  
3 either a redevelopment project or new  
4 construction site. To address both the  
5 maintenance of architectural character and to  
6 preserve property owners rights, some  
7 communities have used clearly defined  
8 architectural design standards to be uniformly  
9 applied to both redevelopments and new builds.  
10 We believe a comprehensive review is necessary  
11 at this time to determine how to best maintain  
12 the architectural character of the Village while  
13 also maintaining the property rights and  
14 property values of property owners.

15           Marian Fuller. Lately there have  
16 been a lot of highly emotional comments online  
17 and elsewhere regarding Hinsdale houses. Many of  
18 these are from people who don't own property in  
19 Hinsdale and have no stake in the Village or its  
20 future.

21           If we want Hinsdale to remain a  
22 vibrant community we must welcome newcomers. We

1 can't do this with oppressive rules that make it  
2 undesirable to buy a house here.  
3 We support the preservation of  
4 older homes in Hinsdale but we should do so with  
5 incentives and encouragement rather than  
6 punishment.

7 I am registering to provide live  
8 testimony, Douglas Day.

9 Keith Medick, 137 Ravine Road. To  
10 whom it may concern I am writing to you as a 25  
11 year+ resident of Hinsdale who has owned four  
12 homes in the Village. I have owned a newer home  
13 and have re-habbed the others so I am an  
14 advocate for both types of properties.

15 That said, those choices of what I  
16 did with my properties were mine as the person  
17 who paid for them and paid taxes on them. While  
18 I understand the emotional connection to some of  
19 the older and more historic homes in town, that  
20 emotion cannot be subservient to property owners  
21 rights. Having re-habbed some of my properties I  
22 can tell you that often it is cost prohibitive

1 to do so to bring them to a more modern living  
2 standard. As long as a property owner is  
3 following the building code of the state and  
4 Village then there should be no moratorium put  
5 on what an owner can do with his or her own  
6 Property. Any moratorium whether in the Robbins  
7 Park Historic District or any other district  
8 infringes on the property rights of the owner  
9 which should always get first consideration.  
10 What if an existing owner of a deemed "historic"  
11 home wanted to make renovations or tear it down  
12 and build a more livable dwelling for future  
13 generations. Would they be denied the ability to  
14 do so by some new ordinance that prohibits such  
15 even though they may have lived in the home for  
16 decades? This tear down moratorium proposition  
17 opens up too many cans of worms for the Village  
18 and it doesn't make sense why the Village would  
19 open itself up to potential litigation as a  
20 result which would be paid for at tax payers  
21 expense. Sincerely,

22 Dr. Frey. Below is a copy of the

1 letter I sent earlier today. To the Village  
2 Planning Commission, the Village Board of  
3 Trustees, and all concerned residents.

4 We currently own two historic homes  
5 in the Robbins Survey Area. 134 S Park Ave,  
6 designated as historically Significant in the  
7 Robbins Survey (aka. The Charles G. Root home),  
8 and 104 E. 4th Street, designated as  
9 Contributing to historical significance in the  
10 Robbins II Survey. I believe our position on  
11 this issue is unique in that each of my homes  
12 are likely destined for different futures.

13 Let me start by saying we saved  
14 134 S Park. The home sat empty on the market for  
15 more than 2 years before we purchased it. We  
16 recognised that the home had a unique history  
17 and distinctive architectural details which were  
18 irreplaceable and admired by all. The home was  
19 also extremely well built and well maintained by  
20 the 4 families who had occupied it over the last  
21 116 years. Despite the higher cost of ownership,  
22 the charm of this historic home was worth

1 saving. We renovated the interior, renovated the  
2 exterior, and updated all of the utilities to  
3 code. We also have plans approved for an  
4 addition to modernize the interior flow and  
5 create the living space that current and future  
6 Hinsdale residents expect. In short, we have  
7 made a large investment in preserving this home  
8 with thoughtful planning that should attract  
9 Hinsdale families for another 100 years.

10 I think it is important in this  
11 conversation to note that Historic Homes have a  
12 much higher cost of ownership. A cost which  
13 needs to be acknowledged by the Village if a  
14 large scale preservation effort is going to be  
15 pursued in order to maintain an esthetic for all  
16 residents to enjoy. The cost to maintain is  
17 higher, the cost to renovate is higher, the cost  
18 to insure is higher, and the cost of reduced  
19 appreciation is much higher. For our home, the  
20 cost of updating the gas, electric, and water  
21 utilities alone was almost \$200,000. That is  
22 10-20% of the cost of building an entire new

1 home! Why should the few who voluntarily offer  
 2 to preserve Historical homes bear the entire  
 3 cost for the community. Shouldn't those actively  
 4 pursuing preservation for the benefit of all be  
 5 willing to partially offset or subsidize these  
 6 additional cost burdens for the good of the  
 7 Village. These additional, sometimes hidden  
 8 costs, are part of the reason historic homes sit  
 9 on the market for 2-3 years and often sell at  
 10 close to land value. These additional costs of  
 11 preservation are not even marginally offset by  
 12 the only incentive available - the 10 year  
 13 property tax freeze. If you want to encourage  
 14 people to purchase, maintain, and renovate  
 15 Historic Homes, a significant increase in  
 16 incentives should be considered.  
 17 Our home at 134 S Park is a great example of  
 18 Historic Preservation.

11:48PM 19 MR. JABLONSKI: Excuse me, Chan. This  
 20 fellow read this in during the Zoom part of the  
 21 call.

22 MR. YU: Oh, okay.

1 MR. JABLONSKI: It's literally the  
 2 second time I've heard this today.

3 MR. YU: Okay. Then if this person  
 4 read this letter, then I will just skip the rest  
 5 of it.

6 MR. JABLONSKI: Thank you.

7 MR. YU: Yes, thank you.

8 June Ellen Groppi, 201 East  
 9 Hickory. We support the moratorium.

11:49PM 10 Suzanne Sharp. As someone who has  
 11 lived in Hinsdale my whole life, or the past 40  
 12 years, I fully support the proposed moratorium  
 13 to protect Hinsdale's historic home. I am so sad  
 14 to have seen so many historic homes in this town  
 15 destroyed. Over the past 30+ years the number of  
 16 homes that have been demolished is absurd. I  
 17 remember a former neighbor (whose house has  
 18 since been taken down) who made a quilt entitled  
 19 "lost history" that was all pictures of houses  
 20 that had been torn down. There are blocks where  
 21 there are no homes left that were built pre  
 22 1990. There are so many "cookie cutter"

1 Homes of a few different styles that have popped  
 2 up. There are very few "moderate" family homes  
 3 that are left. Something needs to be done before  
 4 we lose more significant homes that help provide  
 5 character to our town. Thank you to the John  
 6 Bohnen and the historic preservation committee  
 7 for trying to make a difference and stop this  
 8 before it is too late.

9 Charles A. Janda, 120 North LaSalle  
 11:50PM 10 Street, well, Chicago. Public comment.

11 Deanne and Greg Bower, Hinsdale  
 12 Avenue -- I'm sorry, Hinsdale, Illinois. To  
 13 those concerned: We are in full support of the  
 14 moratorium to support the protection of  
 15 Hinsdale's Historic Homes. Once gone, the  
 16 history of our beautiful Village cannot be  
 17 restored. Carefully consider what can be done to  
 18 maintain the beauty and historical integrity of  
 19 our Village. Thank you for your consideration.

11:50PM 20 This one is from Jenni. Hello,  
 21 I want to express my concern over the upcoming  
 22 Moratorium vote that will be discussed at

1 today's meeting. My issues are as follows:

2 If a moratorium goes into effect  
 3 there needs to be support around an exception  
 4 process for those who have made investments and  
 5 are now stuck in the middle, along with homes  
 6 that are clearly dilapidated and pose safety  
 7 risks.

8 The economic impact that the fear  
 9 this ruling could create around property values  
 10 could be devastating. In light of the recent  
 11 world events, I have spoken to many great  
 12 families who now want to move out of the city.  
 13 As they look both the north and west it will be  
 14 hard to champion our community if there are so  
 15 many obstacles around homes ownership in  
 16 Hinsdale.

17 While preserving our historic homes  
 18 is important, I disagree with giving the  
 19 Historic Preservation Commission any  
 20 decision-making power. While they can give an  
 21 expert opinion on maintaining certain historical  
 22 attributes, they should not have the power to

1 make the final decisions on someone's home or  
 2 slow the process. This should be a right of the  
 3 homeowner. I strongly suggest that the HPC  
 4 maintains their advisory role. We are in the  
 5 process of purchasing a lot and building a new  
 6 home for our family. It will be a significant.  
 7 Financial investment and we want to make sure  
 8 that we are making the right decision. We love  
 9 our Hinsdale community, but also want to  
 10 preserve our rights as homeowners and investors.  
 11 We appreciate your time and consideration with  
 12 this difficult decision. Thank you, Jenni.

13 Andrew Grieve, 609 South Bruner  
 14 Street and 324 South Elm Street. Dear Village  
 15 Plan Commissioners: There are obvious merits  
 16 and costs to any moratorium on demolitions in  
 17 Hinsdale.

18 The merits of a moratorium stem  
 19 from a desire to preserve the historic  
 20 architectural charm of our community. I think  
 21 you would be hard pressed to find many residents  
 22 that don't believe that to be a noble ambition.

1 The costs if a moratorium, and in fact, any  
 2 solution which makes buying and developing  
 3 property in Hinsdale more difficult are twofold.  
 4 First, with a finite supply of properties and  
 5 fewer buyers willing to invest in Hinsdale, real  
 6 estate values and thus the property tax revenues  
 7 that fund our schools, are bound to suffer.  
 8 Second, as we are three months into the deepest  
 9 recession since the Great Depression of the  
 10 1930s I believe the Hinsdale government's top  
 11 priority should be protecting the Hinsdale  
 12 economy. A 6-month moratorium intentionally  
 13 refuses private capital ready to be invested in  
 14 our local economy ... supplying construction,  
 15 F&B, retail and services jobs at a time we need  
 16 them most. The greater number of properties the  
 17 moratorium applies to, the greater the cost.

18 My concern with the proposal is its  
 19 breadth (and thus, cost). It seems to me the  
 20 merits could be achieved while minimizing the  
 21 costs by applying the moratorium to a very  
 22 narrow set of homes deemed historically

1 critical. By applying a crude moratorium to  
 2 nearly 2000 homes, including those which are  
 3 uninhabitable, those which were marketed as  
 4 "land" when last sold, and those which cannot be  
 5 cost-effectively renovated to meet modern living  
 6 standards, the proposal seems to be using a  
 7 sledgehammer to crack a nut. Best regards.

8 Thomas Lavins, 557 North Washington  
 9 Street. Dear Members of the Plan Commission: I  
 10 received the notice on the hearing regarding  
 11 putting a moratorium on tear downs of homes in  
 12 Hinsdale. I have lived in Hinsdale since 1995. I  
 13 am also a graduate of Hinsdale Central, class of  
 14 1983. So it is safe to say I have been around  
 15 town for some time. My family has renovated 2  
 16 homes in Hinsdale. Our current home was built in  
 17 1918--- We CHOSE to do a complete gut/rehab  
 18 because at the time it made more economic sense  
 19 (in 1999) than tearing the house down. I am in  
 20 the construction business as a material  
 21 supplier-and I can tell you EMPHATICALLY today  
 22 that would not be the case-remodeling costs have

1 soared relative to new construction cost ---for  
 2 a whole host of reasons. Putting a moratorium on  
 3 tear downs is a COLOSSAL mistake. The homes in  
 4 Hinsdale -which may be open for some sort of  
 5 historical consideration-by and large are  
 6 structurally compromised and are by no means  
 7 economically feasible to make the numbers work.  
 8 But more importantly that should be a decision  
 9 the HOMEOWNER makes. It would be a VERY  
 10 DISTURBING trend to have local government  
 11 dictate what homeowners can and cannot do with  
 12 their homes. What's next architecturally  
 13 reviewing plans, color selections,  
 14 landscaping??? END THIS NONSENSE NOW!!!  
 15 Regards.

16 Jeff Williams, Ravine Road.  
 17 I would like to voice my support for the  
 18 proposed moratorium on demolition permits for an  
 19 appropriate period of time until the Village can  
 20 codify' a procedure which to the best of their  
 21 ability can adequately preserve the historic  
 22 elements of the Village.

1 As a civil engineer who has prior  
2 work with land development, I have some  
3 experience with a few of the state and local  
4 historic preservation entities within the  
5 Chicagoland area. I have also attended public  
6 hearings on the behalf of the  
7 Developer in which locals lamented their  
8 helplessness in controlling any changes to the  
9 fundamental elements of their communities, when  
10 no historic safeguards were in the Zoning laws.  
11 Villages that were historically horse farms on  
12 two-lane rural roads, suddenly found themselves  
13 one of many nameless suburbs as each 100+ unit  
14 development chipped away at their roots. Whether  
15 the "new" Village was an improvement or not is  
16 very much the subject to debate, but such a  
17 debate MUST occur before passing "the point of  
18 no return" to have any meaning.

19 Now, Hinsdale doesn't have the  
20 looming prospect of massive developments carving  
21 swaths of land in one large move, but that  
22 doesn't mean the same net result isn't possible

1 with hundreds of smaller rebuilds. Quite  
2 honestly, I don't claim to have the answers to  
3 the historic preservation questions we find  
4 ourselves with, but to preserve the integrity of  
5 the debate we do need the moratorium in place.  
6 To not do so is to invite a rush of permit  
7 applications to "grandfather" in demolitions on  
8 potentially significant properties prior to any  
9 legal changes being passed.

11:57PM 10 Even if the end result is to simply  
11 move forward exactly as we do now, we can do so  
12 with the knowledge that we explored the  
13 alternatives and can justify the pros & cons of  
14 each. That is what this is all about--not some  
15 form of developmental stagnation while we lament  
16 "the good 'ol days". I appreciate your time.  
17 Thanks.

18 Charles A. Janda. This is Chicago.  
19 In my haste, I emailed you. I was just trying  
20 to learn how to watch the meeting scheduled --

21 That's, I'm not sure.

22 John Jacobes, please include my

1 name.  
2 Matt Bousquette, please include my  
3 name for the conversation.  
4 Frank Gonzalez. Hello Chris and  
5 Chan, Please forward the following to the  
6 Commissioners. Dear Commissioners, I am a  
7 restoration architect who is in favor of the  
8 Moratorium. As many know, the Moratorium does  
9 not stop someone from tearing down their vintage  
10 or significant home. The Moratorium does one  
11 thing only, which is to allow a moment  
12 Of pause to think of other options, such as, the  
13 investigation of tax property and Floor Area  
14 Ratio (FAR) flexibility. In addition, to explore  
15 the financial incentive opportunities that are  
16 available for the preservation of vintage and/or  
17 significant homes from federal, state, local  
18 agencies (including private non-profit  
19 organizations). This Moratorium can be  
20 Considered a democratic compromise -- to avoid  
21 all or nothing and tear it down now. Thank you.  
22 Matt Marron, South Adams Street. Hi

1 Christine, A terrific example of preserving the  
2 heritage of homes in Hinsdale is where I grew up  
3 with my brothers at - 516 W. Maple. Our parents  
4 moved there in 1969 and called it home thru  
5 1984. A wonderful block with friendly neighbors,  
6 and proximity to Monroe school and the 'green  
7 space' for playing outdoors, along with Burns  
8 field (wow great park district tennis  
9 tournaments vs D. Grove in summers).

10 About 20 years ago, our folks drove  
11 by and saw a fence up around the house fearful  
12 it was being razed, fortunately the new owners  
13 did a terrific remodel adding a 'Great room' on  
14 the east side of the house, along with upgrades  
15 to the existing structure - built in 1873 ... we  
16 received a plaque commemorating 100 years from  
17 the Doings paper in 1973. The new owners were  
18 kind, inviting us in for a tour of the remodel,  
19 evoking great memories then and now!! The  
20 historic living room and dining room were  
21 unchanged and preserved.

22 Good luck with the meeting tonight,

1 in striking the right balance of old/new homes,  
2 to perpetuate Hinsdale's charm.  
3 Benjamin and Eugenia Taylor, Mills  
4 Street. We are in favor of a temporary  
5 moratorium on the issuance of any demolition  
6 permits so that we can preserve buildings with  
7 landmark status or homes that are historically  
8 significant.

9 We think it is important to  
10 preserve these homes and buildings in order to  
11 preserve the character of our Village. We have  
12 lived in Hinsdale for 37 years and have seen too  
13 many beautiful buildings and homes torn down.

14 Emily at 421 North Grant Street. I  
15 would love to pre-register for the moratorium  
16 call this evening.

17 Rachael Laux. I am vehemently  
18 opposed to the Village-wide temporary moratorium  
19 on tear downs. I believe such a moratorium will  
20 not only stifle development in town but also  
21 have a negative impact on property values of  
22 homes deemed "historic" by the board and cannot

1 be put to their best use.

2 I firmly believe the rights of the  
3 property belong with the OWNER, and the owner is  
4 the only one who has the right to determine the  
5 highest and best use for their property, not an  
6 autocratic board who wants to control the look  
7 and feel of the town.

8 New homes can add to the charm of  
9 Hinsdale just as much and more so than a rundown  
10 "historic" home that is not economically viable  
11 to renovate. Beautiful new construction homes  
12 will someday become the historic homes that  
13 currently add to the charm of our town simply by  
14 the turning of time.

15 Again, I am opposed to this  
16 overreaching moratorium on teardowns. Thank  
17 you.

18 Judith Coleman, 411 Justina. Just  
19 wanted to preregister for the discussion.

12:02AM 20 Okay. There is a letter. I grew up  
21 in the 70's and 80's in Hinsdale. We moved here  
22 from Rochester, MN in 1973. Hinsdale was the

1 most beautiful town and a great place to spend a  
2 childhood. I went to Monroe School until 5th  
3 grade and the Walker. Then "THE Junior High" and  
4 of course Hinsdale Central. Generations of  
5 families lived here, grew up here and came back  
6 and raised their families here.

7 Hinsdale was a town for families  
8 and kids and had yards and ski/sledding hills.  
9 Our house had a big back yard and was the "slip  
10 and slide" yard in the neighborhood. Or we'd  
11 play kickball or softball in our yard because it  
12 was somewhat centrally located where the kids  
13 could all walk to our house or ride their bikes  
14 and my mom was home to keep an eye on us. It was  
15 easy for her because the back of our house was  
16 almost all glass with sliding glass doors and  
17 easy for her to see us and more importantly hear  
18 us. Some of us got in some trouble for what she  
19 would hear, but we deserved that.

20 My brother and I would meet our  
21 friends at Burns Field and play tennis or  
22 football or any variety of outdoor games we came

1 up with and in the winter, we would skate and  
2 play hockey on the ice rink. The homes  
3 surrounding Burns Field were pretty and as a kid  
4 you pretty much knew everyone because they were  
5 the homes of the kids you went to school with  
6 and you always felt safe.

7 Across the street from our house,  
8 the people owned the whole block from Ogden to  
9 Birchwood on Washington Street. They had their  
10 house, with a pool that Mr. And Mrs. Norman  
11 would sometimes invite the neighborhood kids  
12 over for a swim in the summer, and then another  
13 Smaller house that their caretaker or a young  
14 couple would rent out. They had a barn at the  
15 Bottom the hill where sometimes they had a horse  
16 and sometimes it was empty. That was our  
17 sledding hill where the whole neighborhood on  
18 the north of Ogden neighborhood kids would  
19 Sled in the winter. We built jumps. We tried to  
20 knock the wind out of ourselves because we  
21 Were young and had no fear. As we got older and  
22 got into Trolls, we would build jumps to



1 Invent new twister jumps on and we would use our  
2 downhill and cross-country skis to go off the  
3 jump and dream of being in the Olympics.  
4 Sometimes the parents would come out and watch  
5 when my brother or one of the other neighborhood  
6 boys had come up with a particularly "Eve I  
7 Kneivel" type jump and everyone would talk about  
8 it. Childhood in the 70's and 80's was  
9 Different. It's a miracle we all made it to  
10 adulthood but it sure was fun.

11 My mom was on the Village of  
12 Hinsdale Board and on the Variance Committee in  
13 the mid 80's. I remember her telling my dad, and  
14 us, at dinner sometimes about some of the  
15 crazier requests for home improvement or  
16 construction variances. Some of them were  
17 hilarious, I learned a lot from my parents about  
18 variances when my mom was on the committee. We  
19 were always shocked at anyone trying to destroy  
20 an historically or architecturally significant  
21 home. I still don't understand why you would  
22 want to demolish one of the things that makes

1 Hinsdale the town that so many want to move to  
2 in order to raise a family with all of the  
3 amenities of great education, beautiful homes,  
4 history and access to culture, shopping and the  
5 city. I just don't get it.

6 Both my parents were fans of and  
7 read quite a bit about architecture. We would do  
8 the architectural boat tour in the city and I  
9 would love hearing about the differences in the  
10 architects and what each style meant. I don't  
11 remember much about that subject from before we  
12 moved to Hinsdale, although I was six when we  
13 moved here. However, the house I grew up in had  
14 architectural significance as it was designed by  
15 an apprentice of Frank Lloyd Wright. Our house  
16 and our neighbor's house were built for two  
17 brothers, the Hendrickson brothers and were two  
18 of his last before the architect, Harold R.  
19 Zook, passed away in 1949.

20 We learned about architecture and  
21 house design, I think, because we lived in "a  
22 Zook". I loved our spider web design slate floor

1 in our family room that was originally the patio  
2 before they enclosed that area and made it the  
3 family room. And the spider web design in the  
4 living room above the fireplace. It was cool.  
5 And it was interesting. Because of our house  
6 being designed by Harold Zook, people knew our  
7 house. It also gave my parents another area to  
8 teach us about and increase our knowledge of and  
9 appreciation for architecture and design. It was  
10 also probably the reason that when I was in a  
11 junior at Central, my mom went back to college  
12 and got her Interior Design degree from the  
13 Harrington Institute of Design. All that because  
14 my family bought "a Zook".

15 My parents took the carpet out of  
16 our living room in 1988 and replaced it with a  
17 white oak floor. Not just any floor, but my mom  
18 worked with Birger Juell to create a spider web  
19 design white oak floor to enhance Zook's  
20 original design of the house. It was awesome and  
21 I even helped saw and place some of the pieces.  
22 Birger Juell, Ltd. Used it in their brochures

1 and advertising for their business.

2 I remember in 1990 when Newsweek  
3 did an article on the "McMansions" being built  
4 in Hinsdale to replace the homes they were  
5 tearing down. A lot of us "Hinsdaleans" hated  
6 them and our house had many dinner discussions  
7 about them. My mom was no longer on the Village  
8 Board or Variance Committee. We felt like the  
9 look and feel of our town was being demolished.  
10 Oak Brook was where they built the crazy big  
11 houses, not Hinsdale. History was important in  
12 Hinsdale, don't you know? It's the Historic  
13 Village of Hinsdale after all.

14 There was a woman that my mom was  
15 friends with, my parents and she and her husband  
16 were friends, Alice Mansell. The Mansell family  
17 also lived in a "Zook" and Mrs. Mansell had  
18 started either a society or something like that  
19 focusing on Hamid R. Zook and his history and  
20 the architectural significance of his homes,  
21 specifically in Hinsdale.

22 Lavinia Tackberry lived in the

1 house that Mr. Zook had built/owned and used as  
 2 his studio. Mrs. Tackberry owned the Eye on  
 3 Design jewelry store where all the girls growing  
 4 up went to make jewelry after school, for  
 5 birthdays, or just to hang out and hear the  
 6 stories of her travels to Africa for artifacts  
 7 and jewelry. She was eccentric and "the Eye" was  
 8 a cool place to be in the 70's and 80's. She  
 9 would talk about the Zook house and Zook  
 10 sometimes too.

11           Around 1994 or 1995, my parents  
 12 added an addition on to the house. They found an  
 13 architect that specialized in Zook homes so they  
 14 would keep the original intent of Zook in the  
 15 house.

16           They were adding a dining area,  
 17 expanding the kitchen and family room areas and  
 18 adding a modernized master suite and bath. I was  
 19 still living in the Chicago area at the time and  
 20 was looking at the plans one night and noticed  
 21 they were going to be taking out the original  
 22 slate spiderweb design floor from the former

1 patio now family room. I couldn't believe it.  
 2 I asked my dad why and he said it was too  
 3 difficult to save. I asked why he wouldn't just  
 4 move it to the patio and make it the patio again  
 5 like it was when they built the house. My dad  
 6 laughed and said the plans would cost too much  
 7 money. I asked if I could take a shot at drawing  
 8 the spider web, putting numbers on the drawing  
 9 that would coincide with the sections of the  
 10 floor and see if the architect could use it. My  
 11 dad said, "sure", so I did. You see, the fact  
 12 that we had the Zook spider webs made me love  
 13 spiderwebs, even if I hated spiders. I had been  
 14 drawing and doodling them since we moved to  
 15 Hinsdale. I still do.

16           The architect loved it and the  
 17 patio looks great even 25 years later. The  
 18 construction guys weren't so happy because they  
 19 had to take the floor out piece by piece instead  
 20 of just bulldozing it, but we saved the original  
 21 design of the house. Sadly, it felt like we were  
 22 the exception and not the rule when it came to

1 remodel instead of bulldozing as the teardowns  
 2 were continuing at a rate that boggled my mind.  
 3 I couldn't understand why you would want to tear  
 4 down such beautiful homes and build massive  
 5 homes with no yard for the kids, nowhere to play  
 6 and almost literally on top of your neighbor.  
 7 That's what downtown Chicago is for, not  
 8 Hinsdale.

9           My parents sold our house in 1999  
 10 and it crushed me. I felt "homeless" it was  
 11 weird. I love my childhood home for the memories  
 12 as a family and of my life but also because of  
 13 the house. I always felt like our house had its  
 14 own life and I wanted to be part of that life  
 15 forever. My parents moved into a condo in Graue  
 16 Mill and split time between Hinsdale and Florida  
 17 until they moved to Florida full time in 2001.

18           I had moved to Florida in 1995 and  
 19 lived there for 20 years, then Savannah, GA for  
 20 three years before moving back to Chicago in the  
 21 summer of 2018. All the while, whenever I would  
 22 come back for work or to visit, I would drive by

1 our old house and reminisce. Friends would tell  
 2 me when it was on the market again and when it  
 3 would sell.

4           One of the owners of our former  
 5 house had it declared an historical landmark  
 6 because of the architectural significance and  
 7 because of Zook. I felt a huge sense of relief  
 8 because that meant it couldn't be torn down.  
 9 The people that live in our former home now are  
 10 great. We have become friends through a  
 11 serendipitous mutual friend. After my dad passed  
 12 away, my mom and I were in town for my brother's  
 13 50th birthday. The mutual friend called me and  
 14 said the current owners would love for us to  
 15 come by and see the house. My mom and I went. It  
 16 was great. It felt right for that family to be  
 17 there. They love the house like we loved it.  
 18 They bought it partially because of the Zook  
 19 history. They even have the same kind of dog  
 20 that we had when we lived there, except they  
 21 have two. The right people are in the house. It  
 22 is their home now.

1 It was interesting to see the  
2 different things that owners between my family  
3 and their family had done to change it, but the  
4 bones were all Zook.

5 I moved back to Hinsdale in October  
6 of 2019. I don't recognize a lot of it.  
7 Sometimes I drive around or walk my dogs and try  
8 to take a trip down memory lane but there are  
9 monstrosities where my friends' homes were. They  
10 bulldozed the Comiskey house, the Crowe's house,  
11 they have torn down Zook homes to build massive  
12 houses that look like other massive houses.  
13 There are so many "Chip and Joanna Gaines"  
14 farmhouses there are areas that look like a  
15 housing development With only three or four  
16 floor plans. The Dean's house is in danger, so  
17 is the Elmore and Sexton/Janda house.

18 There are multiple homes that I  
19 never thought I would see torn down that are on  
20 the chopping block. Hinsdale actually took a  
21 home off of landmark status and allowed it to be  
22 torn down and replaced with whatever it was

1 replaced with. There is another Zook house about  
2 to be torn down. People say these homes are  
3 "outdated". That is an easy excuse. There are at  
4 least three shows on HGTV that restore and  
5 remodel homes to keep up with the times instead  
6 of tearing them down. Check out "Good Bones",  
7 "Bargain Mansions" and "Home Town" some time.

8 Why don't the builders/developers  
9 here restore the historic homes instead of  
10 demolishing them. Do something to restore the  
11 community not eliminate it.

12 There are people that buy a home  
13 and literally let it rot so they can have it  
14 declared structurally unsound so they can tear  
15 it down and build a replacement.

16 The Hinsdale Junior High became the  
17 Hinsdale Middle School and was torn down, and it  
18 needed to be. It was replaced with a monstrous  
19 square concrete, brick and glass building that  
20 includes a parking garage currently under  
21 construction. It's beautiful inside. Outside?  
22 Not so much. I expected better with the

1 resources and talent in Hinsdale.

2 There are twelve, yes twelve, huge  
3 million dollar plus homes built on the property  
4 that was our sledding hill. When I drive by my  
5 old house, I don't even look on that side of the  
6 street. No other homes have been built on our  
7 side. It's the same five houses that have been  
8 there since I was a teenager.

9 I can't bring my nieces to Hinsdale  
10 and show them where their dad learned how to ski  
11 jump like a crazy man that he shows off on rare  
12 occasions for them when they go skiing. I can't  
13 show them where he went to junior high. I can't  
14 show my nieces were their dad and I did most of  
15 our growing up things because so much of it is  
16 gone. We don't even have an ice cream store in  
17 Hinsdale anymore.

18 Where do kids sled and play and be  
19 kids now? When does it stop? When do we reign  
20 it in?

21 Don't get me wrong, I understand  
22 that there are homes that should be torn down.

1 There are plenty. But when we destroy the  
2 history of what made our town so desirable in  
3 the first place, it takes away the beauty of  
4 what is Hinsdale.

5 Please stop now. While Hinsdale  
6 still has at least some of its historic and  
7 architectural charm left. Sincerely, Judith  
8 Coleman, 411 Justina Street.

9 MS. CRNOVICH: Excuse me. This is for  
10 Steve. Considering the lateness of the hour and  
11 the volume of email that we have been listening  
12 to, I'm not sure how many letters are left,  
13 would it be possible to continue this maybe to  
14 have a next meeting meet at 7:00? I mean we  
15 have been sitting now for almost five hours.

16 CHAIRMAN CASHMAN: Yes, I know. I  
17 appreciate everybody's patience. The Village  
18 wanted to get public comment.

19 MS. CRNOVICH: Yes. We are getting --  
20 I don't feel it's fair to us or to anybody else  
21 watching at this time of the hour.

22 CHAIRMAN CASHMAN: I think we still --

1 MR. JABLONSKI: Steve, Steve or Mike,  
2 as a matter of order, we cut off public speakers  
3 that bothered to dial in on time at 5 minutes  
4 and we are reading 15 minute letters about the  
5 history of Hinsdale.  
6 CHAIRMAN CASHMAN: That last one was a  
7 long one, I agree.  
8 MR. JABLONSKI: There was at least two  
9 of those. Is there a reason we read 15 minute  
10 letters and we cut people off at 5 minutes?

12:16AM

11 CHAIRMAN CASHMAN: Well, we were hoping  
12 these letters weren't going to be as long as  
13 they were. Most of them aren't but we  
14 definitely have some long ones.

15 How many more do we have to go,  
16 Chan and Robb?

17 MR. MC GINNIS: I have got another 42.  
18 I don't know if Chan has had a chance to look at  
19 his yet.

12:17AM

20 MR. YU: I haven't counted but I have  
21 about a quarter of an inch.

22 MR. WILLOBEE: I'll speak for myself, I

1 can't provide meaningful input at this point.  
2 CHAIRMAN CASHMAN: No. If we somehow  
3 were able to get to the end of public comment,  
4 then we would close the public comment and then  
5 schedule a special meeting to continue. I don't  
6 think we can get to the end of public comment.  
7 From what I'm looking at in the PDF  
8 I'm following --

12:17AM

9 MS. CRNOVICH: I've been looking at it,  
10 too. You are at like 281 and there is 314 as  
11 far as just total pages. And some are succinct  
12 and short; but there have been some longer ones,  
13 too.

14 MS. CRNOVICH: Steve, could we --

15 CHAIRMAN CASHMAN: We have already gone  
16 a long way. I think what I would like to know  
17 if you can quickly look and see your  
18 availability for Tuesday, the 30th, next  
19 Tuesday.

12:17AM

20 MR. WILLOBEE: I will be on vacation,  
21 Steve. I won't be available.

22 CHAIRMAN CASHMAN: Okay. Julie?

1 MS. CRNOVICH: I think I'm available.

2 CHAIRMAN CASHMAN: Michelle?

3 MR. JABLONSKI: Steve, I will make  
4 myself available.

5 CHAIRMAN CASHMAN: Okay. Michelle?

6 MS. FISHER: Yes.

7 CHAIRMAN CASHMAN: Mark, you are going  
8 to be on vacation. Troy?

9 MR. UNELL: I'm available on the 30th.

12:18AM

10 CHAIRMAN CASHMAN: So I think I would  
11 like to entertain a motion. Chan, you and Robb  
12 can see where we are at.

13 Michael, if that make sense that we  
14 would ask for a motion to continue this to  
15 another special meeting on Tuesday the 30th at  
16 7:30 and try to then close out, finish the  
17 public comment portion of this hearing, close  
18 the public comment and, then start our  
19 discussion and deliberations.

12:18AM

20 MR. MARRS: I do think that makes  
21 sense. Do you have any interest in starting any  
22 earlier than 7:30?

1 CHAIRMAN CASHMAN: That's up to the  
2 Commissioners.

3 MR. UNELL: It would be fine with me.  
4 Without the commute home, it's easier.

5 CHAIRMAN CASHMAN: True.

6 MS. CRNOVICH: That would be fine.

7 MR. JABLONSKI: Will we be inviting 50  
8 more letters?

12:18AM

9 MS. CRNOVICH: Yes, there could be an  
10 extra additional 50 letters. Do these have to  
11 be read into the public record, or can we read  
12 these on our own?

13 MR. MARRS: They do, Commissioners.  
14 Unfortunately, it's one of the challenges of  
15 doing one these kind of electronic hearings; but  
16 we did say in the public hearing notice they  
17 would be read into the record; and I think we  
18 need to continue down that path.

12:19AM

19 To the Commissioner's point  
20 earlier, though, about the length, we did  
21 request that they be limited to three pages or  
22 less so of the remaining ones if any are over

1 three, it's the Chairman's call as to whether we  
2 read beyond that. So we will take a look at the  
3 letters and confirm with the Chairman.

4 CHAIRMAN CASHMAN: Okay. I'd be in  
5 favor of that.

6 What time? Could we possibly start  
7 at 6:00?

8 MS. FISHER: I can check. I just have  
9 to look at the schedule and confer with my other  
10 half.

12:20AM

11 CHAIRMAN CASHMAN: Okay. Do we need to  
12 have a time set, Michael?

13 MR. MARRS: Yes, you do. So if there  
14 is any question, then we should maybe stick with  
15 it.

16 CHAIRMAN CASHMAN: 7:30. Troy?

17 MR. UNELL: I was just asking, if  
18 someone, if a Commissioner is late to a meeting  
19 are they not able to participate?

12:20AM

20 MR. MARRS: No, they are. They just  
21 join at some point. They are not prohibited  
22 from voting or anything like that.

1 MS. FISHER: Okay. Do you want to just  
2 do that, gentlemen, and ladies?

3 CHAIRMAN CASHMAN: Jim has been here.  
4 I started seeing Jim's face on Zoom, I don't  
5 know when you actually jumped in, Jim; but I  
6 think he's been involved in this as well.

7 MR. KRILLENBERGER: Yes. I thought we  
8 might get to a vote.

12:21AM

9 CHAIRMAN CASHMAN: I'm glad and thank  
10 you for the participating when I know you are  
11 under the weather so that's --

12 MR. KRILLENBERGER: Thanks for saying.

13 CHAIRMAN CASHMAN: So I would like to  
14 entertain a motion then to continue the public  
15 comment portion of this public hearing on  
16 Tuesday, June 30, at 7:30.

17 MR. UNELL: Steve, is it possible to do  
18 it at 6:00? I mean if someone has to join a  
19 little bit late --

12:21AM

20 CHAIRMAN CASHMAN: Oh, that's what you  
21 mean. Well, I guess how many would 6:00 work  
22 for. Julie?

1 MS. CRNOVICH: I need to check on  
2 something. I think it will work for me. I can  
3 get back and let you know for sure tomorrow.

4 CHAIRMAN CASHMAN: Michelle would have  
5 to go wake up her other half.

6 MS. FISHER: Yes, right now --

7 CHAIRMAN CASHMAN: Jerry, does 6:00  
8 work for you?

9 MR. JABLONSKI: Yes. I will be there  
10 at 6:00.

12:21AM

11 CHAIRMAN CASHMAN: Okay. Mark, you are  
12 going to be on vacation.

13 Troy, it would work for you. Jim?

14 MR. KRILLENBERGER: 6:00 works.

15 CHAIRMAN CASHMAN: Okay. And why don't  
16 we don't we go for 6:00. And then, Michelle,  
17 you can see if you can start the meeting.

18 MS. FISHER: Sounds like a plan. Thank  
19 you.

12:22AM

20 CHAIRMAN CASHMAN: So do I have a  
21 motion then to continue the public comment  
22 portion of this public hearing to Tuesday,

1 June 30 at 6 p.m.?

2 MR. UNELL: So moved.

3 MS. CRNOVICH: Second.

4 MR. JABLONSKI: Second from Jablonski.

5 CHAIRMAN CASHMAN: Could you do a roll  
6 call, please.

7 MR. YU: Sure. Commissioner  
8 Krillenberg?

9 MR. KRILLENBERGER: Aye.

12:22AM

10 MR. YU: Commissioner Fisher?

11 COMMISSIONER FISHER: Aye.

12 MR. YU: Commissioner Jablonski?

13 MR. JABLONSKI: Aye.

14 MR. YU: Chairman Cashman?

15 CHAIRMAN CASHMAN: Aye.

16 MR. YU: Commissioner Crnovich?

17 MS. CRNOVICH: Aye.

18 MR. YU: Commissioner Krillenberg?

19 MR. KRILLENBERGER: Aye.

12:22AM

20 MR. YU: Commissioner Fisher?

21 COMMISSIONER FISHER: Aye.

22 MR. YU: Commissioner Jablonski?

1 MR. JABLONSKI: Aye.  
 2 MR. YU: Chairman Cashman?  
 3 CHAIRMAN CASHMAN: Aye.  
 4 MR. YU: Commissioner Crnovich?  
 5 MS. CRNOVICH: Aye.  
 6 MR. YU: Commissioner Willobee?  
 7 MR. WILLOBEE: Aye.  
 8 MR. YU: Commissioner Unell?  
 9 MR. UNELL: Aye.  
 10 MR. YU: And Commissioner Fiascone?  
 11 MS. FIASCONE: Aye.  
 12 CHAIRMAN CASHMAN: Okay. I really  
 13 appreciate it. I think it will be helpful, too.  
 14 We will have a lot of time to soak up a lot of  
 15 comment and soak it in for Tuesday.  
 16 Do I have a motion to adjourn?  
 17 MR. KRILLENBERGER: I will so motion.  
 18 MS. FISHER: Second.  
 19 CHAIRMAN CASHMAN: And roll call,  
 12:23AM 20 please.  
 21 MR. YU: Commissioner Krillenberg?  
 22 MR. KRILLENBERGER: Aye.

1 MR. YU: Commissioner Fisher?  
 2 COMMISSIONER FISHER: Aye.  
 3 MR. YU: Commissioner Jablonski?  
 4 MR. JABLONSKI: Aye.  
 5 MR. YU: Chairman Cashman?  
 6 CHAIRMAN CASHMAN: Aye.  
 7 MR. YU: Commissioner Crnovich?  
 8 MS. CRNOVICH: Aye.  
 9 MR. YU: Commissioner Willobee?  
 10 MR. WILLOBEE: Aye.  
 11 MR. YU: Commissioner Unell?  
 12 MR. UNELL: Aye.  
 13 MR. YU: And Commissioner Fiascone?  
 14 MS. FIASCONE: Aye.  
 15 MR. CASHMAN: Thank you everybody. And  
 16 Robb and Chan, thank you so much for all that  
 17 reading.  
 18 MS. CRNOVICH: Be careful driving home.  
 19 CHAIRMAN CASHMAN: It's quite a heavy  
 12:23AM 20 load. Why don't you just lay down behind your  
 21 desk there and call it a day.  
 22 All right. Thank you, everyone.

1 Talk to you on Tuesday.  
 2 \* \* \*  
 3 (Whereupon the above-entitled  
 4 public hearing was continued to  
 5 Tuesday, June 30, 2020, at  
 6 6:00 p.m.)  
 7  
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STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF DU PAGE )

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

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

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

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

In the Matter of:

Case A-14-2020 - Village of Hinsdale -  
Consideration of a Village-wide temporary moratorium not to exceed 180 days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single-family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Continued Special Public Meeting of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 30th day of June, 2020, at the hour of 6 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, Member;  
MS. MICHELLE FISHER, Member;  
MR. GERALD JABLONSKI, Member;  
MR. JIM KRILLENBERGER, Member;  
MR. TROY UNELL, Member.

1 ALSO PRESENT VIA ZOOM:

2 MR. ROBB MC GINNIS, Director of  
Community Development;  
3 MR. CHAN YU, Village Planner;  
MR. MICHAEL MARRS, Village Attorney;  
4 MR. BRADLEY BLOOM; Assistant Village  
Manager/Director of Public Safety.

5 ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE  
6 CALL:

7 MR. MATTHEW BOUSQUETTE,  
MR. DALE KLEBER,  
8 MS. JULIE LAUX.

9 \* \* \*

06:05PM 10 CHAIRMAN CASHMAN: The next item is a  
11 public hearing, Case A-14-2020 - Village of  
12 Hinsdale - Consideration of a Village-wide  
13 temporary moratorium not to exceed 180 days on  
14 the issuance of any demolition permit or other  
15 building or zoning approvals involving the  
16 demolition of any single-family home or building  
17 within the Village that either has landmark  
18 status or is one of the homes within the Village  
19 deemed to be historically "significant" or  
20 "contributing" in the 1999 Hinsdale  
21 Reconnaissance Survey prepared by Historic  
22 Certification Consultants.

1 This matter was continued from  
2 hearings previously held on June 10, 2020 and  
3 June 24, 2020.

4 Do we have to have a motion to  
5 reopen this, Michael?

6 MR. JABLONSKI: I move that we reopen  
7 this.

8 CHAIRMAN CASHMAN: Second?

9 MS. CRNOVICH: Second, Crnovich.

10 CHAIRMAN CASHMAN: Roll call, Chan.

11 MR. YU: Commissioner Fisher?

12 MS. FISHER: Aye.

13 MR. YU: Commissioner Jablonski?

14 MR. JABLONSKI: Aye.

15 MR. YU: Chairman Cashman?

16 CHAIRMAN CASHMAN: Aye.

17 MR. YU: Commissioner Crnovich?

18 MS. CRNOVICH: Aye.

19 MR. YU: Commissioner Unell?

09:18PM 20 MR. UNELL: Aye.

21 MR. YU: Commissioner Fiascone?

22 MS. FIASCONE: Aye.

1 CHAIRMAN CASHMAN: What we are going to  
2 do is continue with, we left it off at about  
3 12:25 on the 24th in the written comments. So  
4 we are going to pick up there. And basically on  
5 my notes we were on page 287 of 314 I think was  
6 the last public comment we read.

7 So, Robb, are you going to pick it  
8 up first and then Chan?

9 MR. MC GINNIS: Sure, yes. Thank you,  
08:11PM 10 Chairman.

11 All right. This is from Scott  
12 Seyfarth. I am writing to strongly urge against  
13 the tear down moratorium that has been proposed  
14 for certain properties in Hinsdale.

15 If you think back to when Hinsdale  
16 was farmland and houses were sparse, imagine  
17 what a shock it was to have the new "Craftsman"  
18 (among other types) of homes and Village streets  
19 show up. It was called progress. It followed  
20 the natural progression of our civilized world.  
21 Technology improves, styles change and amenities  
22 are developed. Homes are not built today to

1 last forever. They certainly were not built  
2 dozens of years ago to last forever either (to a  
3 lesser extent in fact). Fire codes have changed,  
4 fire preventative technology has improved and  
5 overall efficiencies have become enhanced with  
6 modern day building materials and techniques.  
7 100 years from today, there will continue to be  
8 modifications to how we build and suit our ever  
9 progressing lifestyles.

10 Without further elaboration on  
11 improving the living conditions of the homes,  
12 might I add that there should be freedom to  
13 improve your own land within a REASONABLE set of  
14 zoning guidelines, predominantly set up around  
15 safe and proven building technologies.  
16 Architectural styles and choices have always  
17 been personal preferences and to force the  
18 opinions of a few on the masses is simply an  
19 invasion of freedom.

20 I hope that a reasonable discussion  
21 will take place surrounding the free choice that  
22 should be available to protect Hinsdale's



1 ability to attract residents. The more  
2 restrictions, the less people will want to move  
3 to Hinsdale. There are plenty of people who can  
4 buy an old house and work with the worn out and  
5 antiquated structures to improve them if they  
6 desire. It should not be a mandate from a public  
7 entity. Thank you, Scott.

8 Next from Stephanie Evans of  
9 48 Harris in Clarendon Hills. I support the  
10 proposed moratorium to protect Hinsdale's  
11 historic homes. I grew up in a historic home in  
12 the woodlands that was torn down. It's too bad.

13 Next from Jacquelyn Castleforte.  
14 Again, apologies for last names if I butcher  
15 them up.

16 Dear Plan Commission, As a current  
17 Hinsdale resident, I strongly encourage the  
18 commission reconsider the proposed moratorium  
19 and its impact on the Village, our constituents  
20 and our tax base.

21 At a minimum, I respectfully ask  
22 the commission to consider the following three

1 points: 1. I ask the commission to pause the  
2 advancement of the moratorium until an  
3 independent economic study is completed.

4 2. In the event the commission  
5 moves forward without a study or following a  
6 study that determines it is economically  
7 advisable to proceed with a moratorium, I  
8 request the commission include common sense  
9 exceptions to the moratorium so that economic  
10 development in our town does not come to a  
11 standstill. I believe this should include  
12 exceptions for properties that already received  
13 a tear down permit (regardless of whether it  
14 expired) and those that are dilapidated or a  
15 danger to the community.

16 3. In the event the commission  
17 ignores 1 and 2, I would ask the commission to  
18 disregard the "backdating" proposed by the  
19 Village board and grandfather in all of those  
20 properties. As to my first point regarding an  
21 economic study, I would strongly urge the  
22 commission to hire an independent firm to review

1 the economic impact of a moratorium on our  
2 community, including during these economic  
3 times. Given the crisis facing our national,  
4 state and local economies, it would be negligent  
5 to proceed without careful consideration and an  
6 independent review. As a Village, we should  
7 never take action that could have an adverse  
8 impact then study the action to see if it had an  
9 adverse impact. We must study in advance and  
10 allow property owners to follow the  
11 pre-established procedures for development,  
12 until such time as we are certain of the impact  
13 of this drastic measure.

14 In addition, common sense  
15 exceptions to the moratorium must be included,  
16 if the independent economic study deems a  
17 moratorium in the best economic interests of the  
18 Village. For example, homes that previously  
19 received a tear down permit (regardless of  
20 whether it expired) should not be subject to the  
21 moratorium. Furthermore, homes that pose a  
22 safety risk (including, those potentially

1 inhabited by squatters) should not be subject to  
2 the moratorium. I do not believe the commission  
3 should take lightly the infringement of  
4 constitutional property rights and an overly  
5 broad moratorium would certainly do that. I have  
6 no doubt this moratorium will quickly be  
7 challenged in the courts and an overly broad  
8 moratorium will hurt the village's case.  
9 Finally, I urge the commission to ignore the  
10 backdating proposed by the Village board. I do  
11 not think it is right for the Village to freeze  
12 all building applications that meet the current  
13 rules and regulations for 4-6 months so that  
14 they will be subject to not-yet-adopted rules  
15 and regulations.

16 In addition and as a technical  
17 matter, the Finally, I urge the commission to  
18 ignore the backdating proposed by the Village  
19 board. I do not think it is right for the  
20 Village to freeze all building applications that  
21 meet the current rules and regulations for 4-6  
22 months so that they will be subject to

1 not-yet-adopted rules and regulations. In  
2 addition and as a technical matter, the  
3 moratorium would be 0-12 months and require  
4 new, timely notice and a public hearing.  
5 I hope the plan commission will carefully  
6 consider this significant step and its impact on  
7 our community. Jackie

8 MS. CRNOVICH: Excuse me, Robb. I  
9 received a text message from somebody saying  
10 they were having a hard time hearing when you  
11 speak. Would there be something different going  
12 on?

13 MR. MC GINNIS: Can everyone else hear  
14 me okay?

15 MS. CRNOVICH: I hear you fine. I had  
16 to decrease my volume. I wonder if that has  
17 something to do with it.

18 MR. MC GINNIS: I just turned mine up a  
19 little bit so hopefully they can hear me.

20 MS. CRNOVICH: Okay. Thank you:

21 MR. MC GINNIS: Next is Jay McGreevy,  
22 442 East 1st Street. Good afternoon, Tom.

1 I have lived in the Robbins Historic District in  
2 Hinsdale for the past 45 years. I have met you  
3 several times at previous Board of Trustee  
4 meetings.

5 Over the past several decades, 1st  
6 Street and the surrounding neighborhood has  
7 changed significantly. New homes have replaced  
8 historic homes, that had once contributed to our  
9 unique streetscape.

10 More importantly, Howard Dean was  
11 one of my best friends. I have spent countless  
12 hours at the Dean home located at 716 S. Oak and  
13 know its architectural significance to our  
14 Village.

15 The Plan Commission must approve  
16 this teardown moratorium to ensure that homes  
17 like the Dean home can be protected for future  
18 generations.

19 In addition to this, I want to  
20 bring up the former Bere home on Elm Street. I  
21 understand the new owners are seeking to demo  
22 this home and are currently taking the roof off,

1 without a permit. How and why is this happening?

2 Next is from John Guastaferro,  
3 132 North Vine Street. To Whom it May Concern,  
4 I have reviewed the letter of May 22, 2020 and  
5 the website concerning the proposal to extend a  
6 moratorium for 180 days on permits for building  
7 and demolition of any home deemed landmark or  
8 "historically significant or contributing".

9 After reading the proposal I must strenuously  
10 object to what I consider an infringement of my  
11 rights as a property owner. My home at Vine is  
12 listed by the Hinsdale Historical society as a  
13 historical home. In reality, this means  
14 absolutely nothing. Homes listed as  
15 "historical" by the US government receive tax  
16 credits, HUD loans at reduced rates and the  
17 like. I have several friends in Ohio who have  
18 homes that are listed under the "historical"  
19 banner, one of which is a city attorney for the  
20 city of Cincinnati. I called him and sent him  
21 the information and he agreed that while he is  
22 in favor of protecting historical properties,

1 officials should not have any power over  
2 property rights. By placing a moratorium on  
3 construction or sales for demolition, the homes  
4 you deem historically important would be placed  
5 at an unfair disadvantage if they were to go on  
6 the market for sale against other homes listed.  
7 The potential buyers would have to be told of  
8 the restrictions placed on the home by the  
9 Village and subsequently the competitive edge  
10 would swing to other non-restricted homes for  
11 sale. The price would then have to be reduced  
12 because of restrictions placed upon the property  
13 by the Village. I purchased my home in 1999 and  
14 chose Hinsdale because it was a nice place  
15 similar to my neighborhood in Cincinnati. It had  
16 absolutely nothing to do with the historical  
17 value of my home and if these restrictions of  
18 infringement were placed before me at the time  
19 of purchase, I would have looked elsewhere as  
20 would anyone else. This is not a "gated  
21 community" where you sign a contract to abide by  
22 the rules before you purchase and move in. I am

1 a senior citizen of 74 years, retired and have  
 2 not been contacted by anyone to demolish my  
 3 home. I am, however, nearing a time in life  
 4 where I may need to sell my home for a more  
 5 convenient structure and I certainly do not want  
 6 any impediments to selling my home based upon  
 7 what I or any other "historical" homeowner would  
 8 consider infringement by a Village counsel that  
 9 offers no choice but to hurt the sale of homes,  
 10 purchased years ago, in the current market.  
 11 I hope you will consider the other positions  
 12 instead of ones placed by those who feel they  
 13 should have a voice in how I and others profit  
 14 from the sale of our homes; A beautiful Hinsdale  
 15 is the goal of everyone but not at the expense  
 16 of some to the benefit of others. A compromise  
 17 should be considered at the very least if not  
 18 the abandonment of this project. Let's not  
 19 forget this is private property.

08:20PM

20 Next from Rob Miller at 231 East  
 21 3rd Street. Trustees, I'm writing as a historic  
 22 preservationist opposed to the proposed

1 demolition moratorium. I have no economic  
 2 interest in the outcome of this debate, only a  
 3 desire to see our Village adopt proactive  
 4 measures that recognize the economic realities  
 5 of this situation.

6 My wife and I restored a 1908  
 7 Prairie style house on Third Street between 2013  
 8 and 2015. It took seven months to obtain permits  
 9 and our costs were far in excess of our original  
 10 budget. We learned the hard way that renovation  
 11 is not economically feasible. It must instead be  
 12 a labor of love. Current incentives like the tax  
 13 freeze are restrictive and complicated.  
 14 Limitations in these programs make the loss in  
 15 potential home value greater than the tax  
 16 savings.

17 We'll continue to see these  
 18 historic homes deteriorate unless we come up  
 19 with a pro-active plan to recruit  
 20 preservationist home owners, expedite their  
 21 approvals, and gather all possible economic  
 22 incentives. A moratorium will not solve the

1 underlying economic problem, and will only serve  
 2 to postpone the inevitable.

3 I can offer four concrete  
 4 suggestions that should be part of any policy  
 5 discussion: 1) expedite permitting and waive  
 6 bonds and fees for anyone attempting a  
 7 renovation.  
 8 2) eliminate the time consuming,  
 9 redundant, and expensive review by multiple  
 10 boards and commissions that make the renovation  
 11 process even more daunting than a normal  
 12 construction project.

13 3) provide all possible economic  
 14 incentives to owners willing to renovate  
 15 historic homes.

16 4) assign a Village employee to  
 17 every renovation project to act as ombudsman to  
 18 assist homeowners with the entitlement process  
 19 My Commander in the Army used to say that "hope  
 20 is not a method." I fear a tear-down moratorium  
 21 is a policy based on hope alone, spitting into  
 22 the economic winds. Instead, let's study the

1 problem and come up with realistic, and  
 2 effective solutions.

3 Next from Mary Cooney. I am very  
 4 opposed to any moratorium on tear downs in  
 5 Hinsdale. 99% of the new homes that are being  
 6 built are a great improvement to the Village.  
 7 Any moratorium would effect the already  
 8 precarious economy.

9 Next is from Dean Dussias. Please  
 10 be advised that I am adamantly opposed to any  
 11 proposal of a moratorium of any kind. Resident  
 12 of Cleveland Road in the Woodlands.

13 Next is from Alexis Braden. Good  
 14 afternoon Plan Commission, As a member of the  
 15 Hinsdale Historic Preservation Commission, I'd  
 16 like to publicly voice my support of the  
 17 proposed teardown moratorium. Architecturally  
 18 significant, structurally sound homes, many of  
 19 which are located in the Robbins Park Historic  
 20 District, need to be saved.

21 Please consider following in the  
 22 footsteps of forward-thinking neighbors on the

08:22PM

1 North Shore including Kenilworth, Glencoe and  
2 Winnetka, to enact a short teardown moratorium  
3 to give time to provide incentives to home  
4 owners, to identify a process that addresses  
5 public input and demolition alternatives, as  
6 well as stronger/more enforceable code to hold  
7 those home owners accountable who commit  
8 demolition by neglect.

9 I understand that not every old  
10 home can or should be saved. I am fighting for  
11 those that make up the fabric of our historic  
12 Village.

13 Next, this is from Therese Rooney.  
14 To whom it may concern, I am writing to oppose  
15 the proposed moratorium on demolition permits in  
16 Hinsdale. Homeowners who have purchased their  
17 property with no restrictions, should be  
18 afforded the full rights to their property. To  
19 put a restriction on a property after it is  
20 purchased is wrong. Especially if it was  
21 purchased without a Historic Designation and  
22 does not have historical significance. The

1 Hinsdale Historic Preservation Commission was  
2 put in place to make recommendations to the  
3 Village not to affect property rights of the  
4 owner. We have seen the Commission put an  
5 historic designation on a property only to  
6 remove it due to lack of salability of that  
7 home. Was it then, if fact, historic? To  
8 prohibit an older run down home from being  
9 replaced by a thoughtful well planned home is a  
10 shame. The landscape of Hinsdale is beautiful  
11 and enhanced by people who care enough to make  
12 their properties the best they can be.

13 I implore you not to approve this  
14 moratorium and adversely affect the property  
15 rights of homeowners in our Village.

16 Next this is from Mike and Linda  
17 Robinson, To the Village of Hinsdale Plan  
18 Commission, Our Hinsdale house is well over 100  
19 years old, and we've lived and raised our family  
20 in it for the last 23 years. We love our old  
21 house, and have made substantial investments  
22 over the years to maintain and improve it. We

1 are now empty nesters, and expect that sometime  
2 in the next few years we will sell it and  
3 downsize.

4 We sincerely hope that, when the  
5 time comes for us to sell, the buyers will  
6 appreciate it's charm and history, and keep the  
7 house. But the economic reality is that the  
8 value of our property is in the land. Almost  
9 certainly, a buyer able to tear down our house  
10 would pay a significantly higher price than a  
11 buyer who is required to keep it. We expect that  
12 the difference in value could be well into six  
13 figures. If the Village now changes the rules on  
14 what a buyer can do with our house, we would  
15 lose that value. It may be that others enjoy the  
16 look of our old home, and that changing the  
17 rules would enhance the overall charm of the  
18 Village in the short term, but it's not fair to  
19 ask us (and other owners of old houses) to make  
20 such a financial sacrifice.

21 The Village should focus instead,  
22 as it has, on regulating the size of new homes.

1 With the appropriate set backs and height  
2 restrictions, new homes contribute to the  
3 vitality and tax base of Hinsdale. The wrong  
4 types of restrictions will result in buyers  
5 going elsewhere for the new homes that they  
6 want, and the decline of our town as it evolves  
7 into a museum of older houses that people love  
8 to look at, but do not want to buy or live in.

9 Next is from Jeff and Tracy Scott.  
10 I don't have an address. To the Village Clerk,  
11 Our family has lived in Hinsdale for the past 7  
12 years. We love the character of the  
13 neighborhoods, the stable property values and  
14 diversity of both new and old houses in  
15 Hinsdale. In the midst of the Village debate  
16 about a demolition moratorium, we're concerned  
17 for the families stuck in the middle (i.e. those  
18 who had already purchased land or homes who've  
19 been in a holding pattern as this debate has  
20 surfaced). We strongly encourage the commission  
21 to allow a common sense exception to the  
22 proposed moratorium to protect such families.

1 The proposed moratorium may block families that  
 2 have already purchased properties for tear down  
 3 that would have been approved under the existing  
 4 rules and/or had earlier teardown approvals that  
 5 had lapsed. Further, the "backdating" proposed  
 6 by the Village board would extend the delays  
 7 well past the 6-1nonth time period. We would  
 8 recommend grandfathering in these families that  
 9 are caught in the middle so they can start on  
 10 their projects. However the Village decides to  
 11 proceed with historical homes, the fact remains  
 12 that these families should not be penalized.

13 Families need the ability to make  
 14 plans based on the rules at the time. In this  
 15 economy, many families do not have the capital  
 16 to wait for 6+ months or take a significant loss  
 17 by selling a property where a new buyer is no  
 18 longer able to build.

19 It is unreasonable to change the  
 20 rules after families have invested significant  
 21 dollars. If the end goal is protecting the  
 22 character of our town for years to come,

1 allowing this exception will protect families  
 2 during this transition period and may even  
 3 encourage more support for what the commission  
 4 is trying to achieve for the Village.

5 Next is from Sara Clarkson,  
 6 338 Flagg Court. Hello Village of Hinsdale,  
 7 When we moved to Illinois in 2003 for my  
 8 husband's job, the real estate agents insisted  
 9 we would live in Naperville. But we weren't  
 10 sold. We objected to all the subdivisions and  
 11 the cookie cutter nature of the houses. Frankly,  
 12 we were looking for more charm and more  
 13 community, and after visiting several other  
 14 villages we felt like we found charm, community  
 15 and small town greatness here, a place with old  
 16 buildings and churches and homes existing  
 17 cheek-to-jowl with newer buildings, churches and  
 18 homes. There were many fine examples of  
 19 architecture, from the Chicago bungalow to the  
 20 Sears house, to the arts and crafts style, to  
 21 the Cotswold-ish Zook houses and so much more.  
 22 What charm and flavor!

1 And, this is why we want to support  
 2 diversity in housing styles while also making  
 3 sure that we don't "throw the baby out with the  
 4 bath water" in the rush for bigger, better, more  
 5 expensive and grander houses. Let's not lose our  
 6 heritage and our character not to mention our  
 7 charm.

8 Gorgeous, gracious homes are being  
 9 torn down for the latest style, which seems to be  
 10 what I call "Farmhouse Fishbowl," those houses  
 11 with a seemingly pleasant simple, farmhouse  
 12 exterior and enormous windows allowing the  
 13 passerby to admire the owners' lamps, books and  
 14 sofas.

15 Let's do all we can to protect  
 16 architecturally significant and historic  
 17 structures, otherwise our Village will become  
 18 its own version of cookie cutter: One in which  
 19 every single homeowner just wants to do outdo  
 20 his neighbor, thus removing the "unity" from  
 21 community.

22 This is from Mary Buddig at

1 222 East 8th Street. Dear Village Board,  
 2 I am writing to strongly urge against the tear  
 3 down moratorium that has been proposed for  
 4 properties in Hinsdale.

5 I understand your thought process,  
 6 but I also feel that you will cause the market  
 7 in Hinsdale to basically stop. First, the homes  
 8 that you are now discussing, those homeowners  
 9 bought in good faith and they were sold in good  
 10 faith to build on the lots. The buyers paid a  
 11 lot of money to build a NEW HOME.

12 Old homes are very charming, but  
 13 overly expensive to rehab. Old homes usually  
 14 come with asbestos, old plumbing, dangerous  
 15 wiring and on and on until it is not worth it.  
 16 This is a huge burden to put on a buyer.

17 In addition, old homes are filled  
 18 with code violations. Once you start to  
 19 renovate, those codes need to be met. Fire codes  
 20 have changed, fire preventative technology has  
 21 improved and overall efficiencies have become  
 22 enhanced with modern day building materials and

1 techniques.

2 No home is built to last forever.  
3 Homeowners need to be given freedom to improve  
4 their own land within reasonable zoning  
5 guidelines for safety and looking out for the  
6 neighbors regarding drainage etc. Architectural  
7 styles should be a personal preferences for a  
8 homeowner.

9 I hope that you will listen to  
10 Homeowners concerns and have an open-minded  
11 discussion regarding a buyer's right to have the  
12 house of their dreams. If you do not, I fear  
13 what will happen to the real estate market in  
14 Hinsdale. Free choice with zoning rules should  
15 be available to protect Hinsdale's ability to  
16 attract residents. My fear is that More  
17 restrictions will lead to fewer people desiring  
18 to move to Hinsdale.

19 A home is a big expenditure and the  
20 proposed restrictions are overreaching.

21 This is from Ken and Sara Heulitt,  
22 423 North Quincy. We are not in favor of the

1 proposed moratorium. 1. Owners of some of the  
2 houses in question and the buyers of those homes  
3 have relied on established Village processes to  
4 carry out their sale transactions. To change the  
5 rules after transactions are completed is  
6 inappropriate, and will put the Village at risk.  
7 Homeowners should be able to depend on  
8 established procedures.

9 2. The recommendation refers to  
10 the 1999 Reconnaissance Survey, which presumably  
11 identified some houses having substantial  
12 heritage value to the community. Designations of  
13 these houses should have been imposed within a  
14 reasonable time after completion of the Survey.  
15 Homeowners could have accepted or appealed such  
16 designations while the Survey results were  
17 fresh. It is strange to resurrect the Survey  
18 results and seek to impose restrictions 21 years  
19 later. What was the Planning Commission's  
20 position regarding the Survey for the past two  
21 decades?

22 3. While the houses at issue look

1 nice from the street, the value of some is quite  
2 low. For instance, 419 S. Oak sold for \$1.86  
3 million. If the demolition is disallowed, this  
4 house will be appraised based on this very low  
5 market value. A new build on this site might be  
6 worth three times this much. The Village and  
7 county will forego significant property tax  
8 revenue.

9 4. We believe a majority of the  
10 new homes in Robbins Park have improved the  
11 aesthetics of the community. We know this is a  
12 matter of taste, but surely older is not always  
13 better. The Planning Commission should emphasize  
14 approval of new building designs and  
15 architecture rather than seeking to preserve old  
16 structures.

17 Next is from Maria Dussias. Please  
18 be advised that I am adamantly opposed to any  
19 proposal of a moratorium of any kind.

08:32PM 20 Next is from Jeanne DeRaimo, 8 East  
21 Kennedy Lane in Hinsdale. The energy and time  
22 that some residents have invested in trying to

1 block the demolition of old buildings is foolish  
2 and perhaps unconstitutional.

3 Why do individual citizens believe  
4 they can tell other residents how to spend their  
5 money?

6 Do you know the details of these  
7 building and the huge amounts of money that are  
8 necessary to make them livable? Have you  
9 personally walked through these homes and seen  
10 how bad they are? Most of them are the  
11 inspiration for the Tom Hanks movie, MONEY PIT.  
12 It is almost impossible to predict the amount of  
13 money needed as - no one can be sure what lies  
14 beneath - hence demolishing is the affordable  
15 solution. Do you know how many years they have  
16 languished on the real estate market trying to  
17 find a buyer who wanted a historic building?

18 I support the concept of freedom. I  
19 do not think the Village should have the  
20 authority to tell people they can not build  
21 their dream home.

22 Individuals who love historic homes

1 should buy them and fix them up just as  
2 individuals who prefer a new home should be  
3 allowed to build one.  
4 Next, this is from Joe Kacergis,  
5 206 West Hickory Street. We are opposed to the  
6 demolition moratorium as outlined in your letter  
7 dated May 22.

8 Next is from Martin Buehler, Martin  
9 and Colleen Buehler. Per the Village's cover  
10 letter accompanying the "Revised Notice of Plan  
11 Commission Public Hearing" the following is  
12 stated as the purpose of the moratorium:  
13 "The purpose of the moratorium, if  
14 imposed, would be to provide an opportunity for  
15 study by the Plan Commission, Historic  
16 Preservation Commission and/ or Village Board of  
17 Trustees of whether text amendments to the  
18 Village's Zoning Ordinance and Village Code  
19 should be made, in order to more effectively  
20 protect the many single-family homes and other  
21 structures, buildings, sites or areas that  
22 contribute to the Village's character, beauty

1 and historic charm."

2 The actual body of the notice  
3 itself states: "The purpose of the moratorium,  
4 if imposed, would be to provide an opportunity  
5 for study by the Plan Commission, Historic  
6 Preservation Commission and/or Village Board of  
7 Trustees of whether text amendments to the  
8 Village's Zoning Ordinance and Village Code  
9 should be made, in order to more effectively  
10 protect the many single-family homes and other  
11 structures, buildings, sites or areas that  
12 contribute to the Village's character, beauty  
13 and historic charm. Possible text amendments  
14 that might be considered, should a moratorium be  
15 imposed, include, but are not limited to,  
16 changes to the Village Code provisions relative  
17 to landmarking of historic buildings,  
18 structures, sites or areas, certificates of  
19 appropriateness, and demolition approvals of  
20 historic buildings, structures, sites or of  
21 buildings, structures or sites within the  
22 Village."

1 I oppose the moratorium for the  
2 following reason. There is no need for a  
3 moratorium. Changes to the Village Code can be  
4 discussed and recommended by the various  
5 commissions without need of instituting a  
6 moratorium. Village residents have purchased  
7 property with the full knowledge of existing  
8 codes. As long as changes, alterations &  
9 improvements meet existing codes, residents  
10 should be free to improve their residences as  
11 they deem appropriate. It is patently unfair to  
12 change the rules in mid-stream simply for the  
13 reason that a "commission" doesn't like what  
14 someone is proposing for THEIR home. This type  
15 of action centralizes too much power in the  
16 hands of a select few hands in effect making  
17 them the arbiters of all issues related to home  
18 owners rights regarding THEIR properties.  
19 The purpose of the "commissions" is to make  
20 "recommendations" regarding alterations to the  
21 Village Codes. This can and should be done  
22 without need of a moratorium.

1 MR. YU: Robb, excuse me. I'm getting  
2 an email, could you slow down the reading just a  
3 little bit.

4 MR. MC GINNIS: Sure.

5 MR. YU: Thank you.

6 MR. MC GINNIS: The purpose of the  
7 "commissions" is to make "recommendations"  
8 regarding alterations to the Village Codes. This  
9 can and should be done without need of a  
10 moratorium. Codes are objective. Commissions are  
11 not. If every time a "commission" disagrees with  
12 the legitimate request of a homeowner, they need  
13 only request a moratorium for the purpose of  
14 changing the rules in order to deny the request.  
15 If this were the case there would be no need for  
16 "objective" codes.

17 The only purpose for this  
18 moratorium is to stop existing requests that  
19 legitimately meet existing codes to keep them  
20 from being implemented, thus unfairly treating  
21 homeowners.

22 I strongly oppose the proposed

1 moratorium.

2 Next is Joe Pieranunzi.

3 I have been a resident of Hinsdale for over  
4 24 years. I myself bought an old dysfunctional  
5 home on Burns Field and built a new home for my  
6 family.. I wouldn't have appreciate the  
7 resistance or disapproval from the Village when  
8 I was building! I totally DISAPPROVE of the  
9 Moratorium!!

10 Next from Phil Stewart at 740 South  
11 Quincy. I have lived in Hinsdale for over  
12 8 years in two different homes.

13 While I certainly support residents  
14 rights to maintain and preserve historic homes,  
15 I also support any citizens right to tear down  
16 their property and build according to their  
17 needs, wants, and desires. I am not in favor of  
18 a moratorium on teardowns in the Village of  
19 Hinsdale.

20 I believe the Village has the  
21 ability to control the "look and feel" of our  
22 neighborhoods through appropriate zoning and

1 ordinances (setbacks, design considerations  
2 etc), without resorting to a moratorium which  
3 will potentially impact property values, but  
4 more importantly unnecessarily impinges on the  
5 rights of property owners to exercise their  
6 prerogatives. Thank you for listening.

7 Next is from Jim Prisby. Plan  
8 Commissioners, This probably won't come as a  
9 surprise but I am in favor of the 180 day  
10 moratorium that will allow this topic to be  
11 properly studied and reviewed.

12 As a resident since 1974 I've seen  
13 the radical changes that have happened to our  
14 Village. I've been part of it! As an architect  
15 in town for twenty seven years, and a builder  
16 for nine, I've seen both sides of this  
17 Debate. Our office was the architectural firm  
18 behind many of the McMansions from the late 90's  
19 and early 2000's having designed most of what JP  
20 McMahon built. Without counting I'd say we've  
21 designed over 50 new homes in town. We have also  
22 saved and preserved many houses throughout the

1 Village and we continue to do both today.

2 My personal interest in the Village  
3 history is what prompted me to join the HPC  
4 three years ago. I'm certainly not opposed to  
5 new construction but we HAVE lost some real  
6 historical treasures over the years that need  
7 protecting. Right now many of these homes are  
8 targeted for demolition. Our town is at a point  
9 where we may lose the real architectural gems  
10 which drastically affects the historical fabric  
11 of the community. I feel we are at a tipping  
12 point.

13 What I've learned in my three years  
14 on the HPC is that our Title XIV is in desperate  
15 need of a rewrite. It does not work as intended.  
16 Even those opposed to the moratorium that are  
17 trying to build in the Robbins District, and  
18 have experienced the process, will admit this.  
19 The process does not work. The HPC was formed as  
20 an advisory role aimed at preemptively educating  
21 the community members, especially in the  
22 historic districts, and to encourage

1 preservation. For new homes, the HPC is charged  
2 with advising new property owners to help them  
3 understand the importance of our history so that  
4 respectful architecture can be created. Sadly,  
5 through a variety of factors, the process has  
6 devolved over time into something with little  
7 benefit to property owners or the community at  
8 large. This needs to change.

9 After 20 years it is time to review  
10 Title XIV and fix what is broken. This will take  
11 a little time to do correctly. We need to  
12 determine the temperature of the community as a  
13 whole for preservation. We need to obtain  
14 accurate numbers of historic structures  
15 remaining and we need to formulate a Title XIV  
16 code that make sense. At the HPC level we have  
17 worked diligently for almost 18 months and  
18 already have a head start on this  
19 Process. What we need is time bring the  
20 community together, figure this out and not lose  
21 any more of the historically significant  
22 structures that make our Village special. I



1 believe that a 180 day moratorium applied to the  
2 historically significant houses is critical to  
3 saving what's left and will buy the necessary  
4 time to fix what's broken without tremendous  
5 impact on property owners. Thank you for your  
6 consideration.

7 Next is from James Pavich at  
8 510 South Grant. I oppose the teardown  
9 moratorium. Many of the layouts in older homes  
10 do not reflect today's lifestyle. Home owners  
11 are looking for family rooms that connect to the  
12 kitchen, mud rooms and playrooms. These new  
13 features are not available in the older homes.  
14 There is already less of a demand for older  
15 homes and this proposal, if passed, would only  
16 make the problem worse and drive down home  
17 values lower. We want Hinsdale to be a desirable  
18 place to move to. Thank you.

19 Next is from Lou and Kathy Holub.  
20 Our home (642 W. Maple Street) does show up on  
21 the 1999 Survey. I'm sure you realize that there  
22 are properties on that survey that have been

1 demolished.

2 We are not opposed to a moratorium  
3 not to exceed 180 days on teardowns; but we  
4 wonder about the process for approving any  
5 recommended legislation.

6 This is from Paul Athens. To whom  
7 it may concern, A moratorium on teardowns is NOT  
8 the right path to take for the village of  
9 Hinsdale.

06:41PM

10 Next is from Lori Iwanski,  
11 915 South Monroe. To whom it may concern, I am  
12 have been a resident of Hinsdale for the past  
13 17 ½ years. We have lived in the same home near  
14 Robbins Park. And while it is not a home of  
15 historical significance, I am strongly opposed  
16 to the moratorium on teardowns. Please consider  
17 and include this prior to your vote.

18 Next is from Alexandra Fico. We  
19 are opposed to a tear down moratorium.  
20 Homeowners rights.

21 Next from Megan Smith, I support  
22 homeowners rights and am opposed to a teardown

1 moratorium, Respect our rights!

2 Next is from Gonzalez Desiderio. I  
3 am in favor of homeowner rights and I am opposed  
4 to a tear down moratorium.

5 Next is Maddie Metcalf. Hi there,  
6 We are opposed to the tear down moratorium being  
7 presented at tomorrow's meeting.

8 Next is from Alexandria Zillinger.  
9 The news of a tear down moratorium going in for  
10 review to not be in the favor of homeowners, is  
11 disheartening. With the way 2020 has panned out,  
12 this is the last thing the residents of Hinsdale  
13 need to deal with. Families are trying to  
14 regroup, make the best of what has come to  
15 surface in these last 4 months - and dreams are  
16 being completely ruined. If someone can take a  
17 property down, and rebuild a beautiful home to  
18 continue to show the beauty of Hinsdale I don't  
19 see what the problem would be. I think we need  
20 to focus more on navigating happiness, and new  
21 memories and truly focusing on the beauty of  
22 Hinsdale, and what the current and future

1 residents can offer in such a beautiful  
2 community.

3 Next this is from Carrie Kenna at  
4 611 South Washington. Hello, I am a resident of  
5 Hinsdale (currently own 4 properties in  
6 Hinsdale) as well as a real estate agent that  
7 actively engages in the Hinsdale Market. In  
8 addition my family has been involved with  
9 residential construction in the area for over  
10 30 years.

11 I am opposed to the demolition  
12 moratorium so the Village can review potential  
13 text amendments to the Village Zoning Ordinance  
14 and Village Code.

15 The impact on the property owners  
16 who own homes that this will affect is  
17 significant. My experience as an agent provides  
18 me with insight to what the buyers want. They  
19 prefer new or newer construction overwhelmingly.  
20 The homes that need to be updated sell for  
21 significantly less than the cost of homes that  
22 have been updated and far less than a new home.

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1 Older homes face a greater challenge due to  
2 floor plans that are not as desirable to the  
3 current buyers wants and needs. So in addition  
4 to updating the structure. Remodeling must take  
5 place adding to a buyers cost. Quite often we  
6 find the land value of some homes is greater  
7 than its value as an existing structure. Why  
8 should we take away the home owners opportunity  
9 to sell for the highest value possible. Often  
10 their home is what they are counting on to  
11 provide funds during retirement and need to  
12 maximize this investment.

13 The Village had previously reviewed  
14 this topic and rejected putting any constraints  
15 on any control over design. They have provided  
16 any homeowner the right to landmark their home  
17 if they wish to preserve the character moving  
18 forward. A vehicle is in place and the control  
19 lies in the hands of the homeowner who has made  
20 one of the largest investments of their life in  
21 their home.

22 The charm of the Village still

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1 exists while we have allowed the property owners  
2 to demonstrate their version of the perfect  
3 home. Given the freedom of expression with  
4 design while maintaining the physical  
5 characteristics of the home allowed by code has  
6 created a wonderful representation of current  
7 needs and wants.

8 My hope is you will allow the  
9 buyers and sellers to determine what is the best  
10 use of any current home.

11 Next is from Catherine Gunka  
12 opposing teardown moratorium.

13 Next is from Moe Musleh. I am in  
14 favor of homeowner rights. I believe that  
15 homeowners have the right to do what they please  
16 to their home and property. I am 100 percent  
17 opposed to a teardown moratorium.

18 Next is from Steve Collins. Hello  
19 and good afternoon. Wanted to voice an opinion  
20 quickly. I am in favor of Homeowners Rights and  
21 opposed to a Tear Down Moratorium. Thank you for  
22 the consideration.

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1 Next is from Matt Kodidek. I am in  
2 favor of homeowners rights and opposed to a tear  
3 down moratorium.

4 Next is Austin Pequeno. We are in  
5 favor of Homeowner rights. We are OPPOSED to a  
6 tear down moratorium! Please allow homeowners to  
7 do what we want with our properties.

8 Next is from Sal. I am in favor of  
9 homeowners rights and opposed to a teardown  
10 moratorium.

11 MS. FISHER: Robb, I don't mean to  
12 interrupt you. Do we need addresses from any of  
13 these folks?

14 CHAIRMAN CASHMAN: Not the one he's  
15 reading.

16 MS. CRNOVICH: When I read through the  
17 letters, I noticed there were like 30 of them  
18 that sounded very similar and none of them had  
19 addresses.

08:46PM 20 MR. MC GINNIS: Yes, nor does this one.

21 This is from Maureen Hipskind. The  
22 Village has allowed tear downs on previously

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1 "historic" homes recently. It's not fair to  
2 penalize other homeowners In the future that  
3 also feel the need to sell. Our rising taxes are  
4 a big reason for many people needing to sell.

5 Next is from Tanupreet Kaur. I am  
6 in favor of homeowners rights and opposed to a  
7 teardown moratorium. Thanks.

8 Next is from Concetta. Why would  
9 you pass a moratorium on tearing down buildings  
10 that is not historical land. That seems absurd!  
11 The owners should have the right to do what they  
12 want. I'm all for saving historical ones... but  
13 the ones that are not... let the owners do what  
14 they want with THEIR property.

15 This one is from Jeff Vincent or  
16 Jeff Piemonte, sorry. Please consider the folks  
17 who want to build good homes in your area but  
18 who wouldn't be able to, due to dilapidated  
19 buildings.

20 And this one is from Mary  
21 Bucheleres. I do not agree with there being a  
22 6 month wait on tear downs. The property owner

1 should be able to decide when and if they tear  
2 their house down.

3 That's it for me.

4 CHAIRMAN CASHMAN: Nice job, Robb.

5 MR. YU: Thank you, Robb. All right.

6 So again, I apologize in advance if I get the  
7 names wrong.

8 This one is from Angelo and Eleni  
9 Malamis. I am the current homeowner of 844 S.  
10 Lincoln, Hinsdale. We purchased this property  
11 with the intention to build a new construction  
12 home. Due to some unforeseen circumstances, we  
13 have decided to sell our property. We are  
14 currently under contract with a local Hinsdale  
15 homeowner, who is looking forward to building a  
16 new home on 844. We are scheduled to close in  
17 2 weeks time on June 19, 2020. However, there is  
18 strong concern and reluctance on the buyer's  
19 side to close given the moratorium on home  
20 demolition in the Robins Park District. While we  
21 understand and respect the need to protect  
22 historically significant homes in Robins Park,

1 our home on Lincoln street is outside of the  
2 historical district. We understand there is some  
3 discussion as of late regarding which homes will  
4 fall into this category outside of the District.  
5 However, there are many implications for us and  
6 potential buyers who are looking to invest,  
7 beautify, and build in Hinsdale.

8 When we purchased this home, my  
9 wife and I completed all the necessary due  
10 diligence including soil testing, pre-plan  
11 review, and preliminary engineering plans.  
12 During our lengthy due diligence process, we  
13 determined the various parameters to build a new  
14 home on this lot with the Village. There was no  
15 indication whatsoever during this time that  
16 would prohibit us from building a new  
17 construction home. In addition, based on initial  
18 lender home inspections, the home was deemed  
19 uninhabitable and in disrepair. Upon receiving  
20 the pre-plan review, we naturally believed it  
21 was acceptable to proceed with our plans to  
22 build. After feeling comfortable with our

1 extensive due diligence process in part with the  
2 Village, we closed on this property with the  
3 sole intention of building a new construction  
4 home. If there was any inclination that this was  
5 not possible, we would not have proceeded with  
6 this purchase or taken on this endeavor. Our  
7 potential buyers are concerned with this as  
8 well, and stated they will not proceed with  
9 their plans to purchase 844 S. Lincoln if they  
10 cannot build a new construction home. We've had  
11 no formal mail notification or disclosure from  
12 the Village prohibiting our plans, yet there  
13 remains consternation on the buyer's side on  
14 whether this home can be demolished. This will  
15 undoubtedly jeopardize the closing of this home.

16 Unfortunately, we have been  
17 accruing holding costs during the pandemic,  
18 which is understandable given the crisis our  
19 nation is facing which is out of our control.  
20 Now that we have found a buyer, we are at  
21 another standstill. We are looking to create a  
22 win-win situation for the excited buyers, for us

1 as homeowners/sellers, and for the neighborhood  
2 as a whole. We have had some neighbors inquire  
3 when we would start the process of knocking down  
4 the home and beautifying this corner lot.

5 Since this has all happened  
6 unexpectedly and after having purchased this  
7 property, we are humbly and respectfully  
8 requesting that 844 S. Lincoln be exempt from  
9 any inhibition to construct a new home on this  
10 property since it is demolition quality.

11 Thank you for taking the time to  
12 better understand our perspective and the  
13 implications this may have on various  
14 homeowner's in Hinsdale. Since the buyer's  
15 attorney just made us aware of this situation,  
16 time is of the essence since the scheduled  
17 closing is imminent.

18 We greatly appreciate your time and  
19 kindly request your assistance in resolving this  
20 matter.

21 This one is from Cynthia Curry.  
22 To: The Village of Hinsdale Plan Commission,

06:50PM

1 I have been a resident of this beautiful Village  
 2 for 65 years. I have raised three children here  
 3 and am fortunate to have one of them select  
 4 Hinsdale as the place to raise their family. I  
 5 have seen many changes as our idyllic community  
 6 ages, some by the hand of nature some by the  
 7 hand of man. We rose to the challenge of Dutch  
 8 Elm disease and yet our once tree lined  
 9 Garfield, which reminded me of a tunnel as a  
 10 child, will never be recreated by other tree  
 11 varieties. Our greatest threat now are human  
 12 forces at work that are doing serious  
 13 irreplaceable damage to our, "Village on the  
 14 Countyline.

15 My eldest daughter and her family  
 16 hoped to reside here as well but chose Winnetka  
 17 because of the proximity to their brewery  
 18 company in Chicago. She, a 1999 graduate of  
 19 Hinsdale Central HS, remarks with dismay about  
 20 the lack of proper zoning restrictions  
 21 surrounding our historic homes each time she  
 22 visits. Our lack of preservation is nothing less

1 than ignorant and embarrassing and I feel it  
 2 even stronger when I visit the north shore.  
 3 Their recognition of their history is apparent  
 4 throughout their towns.

5 I often wonder what the long range  
 6 plans are for our town if we continue to sell  
 7 out to the highest bidder. Is our future a  
 8 transformation to a Village of multi million  
 9 dollar tract homes? Our once catalog of periods  
 10 and styles are giving way to the builders who  
 11 come to profit off of Hinsdale and move on.  
 12 There will no longer be a need for a Hinsdale  
 13 Historical Society as there will be nothing left  
 14 to protect. That said where is that groups  
 15 voice? When I inquired I was told that they  
 16 aren't a political organization for fear they  
 17 will loose their tax status. How ironic.

18 When our youngest daughter and her  
 19 husband purchased a home in the Woodlands they  
 20 tried to obtain copies of the original plans of  
 21 her home for restoration purposes, they were  
 22 refused by the Village. The Village guidelines

1 say that unless the original architect gives  
 2 written permission they can not be copied or  
 3 photographed. Like most of us who do live in  
 4 Historic homes those people and their signatures  
 5 have long been deceased. How hard are we making  
 6 it for those who wish to preserve the integrity  
 7 of this town?

8 In 1978 and newly married, my  
 9 husband and I purchased one of the oldest homes  
 10 in town and moved it to a lot that entailed a  
 11 tremendous amount of legalities and expenses and  
 12 garnered national press. That paved the way to  
 13 us being asked to coordinate the move of the  
 14 home that houses the Hinsdale Historical  
 15 Society. In 1996 we purchase our current home,  
 16 one that I was most familiar with growing up. It  
 17 is a very special home designed by Hinsdale  
 18 architect Philip Duke West, one of a few he  
 19 designed in the area that still remain. At the  
 20 time our home was built Hinsdale was home to a  
 21 legitimate theater. During the summer months  
 22 many famous guests biked through town, stayed in

1 our homes and enjoyed this place.

2 If it is possible to close a  
 3 country to plan for its future and its  
 4 reopening, then how hard can it be for a Village  
 5 to impose a maximum 180 day moratorium for  
 6 reflection on Hinsdale's path forward. Having a  
 7 chance to catch our breath and chart a course  
 8 that can progress and protect Hinsdale's past.  
 9 We should be looking at ideas and ways that  
 10 encourage builders to rehab and enhance existing  
 11 homes. We all have time but the strip mining  
 12 approach to our homes and our history can not be  
 13 brought back.

14 To those of you who sit on this  
 15 committee, and to who this baton has been  
 16 passed, PAY ATTENTION! Remember who we are and  
 17 what made us special. There is no redo, history  
 18 if there is any left in this town, will cast its  
 19 shadow on you who sit there today.... Pay  
 20 attention please. Cynthia Curry.

21 This one is from Bill Haarlow. Hi  
 22 Chris. I hope that you are well. Below is my

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1 commentary for tonight's Plan Commission  
2 Meeting.

3 To my fellow Commissioners. I am  
4 writing to express my strongest support for the  
5 proposed moratorium. As a long-term resident  
6 born in Hinsdale, as a former Chair of the ZBA  
7 and Village Trustee, and now as a member of the  
8 Historic Preservation Commission, I have  
9 witnessed the widespread demolition of historic  
10 properties in Hinsdale. As our heritage  
11 continues to be lost, the HPC has engaged, with  
12 professional consultation, on proposed changes  
13 to the Village Code that would promote  
14 preservation. In addition to education,  
15 including the property tax freeze options made  
16 available to citizens by the State of Illinois,  
17 these proposed changes could anticipate offering  
18 residents advantageous permit and zoning  
19 considerations if historic homes are maintained.  
20 But we need the time to make these options  
21 available to our neighbors. The moratorium would  
22 provide that necessary time. Thank you for your

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1 consideration.

2 This one is from Cecily and John  
3 Glouchevitch. Dear Ms. Bruton, We are writing  
4 today because we do not support the proposed  
5 demolition moratorium. We believe this is  
6 disproportionately unfair to owners of older  
7 homes, We are great lovers of historical houses,  
8 but there needs to be much greater distinction  
9 as to which homes are architectural gems of the  
10 period in which they were built. There should  
11 also be consideration given to which homes can  
12 support renovation and which can not. Hinsdale  
13 is a very special place to me and to my family.  
14 It is very beautiful and we hope you will  
15 consider how you can preserve that beauty in a  
16 way that is fair to all and encourages  
17 investment in the community.

18 Thank you for your time and  
19 consideration.

06:55PM 20 MR. YU: Julia Poff. Hello - I am  
21 a long time Hinsdale resident, born and raised  
22 here. I am appalled by the number of tear downs

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1 in our town and want to see a stop to this  
2 injustice of our towns beautiful history.  
3 Next one from Julie Laux. I take  
4 great pride in being a long term resident and  
5 small business owner here in Hinsdale. Together,  
6 my husband and I have raised seven children here  
7 and value the residents, the location and the  
8 tapestry of the homes in town.

9 As a builder working in town for 14  
10 years I have done extensive renovation as well  
11 as new rejuvenation. I am a huge fan of both! I  
12 have included a photo montage on some of the  
13 projects we have completed and will complete. I  
14 am hoping you can share the screen to show all  
15 on the call this exhibit. I take great pride in  
16 each of these projects as well as all of the  
17 other work my team and I have completed.

18 I would strongly state that all of  
19 these projects fit into the streetscape and are  
20 benefitting to rework the quilt that we all call  
21 home. It has been argued that older homes add  
22 value to surrounding homes. While this may be

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1 true in some cases, I would further argue that  
2 new construction adds greater value and brings  
3 new families wanting to grow their roots in  
4 Hinsdale. Whether we like it or not, 80% of  
5 buyers want new and we need to continue to  
6 provide the housing stock to attract the very  
7 best new residents that we can.

8 I am respectful of the Hinsdale  
9 Preservation commission in its current state as  
10 an advisory only commission. I do not believe  
11 that any of us want the commission to dictate  
12 how are homes will look in the future. It has  
13 been stated that.

14 Adding incentives to encourage  
15 renovation makes all the sense in the world.  
16 However, no moratorium is needed in order to  
17 enact these changes. Let's just get them  
18 instituted and move on. All of the potential new  
19 buyers looking at Hinsdale as a place to  
20 Hinsdale call home are aware of this potential  
21 moratorium and will look elsewhere if it is  
22 enacted.

1 Please join me in voting no to this  
2 proposed moratorium.  
3 This is from Dale Kleber of  
4 120 East Walnut. Introduction: I live at 120 E.  
5 Walnut St. And have been a resident of Hinsdale  
6 for 29 years; Over those years my wife (who is  
7 the current President of School District 181)  
8 and I have been active community participants.  
9 In 1995 and again in 1997, I led a  
10 grassroots group of about 750 people known as  
11 CHART, which stood for Citizens of Hinsdale  
12 Advocating Responsibility in Teardowns. We  
13 received national media attention and were  
14 responsible for driving a number of changes in  
15 Hinsdale's zoning and building code ordinances  
16 including: 1. Revision of Residential Bulk Zoning  
17 Ordinances - To Prevent Overbuilding (e.g.,  
18 oversized homes on undersized lots).  
19 2. Changes in FAR measurement,  
20 side-yard, front yard and rear yard set backs,  
21 height and elevation and to reduce the  
22 perception of bulk.

1 3. Created incentives for  
2 desirable design features such open front  
3 porches, rear garages, etc in the rear of a lot.  
4 4. Improved Teardown Site  
5 Construction Rules and Provided Notice to  
6 Neighbors.  
7 5. Hiring of a Village Planner.  
8 6. Encouraged greater  
9 preservation efforts in the Village.  
10 If there are any old CHART members  
11 attending this online meeting, my comments that  
12 follow, will probably come as a bit of a  
13 surprise and a disappointment:  
14 THE PROPOSED MORATORIUM ON THE ISSUANCE OF  
15 DEMOLITION PERMITS IS A SPECTACULARLY BAD IDEA!  
16 Please permit me to summarize at  
17 least six primary reasons why imposing a  
18 moratorium would be a serious mistake:  
19 1. A moratorium is a draconian  
20 restriction of individual property rights that  
21 can lead down a very slippery slope, and also  
22 subject the Village to protracted litigation;.

1 2. A moratorium a very divisive  
2 policy that will polarize the residents of the  
3 Village.  
4 3. The moratorium is a poorly  
5 conceived and vague proposal that is founded on  
6 a 20-year old obsolete property survey, which  
7 appears arbitrary in its identification of  
8 "signifikant" and "contributing" homes;  
9 4. The proposed moratorium  
10 appears to be a knee-jerk reaction to a few  
11 well-known Hinsdale homes that may be torn down.  
12 Sound public policy should not be rushed or be  
13 reactive.  
14 5. The proposed moratorium  
15 unfairly imposes the costs of preservation only  
16 on the owners of older properties. If the entire  
17 Village benefits from preservation efforts, then  
18 the financial burdens, including diminution of  
19 fair market value in restricted properties,  
20 should be shared by all residents.  
21 6. Such a significant restriction  
22 on property rights, which may or may not be

1 temporary, should not be adopted without robust  
2 and open public discussion and debate in a live  
3 setting with all the appropriate legal and  
4 procedural safeguards. This is absolutely not  
5 something the Village should doing on Zoom.  
6 Before I elaborate on these six  
7 reasons (to the extent my time allows), let me  
8 relate a story about the last time the Village  
9 attempted to impose a "temporary moratorium on  
10 demolitions in 1995. It was very temporary,  
11 because the ill-conceived moratorium was thrown  
12 out at the next meeting. It was unfair and  
13 created a very polarized atmosphere where CHART  
14 members, local builders and local architects  
15 were highly antagonist and highly suspicious of  
16 one another.  
17 I. First a moratorium is a  
18 draconian restriction of individual property  
19 rights that leads down a very slippery slope and  
20 may subject the Village to protracted  
21 litigation.  
22 A very significant intrusion by the

1 Village into private property rights.  
 2 Slippery slope - A moratorium can lead to  
 3 "Certificates of Appropriateness Architectural"  
 4 = "Taste Police"=" Can you replace your windows?  
 5 Can you do an addition that a Committee doesn't  
 6 like? Is your paint scheme "appropriate?"  
 7 II. It is a very divisive policy  
 8 that will polarize the residents of the Village.  
 9 I suspect that most Hinsdale  
 10 residents prefer free market-based policies  
 11 versus government agencies and regulatory  
 12 restrictions.  
 13 Is the town in favor of it? Should  
 14 not take such a draconian action with a clear  
 15 mandate from the town.  
 16 Referendum or professional opinion  
 17 survey. School Boards have done workshops before  
 18 proposed referenda?  
 19 In my opinion, most Hinsdaleans are  
 20 conservative and successful capitalists, who  
 21 believe the invisible. Hand of the market should  
 22 determine what properties are physically or

1 economically obsolete and what properties should  
 2 be preserved and what properties should be torn  
 3 down. They are very suspicious of a government  
 4 that starts to control what they can do with  
 5 their own private property. (A moratorium is  
 6 very different from zoning.) I suspect that most  
 7 Hinsdale residents prefer free market-based  
 8 policies versus government agencies and  
 9 regulatory restrictions.  
 10 Governments, especially local  
 11 government, have not proven themselves to be  
 12 particularly skilled at second-guessing the  
 13 invisible hand of a free-market system.  
 14 We are living in Hinsdale... not  
 15 East Germany or North Korea, which are striking  
 16 examples of the failures of central planning  
 17 when compared to the free-market economies of  
 18 West Germany and South Korea.  
 19 It is a very divisive policy that  
 20 will polarize the residents of the Village.  
 21 III. It is a poorly conceived and  
 22 vague proposal that is founded on a 20-year old

1 obsolete property survey, which appears quite  
 2 arbitrary in its identification of "significant"  
 3 and "contributing" homes;  
 4 The survey by the Historical  
 5 Certification Consultants is 20 years old!!! Why  
 6 is a 20 year old survey being used?  
 7 Its conclusions of what structures  
 8 are "contributing" or "significant" appears  
 9 arbitrary and it the survey's conclusions are  
 10 questionable at best. Some have argued the  
 11 classification decisions were arbitrary and  
 12 identified homes had no real historical value.  
 13 Was the criteria for determined  
 14 whether a home was significant or contributing  
 15 valid. Just because something is old does not  
 16 make it architecturally important.  
 17 Devil is in the Details? Where are  
 18 the details? What is the effective date of the  
 19 moratorium? Are there any exceptions for  
 20 unoccupied or dilapidated homes?  
 21 What was the genesis of this  
 22 proposal? Who proposed it?

1 The moratorium appear to have been  
 2 slapped together by an small group on  
 3 influencers with a political agenda.  
 4 The proposed moratorium appears to  
 5 be a knee-jerk reaction to a few well-known  
 6 Hinsdale homes that could be torn down. Sound  
 7 public policy should not be rushed or be  
 8 reactive.  
 9 The moratorium is an over-reaction  
 10 by the Village and it is a bad way to formulate  
 11 sound public policy. The Village is being  
 12 reactive here, not proactive.  
 13 Preservation is a worthy objective,  
 14 but it should be driven by incentives not  
 15 restrictions. Good preservation policy is built  
 16 on "carrots" not "sticks"  
 17 The moratorium is a reaction to a  
 18 situation where several historic homes in  
 19 Hinsdale have been purchased and the new owners  
 20 intend to tear them down..  
 21 The Village has had the last 20  
 22 years to do discuss and debate meaningful

1 policies to encourage about preservation  
2 policies, but has done very little.

3 Now because two or three notable  
4 house are threatened, the Village proposed to  
5 slap a moratorium on. All houses that were  
6 arbitrarily identified 20 years ago by  
7 consultant w.

8 Why does the Village's 20 year  
9 failure to consider prudent preservation  
10 policies suddenly become an emergency that  
11 justifies First a moratorium is a very draconian  
12 restriction of individual property rights that  
13 leads down a very slippery slope and may subject  
14 the Village to protracted litigation;

15 It is a very divisive policy that  
16 will polarize the residents of the Village. I  
17 suspect that most Hinsdale residents prefer free  
18 market-based policies versus government agencies  
19 and regulatory restrictions.

20 The proposed moratorium appears to  
21 be a knee-jerk reaction to a few well-known  
22 Hinsdale homes that could be torn down. Sound

1 public policy should not be rushed or be  
2 reactive.

3 Preservation is a worthy objective,  
4 but it should be driven by incentives not  
5 restrictions. If the Village wants to truly  
6 encourage preservation --

7 It sounds like he's repeating  
8 himself.

9 If the Village wants to truly  
10 encourage preservation.

11 Waive property taxes and permit  
12 fees,

13 Provide special zoning law relief  
14 and cut red tape and delays for architecturally  
15 significant homes.

16 add a line item in the Village's  
17 budget to create a fund to provide preservations  
18 grants to historic home owners.

19 The proposed moratorium unfairly  
20 imposes the costs of preservation only on the  
21 owners of older properties. If the entire  
22 Village benefits from preservation efforts, then

1 the financial burdens, including diminution of  
2 fair market value, should be shared by all  
3 residents.

4 I have talked to some people who  
5 are for preservation and support the  
6 moratorium... as long as it doesn't affect their  
7 pocket book.

8 If everyone benefits from  
9 preservation, then everyone should pay for it.  
10 Don't put the burden of preservation only on the  
11 backs of those who own architecturally  
12 significant properties?

13 Such a significant restriction on  
14 property rights, which may or may not be  
15 temporary, should not be adopted without full  
16 and open public discussion and debate in a live  
17 setting with all the appropriate legal and  
18 procedural safeguards.

19 This is absolutely not something  
20 the Village should do on Zoom. The format of  
21 this meeting does not comply with the Village's  
22 own "Notice of Public Hearing"

1 The constitutionally-protected due  
2 process rights to cross-examination and the  
3 other procedural safeguards normally involved in  
4 a hearing involved in a government "taking" of a  
5 property interest are being ignored and may  
6 subject the Village to liability.

7 Conclusion: I own two homes that  
8 are listed as "significant" in the property  
9 survey. I live in one; the other is for sale.  
10 Let me share a few observations about the  
11 financial impact of a moratorium.

12 This one is from Catherine Janda.  
13 As a Hinsdale homeowner, I do NOT support the  
14 teardown moratorium, as I believe it would  
15 negatively impact Hinsdale's vitality.

16 All neighbors should be treated  
17 equally and I strongly believe we cannot hold  
18 some owners to restrictions that do not apply to  
19 their neighbors, as strongly communicated in the  
20 widespread PR campaign of moratorium supporters  
21 (which assures supporters that this would not  
22 apply to all).



1 I further question the imbalance of  
2 opinions voiced to date, particularly from those  
3 who do not own property in our community.

4 Joe Gurgone. I have been in  
5 Hinsdale for 25 years and I am against the  
6 moratorium. I built a house 20 years ago  
7 ...love the progress. .

8 This one is from Fred Krehbiel.  
9 Tom, Greetings. Kay and I hope the Village will  
10 approve the moratorium and work to find a fair  
11 and equitable solution which protects the  
12 village's heritage and the property rights of  
13 its citizens. Not easy job to be sure but other  
14 communities have found a reasonable middle  
15 ground.

16 I wanted to take this opportunity  
17 to strongly object to Village residents turning  
18 off services and allowing their homes to fall  
19 into neglect before they receive approval to  
20 demolish their recently purchased homes. This is  
21 most evident in the two historic homes on Oak.  
22 In one neglect has resulted in seriously damaged

1 floors and I am sure.

2 3: Great deal more damage. I  
3 understand mold and water damage affect the  
4 other. The Village should insist the homes be  
5 repaired and reinstated in good condition before  
6 a demolition request is considered. We should  
7 not allow residents to thumb their noses at the  
8 Village and it's rules believing we don't have  
9 the staying power or will to get tough and take  
10 them to court.

11 HINSDALE must protect its heritage  
12 but we also must expect residents to follow our  
13 rules and be prepared to take action against  
14 those who don't. Sincerely, Fred.

15 Laurel Dettore, Fifth Street in  
16 Hinsdale. Thank you, Christine. I was able to  
17 listen to my neighbors and your committee. It  
18 was very enlightening. I am gratified to know  
19 how much the community cares about the landscape  
20 of Hinsdale. We must work together to find an  
21 equitable solution to this problem as the  
22 buildings will surely outlive us. As the owner

1 of an historic property circa 1867, I can speak  
2 to the issue of historic restoration/renovation;  
3 planning and executing such a project is  
4 herculean to put it mildly. And, the cost is  
5 prohibited today. If only we could settle on a  
6 plan to build new residences that would blend  
7 with our old homes. The stark contrast is just  
8 too great and is destroying the fabric of our  
9 town.

10 As a life long resident of  
11 Hinsdale, I would be proud to assist in any  
12 endeavor to reach an reasonable solution to this  
13 dilemma. Best Regards, Laurel Dettore.

14 Tina Verros. I am writing to voice  
15 my concern regarding the moratorium on  
16 teardowns. We oppose the moratorium and believe  
17 the choice should be with the owner of the  
18 property. Thank you, Tina Verros.

19 Peter D. Verros. Hello,  
20 As a resident of Hinsdale, I am writing to  
21 inform you of my opposition to a moratorium on  
22 teardowns of home on the Robbins Park Historic

1 District.

2 I believe the imposition of a  
3 moratorium without a comprehensive plan and  
4 subsequent vote by residents is unjust. I fear  
5 the moratorium will adversely affect property  
6 values and will deter investment in our  
7 community. A move like this without the proper  
8 research, advice from (third party) RE  
9 professionals and market data feels reckless.

10 I vehemently oppose the moratorium.  
11 Please feel free to contact me with any  
12 questions or concerns. Thank you, Peter D.  
13 Verros.

14 Asif Malik, Hi.  
15 We live in hinsdale and we DO CARE and DO WANT  
16 to see Village take steps to protect our  
17 heritage.

18 Jeff Bagull, 505 Lane, Hinsdale  
19 resident. As a Hinsdale resident, I support the  
20 Village taking the necessary steps to prevent  
21 more tear-downs of historic homes.

22 Darlene Bingham, 717 South Lincoln

1 Street. Hi! Hinsdale is such a beautiful  
 2 historic town. It would be a shame to see these  
 3 houses get torn down. Please support our Village  
 4 and take the necessary steps to protect the  
 5 lovely heritage in this town! I support this  
 6 historic preservation! Thanks

7 William Hulesch, 421 South County  
 8 Line Road. I am a 35 year resident and the  
 9 longest in residence on my block. I live next to  
 10 the "land is worth more than the house" and will  
 11 be sad to see the home be replaced. However I  
 12 also am strongly opposed to many very  
 13 significant homes in town being replaced without  
 14 thorough evaluation regarding the character of  
 15 Hinsdale. The loss of those homes seems  
 16 equivalent to removing mature trees and  
 17 replacing them with newer more modern ones, both  
 18 of these would significantly change the  
 19 character of the Village and not improving  
 20 either.

21 When my children were growing up  
 22 here we called these teardown "kaboom" homes and

1 there is a place for this in Hinsdale but  
 2 strongly feel that a Village wide plan is  
 3 important for the future of our town.  
 4 Sincerely, William.

5 Barbara Feldman, William and  
 6 Barbara Feldman, 720 South Elm. President Cauley  
 7 and Mr. Cashman and the Planning Commission --  
 8 Okay. This is a letter which reads:

9 My husband and I along with our  
 10 3 children have lived at 720 South Elm Street,  
 11 Hinsdale, a home deemed 'significant' since  
 12 2001. We want to go on notice that we strongly  
 13 object to the moratorium suggested by the  
 14 (Historic Preservation Consultants, or HPC) also  
 15 the delays in the proposed ordinance governing  
 16 the HPC. Further, we strongly disagree with the  
 17 proposed ordinance to govern the HPC, which  
 18 includes incentives to entice future homebuyers  
 19 to maintain the original structure.

20 In the almost 20 years we have  
 21 lived at 720, we have done our best to maintain  
 22 the integrity of the home, because we love it.

1 It was our choice to live in original structure  
 2 and this was a personal decision. We could have  
 3 knocked it down and built a new home without any  
 4 issues from the Zoning Board back in 2001.  
 5 There was no concern or hesitancy to buy that  
 6 specific parcel of property and nothing  
 7 whatsoever in our contract to say we could not  
 8 then or ever have a concern that we might not be  
 9 able to sell our property to another buyer to do  
 10 with that parcel as they wish. We've maintained  
 11 the home as best we could and improved many  
 12 aspects of it. When a new roof was warranted we  
 13 took care to find a company that specialized in  
 14 reconstructing the roof with original barrel  
 15 tile clay shingles (the color green made for  
 16 added difficulty). The company scoured  
 17 Illinois, Indiana, Wisconsin, and even some  
 18 southern states to find replacement tiles that  
 19 matched the original roof. The process took  
 20 many months and exceeded the cost of a  
 21 single-family home in many areas. We have never  
 22 received any incentives to do this. It was our

1 choice to redo the roofing because we wanted to  
 2 care for our home, not because it was  
 3 'significant.' We replaced a black tar driveway  
 4 with lovely paver bricks, we've maintained the  
 5 exterior by tuck pointing, and preserving the  
 6 Linen Fold front door, we've kept the original  
 7 arched windows, although replacing them with  
 8 newer versions would be more efficient, and  
 9 we've removed trees from the yard at the  
 10 village's request due to Dutch Elm Disease at  
 11 substantial cost. All while diligently paying  
 12 our exorbitant taxes, supporting referendums  
 13 that did not pertain to our family as we choose  
 14 Catholic education and choosing to buy from town  
 15 merchants first if at all possible.

16 We've done everything we could  
 17 during the time we've lived at 720 South Elm  
 18 Street to maintain a home that is almost  
 19 100 years old. We no longer wish to incur the  
 20 cost of the upkeep nor is it legally our  
 21 responsibility to do so if we choose to sell our  
 22 home and the buyer chooses to use the property

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1 to build. To restrict us as homeowners from  
2 selling our home to a buyer either to renovate  
3 or build new is not illegal. If the Village  
4 would like to pay for the upkeep of our home and  
5 the massive renovations needed in the interior  
6 and the pool area, we'd be delighted to hand  
7 over the estimates.

8 We did not buy a home with  
9 restrictions of any kind, and should be allowed  
10 to sell said home in the same manner that it was  
11 purchased. We strongly disagree and protest to  
12 any propositions to be put in place by an  
13 advisory board to the Village calling themselves  
14 the Historic Preservation Consultants who are  
15 not elected by the Village residents.  
16 Respectfully.

17 The next this is from an Alexis  
18 Braden. Hi Chan and Christine, I am submitting  
19 the attached two documents on behalf of  
20 Hinsdaleans for Historic Preservation, to be  
21 entered into record in preparation for  
22 tomorrow's PC hearing.

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1 So this is a Suggested Moratorium  
2 Proposal Guideline.

3 Introduction. In an effort to  
4 provide a suggested guideline regarding the  
5 potential scope of a proposed teardown pause of  
6 homes deemed architecturally significant,  
7 structurally sound, a group of concerned  
8 citizens, Hinsdaleans for Historic Preservation,  
9 has respectfully created the below for your  
10 consideration based on ordinance research of  
11 similar communities and input from owners of  
12 historic homes in the Village.

13 Our Vision Hinsdaleans for Historic  
14 Preservation invisions a Village-proposed  
15 teardown pause that would concentrate primarily  
16 in the historic districts of Robbins Park and  
17 the historic Downtown Hinsdale and would only  
18 apply to architecturally significant,  
19 structurally sound buildings outlined in the  
20 1999 Reconnaissance Survey. We estimate that  
21 half of the homes outlined in this outdated  
22 survey are no longer standing or are no longer

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1 structurally sound - which greatly diminishes  
2 the magnitude of homes impacted by this brief  
3 pause.

4 We encourage the Village government  
5 to create a Blue Ribbon Committee to help  
6 identify and develop a cornucopia of financial  
7 incentives to better enable owners of historic  
8 homes to renovate and maintain Hinsdale's  
9 significant historic homes for generations to  
10 come. This pause would also allow time to  
11 identify and draft legislation to allow the  
12 Village to protect its oldest and most iconic  
13 homes.

14 At a Glance If experts deem that a  
15 home is no longer structurally sound, it would  
16 not be impacted.

17 A moratorium would last up to 180  
18 days, but the goal is to shorten that time to  
19 allow for the creation of a third party  
20 committee of appointed experts to determine what  
21 is deemed architecturally significant,  
22 structurally sound.

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1 Homes in historic districts hold  
2 their value over homes in non-historic  
3 districts, according to leading economist  
4 Donovan D. Rypkema, of Washington, D.C. If there  
5 are no historic homes, the historic designation  
6 goes away.

7 The 1999 Reconnaissance survey,  
8 while incomplete in some respects, was a  
9 starting point to catalog Hinsdale's historic  
10 homes. The survey found that Hinsdale had an  
11 unusually rich historic and architectural  
12 heritage worthy of preservation and in need of  
13 urgent attention.

14 Moratorium Outline 1. A brief demo  
15 delay moratorium would allow time to:

16 Identify incentives for historic  
17 homeowners including reasonable leniency for  
18 FAR, height, bulk, setbacks after review and  
19 approval; waived and expedited permit fees;  
20 property tax freeze guidance; utility upgrade  
21 fee leniency.

22 Create a local Historic

1 Preservation Fund that gives grants and/or loans  
2 to owners of select landmarked or  
3 architecturally significant buildings.

4 Revised code to better identify and  
5 protect homes that are architecturally  
6 significant, structurally sound.

7 Appoint a third party independent  
8 Blue Ribbon Committee of architects, builders,  
9 preservationists and zoning/city planning  
10 experts.

11 Re-write zoning code to eliminate  
12 FAR and replace it with a simple alternative  
13 that nets flexibility for all homeowners.

14 2. A home could be deemed  
15 historically or architecturally significant  
16 based on the following:

17 Architecturally significant;  
18 example of best remaining architectural type in  
19 the Village.

20 Its identification with a person or  
21 persons who significantly contributed to the  
22 historic, cultural, architectural or related

1 aspect of the development of the Village, state,  
2 Midwest Region, or the United States.

3 Its exemplification of an  
4 architectural type, style, or design  
5 distinguished by innovation, rarity, uniqueness,  
6 or overall quality of design, detail, materials,  
7 or craftsmanship.

8 Its identification as the work of  
9 an architect, designer, engineer, or builder  
10 whose individual work is significant in the  
11 history or development of the Village, the  
12 state, the Midwest Region, or the United States.

13 Its location as a site of a unique  
14 location or established and familiar visual  
15 feature of a neighborhood and its streetscape 2.

16 3. If the Blue Ribbon Committee  
17 deems that a home is historically and or  
18 architecturally significant, and structurally  
19 sound, the issuance of the demolition permit  
20 will be delayed anywhere from 90 days to 12  
21 months. This time will be referred to as a  
22 Demolition Delay Ordinance.

1 4. Demolition Delay During this  
2 delay period, the Village (HPC) would conduct a  
3 series of public hearings where the review body,  
4 building owner, and members of the community  
5 would consider alternatives to demolition and  
6 options for preserving the building through  
7 incentives. 3.

8 5. Demo by Neglect During this  
9 time, if the Village suspects that a structure  
10 is subjected to demolition by neglect or is not  
11 in compliance with Village code, it will be  
12 determined that the application for a demo  
13 permit is not complete or was submitted in good  
14 faith.

15 About Hinsdaleans for Historic  
16 Preservation Hinsdaleans for Historic  
17 Preservation is a group of concerned citizens  
18 who are seeking to protect homes that are deemed  
19 architecturally significant, structurally sound  
20 in the Village of Hinsdale. We are working to  
21 identify incentives for owners of historic homes  
22 wanting to preserve and restore their

1 residential structures as well as to advocate  
2 against the demolition of homes deemed  
3 architecturally significant, structurally sound.

4 We have got three more.

5 Jonathan Temps, 718 South Lincoln  
6 Street. I had intended to provide these thoughts  
7 prior to the June 10th meeting; I hope they are  
8 not too late.

9 My wife and I are new to Hinsdale,  
10 having moved here from Chicago with our toddler  
11 last summer. When we first began our search for  
12 a new home, we had no preconceived notions of  
13 where we should relocate. My wife, having spent  
14 her teenage years in Naperville, naturally  
15 wanted to explore that option. I, being a  
16 dedicated city dweller but resigned to making  
17 the move to the suburbs for the good of our son,  
18 bid for Oak Park. As we expanded our search to  
19 include other western suburbs, we were drawn to  
20 the beauty and serenity of Hinsdale. Among the  
21 things that made the town so appealing to us was  
22 the diversity of beautiful homes, no two alike,

1 that help mark our community as special. As we  
 2 have continued to explore our new community, one  
 3 of the wonderful cultural amenities we've  
 4 discovered is that we can take an architectural  
 5 tour of historically significant homes just by  
 6 taking a walk in our neighborhood. When I am out  
 7 for an errand, I often find myself intentionally  
 8 meandering down our streets, almost inevitably  
 9 discovering some lovely historic home that was  
 10 previously unknown to me. Homes like the Dean's  
 11 mansion are cultural treasures, and their  
 12 destruction leaves our community diminished. I  
 13 read with a heavy heart the recent listing for  
 14 425 E. 8th Street (perhaps since amended),  
 15 noting that this beautiful, gracious mansion  
 16 could be demolished in favor of a potential  
 17 buyer's modernistic vision.

18 I am sensitive to the economic  
 19 concerns of potential sellers of historic homes,  
 20 and by way of disclosure, should note that I  
 21 live in a home characterized in the 1999 Survey  
 22 as "Potentially Contributing", and dating,

1 depending on whom one asks, from either 1890 or  
 2 1907. The Village should work with sellers of  
 3 these homes to provide what financial incentives  
 4 it can, not simply to buyers who restore  
 5 historic homes, but for buyers who covenant to  
 6 preserve such homes for the duration of their  
 7 ownership. I note the comments made by some that  
 8 the value of the land is the true value of some  
 9 older homes, as well as those who cite  
 10 statistics, the accuracy of which I am not in a  
 11 position to judge, that indicate that older  
 12 homes sell for lower values and remain on the  
 13 market longer than those that are new. To the extent  
 14 these financial considerations can be addressed  
 15 as a part of preservation efforts, this should  
 16 certainly be done. But at a macrolevel, I firmly  
 17 believe that part of the cultural capital our  
 18 community possesses, and part of what makes it  
 19 so desirable (a fact which sustains property  
 20 values for us all), is the beauty and diversity  
 21 of the homes that are a part of our town, and  
 22 the most special and unique among these are our

1 historic homes.

2 A final thought: As I am sure is  
 3 well-known by all who live here, our community  
 4 enjoys something of a reputation for conspicuous  
 5 consumption (and for some, a crass consumerism).  
 6 Failing to properly value and protect our  
 7 architectural heritage and allowing the  
 8 propagation of a sea of sameness among the homes  
 9 that replace our one-of-a-kind treasures would  
 10 only contribute to the false stereotyping of our  
 11 town and its residents as individuals who put  
 12 financial considerations above all else. Very  
 13 truly yours.

14 Kim Iaffaldano. I am opposed to  
 15 the teardown moratorium.

16 And this one is from Jessica Shah.  
 17 Dear Chris, I hope this email finds you safe and  
 18 well. I write to express my thoughts on the  
 19 Hinsdale demolition moratorium, as I feel I may  
 20 offer a different perspective, one of a  
 21 prospective homebuyer.

22 Hinsdale is unique. It is a

1 beautiful town with an incredibly rich history.  
 2 I was lucky enough to grow up around it. And,  
 3 looking back now, I appreciate even more the  
 4 charm of its streets, the homes and its people.  
 5 This must be preserved. It's Hinsdale's  
 6 competitive advantage. It is the reason why I  
 7 want to come back and raise my two little girls  
 8 here.

9 But, how Hinsdale goes about  
 10 preserving must be fair and most of all smart.  
 11 No one appreciates an iron fist. In such  
 12 situations, people like myself will run the  
 13 other way. And, what you will find is a surplus  
 14 of homes sitting on the market driving home  
 15 prices down. And this is not theory, it is  
 16 happening.

17 And why wouldn't it, as a buyer  
 18 right now it makes no sense to purchase a  
 19 historical home, let alone try to preserve  
 20 it. There is just too much uncertainty. How will  
 21 the rules be interpreted? What sorts of issues  
 22 will I face? How long will it take? Will there

1 be enough time for my kids to start school? All  
2 of these questions are just the tip of the  
3 iceberg for a homebuyer and will not be answered  
4 anytime soon. Why deal with this uncertainty.

5 So what can we do now. I think it's  
6 important to first come up with a REASONABLE  
7 plan before we put the town on pause and drive  
8 values down. A plan with more certainty and one  
9 that incentivizes buyers to keep historical  
10 homes. We do not respond to force, but if you  
11 can make something look awfully good, it would  
12 be hard not to listen.

13 Before I end, I want to be make  
14 clear, incentivizing does not mean making  
15 something hard to achieve, it means making it  
16 easier. And, to experience true ease you have to  
17 look further than the pocket book and into the  
18 process itself. Sincerely.

19 And that's all I've got.

07:28PM 20 MS. CRNOVICH: Excuse me, Chan. The  
21 one letter from Alexis, was there a petition  
22 submitted with that letter? I'm going back but

1 I know the letters are kind of out of order.

2 CHAIRMAN CASHMAN: Yes. There was a  
3 petition.

4 MR. YU: 254 signatures.

5 MS. CRNOVICH: 254 signatures in favor  
6 of the moratorium?

7 MR. YU: In support of this petition.

8 MS. CRNOVICH: Okay, support.

9 MR. UNELL: Do you know how many of  
07:29PM 10 those signatures are from residents of Hinsdale  
11 or people who list Hinsdale as their address?

12 MR. YU: 61 out of 254.

13 MR. UNELL: Okay, thank you. I guess  
14 the others are from a variety --

15 MS. LAUX: A lot of the people weighing  
16 in on those are young, 28-year-olds, that don't  
17 have a vested interest in this conversation.

18 MR. MARRS: Mr. Chairman, before we  
19 leave, Chan, was that petition the same as the  
07:30PM 20 Change.org petition that came in after the first  
21 hearing?

22 CHAIRMAN CASHMAN: I don't think it

1 was. It was submitted at least after the first  
2 meeting.

3 MS. CRNOVICH: I think you are right.

4 I think there were two petitions.

5 CHAIRMAN CASHMAN: The date I have is  
6 the 24th is when I received it.

7 MR. YU: Chris Bruton and I received  
8 this on June 23.

9 CHAIRMAN CASHMAN: So we have two  
07:30PM 10 callers who wrote and registered to speak  
11 tonight. The first is Matthew Bousquette,  
12 448 East 4th Street. Matt, are you on the  
13 phone?

14 MR. BOUSQUETTE: Yes. Can you hear me  
15 good from here?

16 CHAIRMAN CASHMAN: Yes, I can.

17 MR. BOUSQUETTE: I figured I'd read my  
18 letter and save Chan his voice. He's done a  
19 herculean job.

07:31PM 20 CHAIRMAN CASHMAN: Yes. If we can,  
21 please, swear in -- So we have Matt Bousquette  
22 and Dale Kleber calling to speak tonight.

1 (Witnesses sworn.)

2 MR. BOUSQUETTE: My name is Matt  
3 Bousquette. I own 448 and 444 East 4th Street.  
4 The amount of community input on this topic has  
5 really been unprecedented and your diligence is  
6 very commendable. Having listened to all of the  
7 speakers and having read every single letter, I  
8 could not find anyone who presented any  
9 information to refute the facts I previously  
07:32PM 10 presented to you.

11 As a quick reminder, there is no  
12 factual -- Number one, there is no factual  
13 evidence that the presence of an old home  
14 enhances its or the neighboring home values. In  
15 fact, the tastes of the marketplace in Hinsdale  
16 indicate the exact opposite is true.

17 Number two, owners who have  
18 renovated older homes did it as a labor of  
19 passion. It was not smart from an economic  
07:32PM 20 standpoint. They lost a lot of money. And yet,  
21 through this effort, it appears they are trying  
22 legislate other owners of older homes to make

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1 the same bad economic decision.

2 Number three, the belief that older  
3 homes are barely listed for sale before being  
4 scooped up by out-of-town developers to demolish  
5 is simply factually false. Most of the homes  
6 have been languishing on the market for years.

7 Number four, the idea that higher  
8 taxes on these older home structures is one of  
9 the major impediments for people seeking to  
10 preserve them. Again, one more time it appears  
11 the truth is the exact opposite. Taxes on homes  
12 in the Robbins District built before 1945 are  
13 taxed 50 percent less than newer ones of the  
14 exact same size. This, of course, results in a  
15 higher tax burden on new homes depressing prices  
16 across the district.

17 Number five, the suggestion that  
18 people care about maintaining the older homes  
19 because they want to preserve and restore  
20 history. In reality, a significant portion of  
21 proponents appear to be interested in just  
22 controlling the look of their neighbors' homes.

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1 The historic question seems to be muddled. It  
2 may be more about style than it is about  
3 history. There appears to be a desire to save  
4 some homes people deem as pretty according to  
5 today's standards while allowing other homes of  
6 the same vintage to be torn down.

7 As a side note, I'm sure the vast  
8 majority of people supporting this initiative  
9 have no clue how nonfunctional for today's needs  
10 most of these older, unrenovated homes are.

11 That's why they sat on the market for years.  
12 Number six. This is important for  
13 all of you. You have been misled. The proposed  
14 6-month moratorium on all the houses in the 1999  
15 Survey was never, ever, ever what they really  
16 wanted to approve. The idea was to get  
17 everybody upset and then propose a narrower  
18 moratorium, say, 3 months, and maybe just on  
19 contributing structures, then implying, well,  
20 that's much more reasonable and you should feel  
21 good.

22 Well, let me tell you why you

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1 shouldn't feel good. Number one, this position  
2 would place an enormous economic burden on a  
3 very small number of residents where 3 percent  
4 of homeowners would pay all the costs and  
5 99 percent of homeowners would pay nothing, not  
6 one penny.

7 Number two, residents that have  
8 been targeted by this have been waiting for  
9 months to proceed with their projects. It's  
10 obscene that most of these houses, which have  
11 been vacant and unrentable for years, yet are  
12 being required to pay Village taxes and  
13 utilities that they are not using waiting for  
14 the Village to proceed. This is further  
15 exacerbated by a rogue HPC, Historic  
16 Preservation committee, which has refused to  
17 meet and timely process residents' applications.

18 Number three, none of the  
19 proponents of the moratorium have presented a  
20 single number, not even one, as to what the  
21 moratorium would cost targeted homeowners even  
22 one of shorter duration. None of the proponents

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1 of the moratorium have presented a single number  
2 as to what a moratorium would cost targeted  
3 homeowners.

4 Number four, before approving a  
5 moratorium of any length or scope, we would like  
6 to hear the committee tonight talk about and  
7 outline what the real costs are to targeted  
8 homeowners before any -- and explaining how you  
9 would recommend these costs be covered.

10 The moratorium costs real people  
11 real money. For perspective, say tonight you  
12 approved a 90-day moratorium. It would cost me  
13 personally \$27,000 for 90 days to cover the  
14 taxes, insurance, utilities, and other expenses  
15 on my home during that time period.

16 Look, in summary, just the four  
17 homes along Oak, which kicked off this whole  
18 effort in the first place, represent over an  
19 \$8 million investment by four homeowners  
20 already. The unvarnished truth here is that  
21 this is an effort to steal those homes and a  
22 limited number of other homes in the Village by

1 imposing Draconian measures dictated by people  
2 who want to drive by pretty facades, yet don't  
3 want to pay a single nickel to enable that to  
4 happen.

5 The size of these homeowners'  
6 investments, the \$8 million, is dwarfed by any  
7 potential incentive of 10 or \$20,000 when the  
8 loss to these and other homeowners could be in  
9 the millions if something like this was passed.

07:37PM 10 Look, everybody wants something for  
11 free; but the cost of these proposals would be  
12 devastating to the homeowners involved. Please  
13 don't help the Village destroy my children's  
14 college education fund so people can drive by a  
15 pretty facade. Thank you for your time tonight.

16 CHAIRMAN CASHMAN: Thank you, Matt.  
17 Our next caller is Dale Kleber at 120 East  
18 Walnut Street.

19 MR. KLEBER: Hi, Steve, and the  
07:38PM 20 Commission. Thank you for the opportunity to  
21 speak here. Very briefly, I want to follow up  
22 on some of the points with regard to these

1 various petitions.

2 Question for the Village staff, is  
3 there any way to verify which signatures on  
4 those petitions are residents, which are  
5 property owners, and perhaps which are not even  
6 residents of the Village? Do we know that  
7 information?

8 CHAIRMAN CASHMAN: I can jump in.  
9 Based on what we received, the petition  
07:38PM 10 received, it does list the location of each  
11 person. And out of the 254 signatures,  
12 26 listed Hinsdale as a location. And then the  
13 remaining 193 were listed outside of Hinsdale or  
14 outside of the state.

15 MR. KLEBER: Steve, was that the only  
16 petition that was received; or have there been  
17 multiple petitions?

18 CHAIRMAN CASHMAN: That's the only one  
19 I'm aware of.

07:39PM 20 MR. YU: That's the only one I  
21 received.

22 MR. KLEBER: So roughly, could you give

1 me those numbers again, please.

2 CHAIRMAN CASHMAN: There were  
3 254 signatures. 61 or 24 percent listed their  
4 residence as Hinsdale. And then the remaining  
5 193 were either outside of Hinsdale, Illinois,  
6 or outside of the state.

7 MR. KLEBER: Very good. So 75 percent  
8 of those petitions are really not your  
9 constituents at all, is that correct?

07:38PM 10 CHAIRMAN CASHMAN: Yes. 76 percent.

11 MR. KLEBER: Very good. Thank you.  
12 That's the only point I wanted to make. Thank  
13 you.

14 MR. MARRS: Before you leave, Dale,  
15 and, Chairman, can I jump in. I raised the  
16 second petition that I know the Village Clerk  
17 circulated prior to the last meeting. It's a  
18 Change.org petition. It says, Greetings  
19 Hinsdale Residents, Protect our Heritage. Is  
07:39PM 20 that the one you are referring to?

21 CHAIRMAN CASHMAN: That's the one I'm  
22 looking at.

1 MR. MARRS: Okay. Got it.

2 CHAIRMAN CASHMAN: I received it the  
3 day of the last meeting, the 24th.

4 MR. MARRS: Okay. Thank you.

5 CHAIRMAN CASHMAN: Okay. Those are our  
6 callers.

7 Well, first of all, I would like to  
8 thank everyone, all those who called in and all  
9 those who spent the time to either send an email  
07:40PM 10 or the letter to the Village. The Village Board  
11 of Trustees wanted community input, and I really  
12 think we got it.

13 I appreciate also the Commissioners  
14 at the last two meetings spending the time to  
15 listen to it, I think it's been very helpful. I  
16 would like to then close the public comment  
17 portion of this hearing.

18 And Michael, do we need to have a  
19 roll call vote for that?

07:40PM 20 MR. MARRS: Yes. If we could do a  
21 motion and second, please.

22 CHAIRMAN CASHMAN: I would like to a



1 hear a motion to close the public comment  
2 portion of the public hearing.

3 MR. UNELL: So moved by Unell.

4 MS. FISHER: Second, Fisher.

5 MR. JABLONSKI: Second by Jablonski.

6 CHAIRMAN CASHMAN: Chan, could you do a  
7 roll call, please.

8 MR. YU: Commissioner Krillenberger?

9 MR. KRILLENBERGER: Aye.

08:18PM 10 MR. YU: Commissioner Fisher?

11 MS. FISHER: Aye.

12 MR. YU: Commissioner Jablonski?

13 MR. JABLONSKI: Aye.

14 MR. YU: Chairman Cashman?

15 CHAIRMAN CASHMAN: Aye.

16 MR. YU: Commissioner Crnovich?

17 MS. CRNOVICH: Aye.

18 MR. YU: Commissioner Unell?

19 MR. UNELL: Aye.

09:18PM 20 MS. CRNOVICH: Excuse me. Before we  
21 start, Steve, are all Commissioners on this  
22 call? Who is present tonight? Who is going to

1 be voting?

2 CHAIRMAN CASHMAN: Anna previously  
3 recused herself and Jim is on.

4 MR. KRILLENBERGER: I was a little  
5 late.

6 CHAIRMAN CASHMAN: So basically you,  
7 Julie, myself, Jerry, Troy, Michelle, and Jim.

8 MS. CRNOVICH: Thank you.

9 CHAIRMAN CASHMAN: Okay. Well, first,

07:42PM 10 I appreciate everyone's patience. This was a  
11 pretty large agenda item for one paragraph.

12 What I would like to do because  
13 there are a lot of issues at play here is first  
14 start with some kind of broad areas of  
15 discussion to kind of bring things into focus or  
16 eliminate things so we can simplify.

17 And I think what I would like to  
18 suggest is first have a discussion on whether  
19 this should be, if there was a vote by the Plan

07:42PM 20 Commission for a moratorium, whether it would be  
21 Village-wide or not. So I'm just curious what  
22 your thoughts are about that, whether that was

1 part of the Board's discussion when they first  
2 sent this to us.

3 I think it's an important thing for  
4 us to talk about because, as you know, it's been  
5 brought up a lot about whether this should be  
6 more focused on the two Historic Districts or  
7 whether it should be village-wide.

8 So I guess, Julie, do you want to  
9 start.

07:42PM 10 MS. CRNOVICH: Thank you, Steve. I  
11 believe there has been a lot of discussion,  
12 agreement, disagreement, mainly agreement about  
13 why the 1999 Renaissance Survey was used. I  
14 believe that's a good starting point, but there  
15 has also been a lot of misinformation about the  
16 moratorium and what houses would be considered.

17 My thoughts are we should mainly be  
18 focused on the historic downtown, of course;  
19 Robbins Park, which is already a Historic  
07:43PM 20 District. But again, it's one of the clues.

21 Just because you have an older home does not  
22 necessarily mean it's historically significant.

1 I mean the house has to be structurally sound.  
2 I would think we would need some sort of  
3 committee or some sort of input about which  
4 houses would be included in the survey or which  
5 homes would be included in the moratorium.

6 I think we have been seeing a lot  
7 of panic amongst residents thinking that there  
8 is a blanket moratorium on any house that's  
9 50 years and older, and I don't think that's why  
07:44PM 10 the Board of Trustees sent this to Plan  
11 Commission.

12 CHAIRMAN CASHMAN: Just to jump ahead,  
13 that was going to be the second thing we talk  
14 about after we talk about Village-wide or not is  
15 whether it would include contributing homes,  
16 significant homes, none of the above, then what  
17 criteria would be used.

18 MS. CRNOVICH: Well, I believe there is  
19 also -- Maybe not a lot but there are quite a  
07:44PM 20 few historically significant homes that are  
21 outside of Robbins.

22 MS. LAUX: What homes?

1 MS. CRNOVICH: Homes that are right  
2 across the street from where the Robbins Park  
3 boundary line is. So I think the Renaissance  
4 Survey is a good place to start, but I think a  
5 lot of those homes could be crossed off the  
6 list. I also think there has been a lot of  
7 panic from the residents saying we won't be able  
8 to sell our home. This is not a taking of  
9 property rights.

07:45PM 10 My opinion is that it's a pause. I  
11 know the Board of Trustees, they have been doing  
12 some work during this whole Covid thing, I think  
13 we all have to see. If this does move forward,  
14 I don't think 180 days is necessary.

15 So again, I guess I think we need  
16 to focus, of course, on the downtown, Robbins  
17 Park, but not necessarily every home. And let's  
18 work off that list. I think we could probably  
19 all agree what homes are historically

07:45PM 20 significant but also structurally sound.

21 CHAIRMAN CASHMAN: Brad or Chan, can  
22 you mute the conference call? Thank you.

1 Okay. Jerry?

2 MR. JABLONSKI: Hi. I really feel that  
3 the Plan Commission and the Village Board has  
4 had a 3-month moratorium. I don't think we need  
5 to extend the moratorium. So I guess the answer  
6 to your first question with that assumption is,  
7 no, we should not focus on a Village-wide  
8 moratorium.

07:46PM 9 CHAIRMAN CASHMAN: Okay. Thank you.  
10 Troy?

11 MR. UNELL: I agree with Jerry. I  
12 don't think we should focus on a Village-wide  
13 moratorium either.

14 CHAIRMAN CASHMAN: Michelle?

15 MS. FISHER: I agree as well. I think  
16 we need to focus -- Our focus has to be narrow  
17 in scope on the preexisting historical areas,  
18 which include the downtown and then the Robbins  
19 Park Historic District, so I'm in agreement with  
07:47PM 20 the rest of the folks.

21 CHAIRMAN CASHMAN: Jim?

22 MR. KRILLENBERGER: I guess I will show

1 my hand. I don't think we ought to have a  
2 moratorium at all. I throw in my lot with the  
3 folks who called in and said that this is a  
4 taking because, Julie, I think this is.

5 So whether it's Village-wide or  
6 not, if we decide to do it to one, we should  
7 decide to do it to all. This probably is not  
8 the question I'm going to weigh in on all that  
9 much; but selecting one house and not the next,  
10 that just sounds random and inappropriate for  
11 the Village to do. So, yes, if you are going to  
12 do it to one, do it to the whole Village is  
13 where I come down on this.

14 MS. CRNOVICH: Jim, did you by chance  
15 did you have chance to look at the survey at  
16 all?

17 MR. KRILLENBERGER: Yes, I have.

18 MS. CRNOVICH: You did. So you do  
19 understand it's not a random pick?

07:48PM 20 MR. KRILLENBERGER: Yes. As some of  
21 the callers have said, some of the houses have  
22 been torn down. My neighborhood, the one house

1 on our street that was deemed significant is  
2 gone. So I think that there are just a lot --  
3 It may not be random. I'm sure there was  
4 thought put into it, but there is still a do it  
5 to my neighbor feeling that I get from this, not  
6 to me.

7 MS. CRNOVICH: And you did have a  
8 chance to watch last week's meeting?

9 MR. KRILLENBERGER: Watch? Oh, yes.

07:48PM 10 CHAIRMAN CASHMAN: And then you were  
11 on. It was a long meeting, but I saw you were  
12 on the meeting.

13 MR. KRILLENBERGER: Yes. I was  
14 actually under the weather so I watched the  
15 whole thing, and I was hoping there would be a  
16 discussion or a vote at the end so I joined the  
17 call. But yes, I heard the whole thing; and I  
18 feel like I'm up to speed on the issues.

07:49PM 19 CHAIRMAN CASHMAN: I really, I don't  
20 think it should be Village-wide. The  
21 Reconnaissance Survey even in its preamble says  
22 its intent was to generally characterize the

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1 Village's resource in order to organize or grant  
2 more detailed survey efforts, which the Village  
3 has done detailed surveys elsewhere.

4 You know, I was actually shocked  
5 initially. Julie, you brought this to my  
6 attention. I didn't know why Robb was sending  
7 written notice because I think the first notice  
8 was people listed as significant. I would like  
9 to share a picture.

07:50PM 10 Can I share the screen, Chan?

11 MR. YU: Can you give it a shot.

12 CHAIRMAN CASHMAN: One second. Can you  
13 see photographs?

14 MR. KRILLENBERGER: Yes.

15 CHAIRMAN CASHMAN: So what shocked me  
16 was, you know, I looked at that survey, spent a  
17 lot of time driving around; but I never thought  
18 to even look at my own house because I know this  
19 house. I have the drawings of the house. I  
20 know what it cost to build.

21 The photo on the left is when this  
22 house was built in 1949 at 322 North Adams. The

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1 photo on the right is what the house looked like  
2 when that survey was completed. There is  
3 nothing of the existing house remaining. This  
4 was also categorized as significant and French  
5 Eclectic. I challenge both of those.

6 When I found it that it was sent to  
7 all the people, I went back and looked and went  
8 driving around and looked at the original list.  
9 I think when you looked back in the text in that

07:51PM 10 report, it was truly not meant to be used as  
11 something at determining restrictions or  
12 incentives or anything.

13 Just the first pass was the only  
14 one, the Village did not go back. The last  
15 survey was 2007 for the Robbins Park area.  
16 Let's see, so all the follow-up surveys, they  
17 then did -- That was 1999. Then 2001, town of  
18 Hinsdale; 2002, Robbins Park 1; 2003, downtown  
19 Hinsdale; 2005, north Hinsdale; then there was a  
20 subsequent one, 2006, of northeast Hinsdale; and  
21 then the final one was Robbins Park 2.

22 I was just curious, just to take

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1 Robbins Park -- I didn't really focus on the  
2 downtown -- but just focusing on Robbins Park,  
3 went and took the document, which Robb was able  
4 to mark up for me, which all those homes were  
5 demolished, which was on that 1999 survey.

6 So basically Robbins Park, there is  
7 241 -- There is a total of 472 homes that were  
8 in the 2002 Robbins 1 survey and 2007 Robbins 2  
9 survey. So 472 homes. 203 in the first, 269 in

07:52PM 10 the second. In that survey, there were 141 or

11 30 percent of them were rated significant,  
12 169 were rated contributing, 36 percent; and  
13 then 34 were rated as noncontributing.

14 And then looking at Robb's data and  
15 cross-referencing that list, basically  
16 significant homes since either the 2001 or the  
17 2007 survey, 23 were demolished, 16 percent of  
18 those homes. There were 16 contributing homes  
19 that were demolished or 9 percent of that

07:53PM 20 category. And then there were 7 homes that were

21 noncontributing, demolished. So a total of  
22 46 homes out of 472 were demolished since those

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1 surveys.

2 So it was just kind of interesting,  
3 but that made me think if this is going to be  
4 done it needs to be one the follow-up surveys,  
5 not the original Reconnaissance Survey. So  
6 that's really my thought when it comes to  
7 whether it should be Village-wide or focused.  
8 If we were to vote on a referendum, I would be  
9 in favor of it focused on the two Historic  
10 Districts for two reasons; one, the Village  
11 deemed them worthy of the being in the Historic  
12 District and went the process; and we have  
13 detailed survey data that followed up that 1999  
14 Reconnaissance Survey.

15 MR. KLEBER: Steve, this is Dale  
16 Kleber. I'm sorry to interrupt. I just want to  
17 know if I could interject a bit of cross  
18 examination on the last couple of points.

19 MR. YU: Mr. Kleber, I'm actually  
20 supposed to mute all public comments from now  
21 on.

22 MR. KLEBER: I had a discussion with

1 Michael Marrs. The public notice allowed people  
2 to have a right to cross-examine. It was  
3 explicitly stated in the notice. Michael and I  
4 have talked about this.

5 MR. MARRS: Dale?

6 MR. KLEBER: Let me just finish. I  
7 believe there was an understanding that I would  
8 have a right to limited cross examination.

9 MR. MARRS: Cross examination is

07:55PM 10 allowed during the public comment portion. We  
11 have closed public comment. We are now in the  
12 portion of the hearing where the Plan Commission  
13 is deliberating.

14 MR. KLEBER: I'm not sure if  
15 procedurally that's correct, but I will defer.  
16 I'm going to rest an objection to that and you  
17 can go forth.

18 MR. MARRS: Okay. Your objection is  
19 noted.

07:56PM 20 CHAIRMAN CASHMAN: So, Commissioners,  
21 so the next area I want to talk about is if,  
22 again, if we were to consider a moratorium,

1 whether that should focus on contributing homes  
2 and significant or just significant. So I will  
3 start with you, Julie.

4 MS. CRNOVICH: So you are looking now,  
5 you are discussing the -- Are we looking at the  
6 renaissance survey or the --

7 CHAIRMAN CASHMAN: No. This would be  
8 on, well, any survey we want to consider; but we  
9 will see. The majority seemed in favor of more

07:56PM 10 focused, which would the Robbins Park Historic  
11 District and downtown.

12 MS. FISHER: Steve? Can I interrupt  
13 real fast? I'm really sorry, Julie. I didn't  
14 mean to step on your toes.

15 MS. CRNOVICH: Go ahead.

16 MS. FISHER: Just so everyone is on the  
17 same page, what are we defining as significant  
18 and what are we defining -- universally here  
19 amongst this group -- as contributing? I just

07:56PM 20 want to make sure that's clear because I see  
21 different things when I read different  
22 documents.

1 CHAIRMAN CASHMAN: Here, let me,  
2 before we get going, so here are the definitions  
3 that were in these surveys and most surveys, in  
4 hindsight, they were done by the same firm.  
5 There was a change in the name from Historic  
6 Certification Consultants then became Granacki  
7 Historic Consultants, basically the same firm,  
8 the predecessor firm.

9 So the definitions read as follows:

07:56PM 10 So contributing had to be, must be at least  
11 50 years old. When it comes to architectural  
12 merit, it does not necessarily possess  
13 individual distinction but is of a historic  
14 structure with the characteristics and design  
15 details of its period.

16 And then integrity, may have a fair  
17 degree of integrity but is of a common design  
18 with no particular distinction to set apart from  
19 others of its type. Basically those are taken  
07:57PM 20 out of the reports.

21 MS. FISHER: Okay.

22 CHAIRMAN CASHMAN: Significant, age

1 must be, again, 50 years old or more.

2 Architectural merit. It must  
3 possess architectural distinction in one of the  
4 following when compared to other buildings of  
5 its type. 1, architectural style. 2, work of a  
6 master builder or architect. 3, exceptional  
7 craftsmanship. 4, architectural and structural  
8 innovation.

9 And then under Integrity, It must  
07:57PM 10 have a high degree of integrity. It must have  
11 architectural detailing in place, no historic  
12 materials or details covered up. Apparently no  
13 modern siding materials, no additions, minor  
14 porch alterations permitted.

15 So that there is more information  
16 in each of those reports that go and spell this  
17 out. That's really the gist of it, those three  
18 areas, age, architectural merit, and integrity.

19 MS. FISHER: Thank you.

07:58PM 20 CHAIRMAN CASHMAN: Julie?

21 MS. CRNOVICH: Both the surveys are  
22 kind of, let's see, the one is 21 years old, I

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1 think the latest Robbins Park is close to  
2 20 years old. So a lot of things have changed  
3 in 20 years. So maybe we should look at  
4 significant and contributing. But again, I  
5 think this should be on a house-by-house basis.  
6 It has to be significantly historic and  
7 structurally sound. So I guess I would be for  
8 both, both should be included.

07:58PM 9 CHAIRMAN CASHMAN: Do you think they  
10 should, the Village should conduct additional  
11 surveys?

12 MS. CRNOVICH: Oh, most definitely. I  
13 think that's one reason why we need to have this  
14 pause, why the moratorium is needed. So, you  
15 know, we all keep gathering information; but we  
16 still don't have enough information. Right? If  
17 you consider over a third of Hinsdale's housing  
18 stock has been demolished, over 2,000 homes, why  
19 is it happening in Hinsdale? Why is it not  
07:59PM 20 happening in other communities?

21 What are the Northshore communities  
22 doing to preserve their heritage? We have come

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1 a long way with this, and I would like to see it  
2 done right and be finished. Those are my  
3 thoughts.

4 CHAIRMAN CASHMAN: Thank you.  
5 Jerry?

6 MR. JABLONSKI: A couple things. Those  
7 contributing and whatever the other definition  
8 was started at 50 years. When I think about  
9 2020 minus 50 is 1970. I can't think of a  
08:00PM 10 single building that was built in 1970 that  
11 ought to be saved in Hinsdale.

12 So the assumption at the start is  
13 just ludicrous. And it is great that we want to  
14 save homes. But over the last 20 years since I  
15 have been living here -- It might even be more  
16 now, sadly. 1993 we have been talking about  
17 this. We are relying on data from 1991 to try  
18 to make decisions that I believe Mr. Bousquette  
19 highlighted were impacting \$8 million of  
08:00PM 20 people's net worth.

21 Let these people go on and build  
22 their homes. Their lives have been held up for

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1 three and a half months. So I guess none of the  
2 above for a moratorium based on those awful  
3 definitions and the 21-year history we have had  
4 to work on it.

5 CHAIRMAN CASHMAN: Thanks, Jerry.  
6 Troy?

7 MR. UNELL: I think out of the two  
8 definitions significant is probably the most  
9 important. But I do agree with Jerry that 50  
08:01PM 10 years old is, it's hard to see how it falls into  
11 significance that was built in the '70s. So I  
12 do agree that the definitions are inadequate for  
13 these purposes.

14 CHAIRMAN CASHMAN: Thank you.  
15 Michelle?

16 MS. FISHER: Yes as to significant  
17 homes, no as to contributing. Yes, I think we  
18 need clarity on the surveys just so that we can  
19 figure out what the discrepancies are and how to  
08:01PM 20 address those.

21 And also, for me personally, when I  
22 see some of these homes that hold historical

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1 ratings, I mean I would love to figure out how  
2 we want to talk about that. So you might have a  
3 contributing home, but it has some type of  
4 historical significance. I don't know if having  
5 another survey would help clarify the importance  
6 of that or what that means, but I would love to  
7 see some more information with that.  
8 Particularly if a significant architect made  
9 something or it was home to a specific builder  
08:02PM 10 or has some historical significance in town, I  
11 think having an additional survey would maybe  
12 clarify some of those points.

13 CHAIRMAN CASHMAN: Thanks, Michelle.  
14 Jim?

15 MR. KRILLENBERGER: I think homeowners  
16 ought to be allowed to do what they want to with  
17 their property, and the distinction between  
18 significant and contributing doesn't matter. We  
19 should not pursue this moratorium.

08:02PM 20 CHAIRMAN CASHMAN: Thanks, Jim.  
21 I mean between the two, I have  
22 spent since March just driving around town,

1 going through this list. The first survey,  
2 again, there was definitely some problems with  
3 it. But subsequent surveys, I think I saw a  
4 house on there that was being listed as  
5 significant, it truly was a more significant  
6 architecture house.

7 Contributing, I couldn't believe  
8 some of the ones that I saw on there that they  
9 considered contributing. In my mind, the only  
10 reason they were contributing is they were old.

08:03PM

11 I know a lot of people that lived in these  
12 houses. They were surprised to find out they  
13 were even on the list. There are some that they  
14 would have liked to have knocked down.

15 But I just think if it was going to  
16 be used, it has to be significant. Something  
17 that doesn't possess any individual distinction  
18 as far as architectural merit, it should be  
19 replaced with something that possibly could in  
20 my mind. But again, I think it just depends.

08:03PM

21 I think the points a number of you  
22 made about conducting additional surveys, I

1 think that's important. And I think they need  
2 to be done by another different firm to  
3 complete, to get another view of this.

4 We already have, you know, the  
5 Robbins Park Historic District. There has been  
6 a lot of change there since 2000 - 2007. I  
7 think the Village should start there and  
8 resurvey that entire District and get some other  
9 experts involved.

08:04PM

10 But, again, whether, as some of you  
11 stated, we need a moratorium to do that or  
12 should just be the business of the Village to do  
13 research, I certainly don't think that could be  
14 completed in 6 months. Maybe it could, maybe it  
15 couldn't but -- Okay, so let's see.

16 Well, then there are two other  
17 things to talk about or several other things to  
18 talk about is we could talk and decide whether  
19 we feel there should be a moratorium or not.

08:04PM

20 But I think it would be helpful,  
21 the Village is looking, if you go back to the  
22 Village meetings and comments, even the most

1 recent one where President Cauley in this, draft  
2 a discussion item as far as potential changes.  
3 We have heard an awful lot about people,  
4 incentives.

5 So regardless of what our -- any  
6 recommendation would be from this Commission  
7 tonight, I think it would be helpful for us to  
8 talk about, you know, when the Village goes  
9 forward with or without a moratorium, you know,  
10 should there be restrictions, should there be  
11 incentives, what are those things. It would  
12 just help the Board get some direction from this  
13 Commission as they go forward.

08:05PM

14 As Plan Commission, anything the  
15 Board comes up with is going to come back to us,  
16 so we will see a lot of these details. I don't  
17 think we need to get into the weeds on it, but  
18 we will have plenty of time in the future if the  
19 Board does choose to modify the zoning ordinance  
20 or Title 14, see that text and have time to  
21 chime in in great detail.

08:05PM

22 But I kind of thought maybe to

1 first talk about that general area, the possible  
2 areas of discussion and focus for the Board to  
3 consider with this broad brush. So I guess I  
4 would start with you, Julie.

5 MS. CRNOVICH: I did watch the Board of  
6 Trustees meetings and Title 14 was discussed. I  
7 did hear about some of the incentives that would  
8 be offered, which I think I prefer incentives  
9 over any restrictions.

08:06PM

10 One incentive I liked was how it  
11 would be easier to get variances, easier to get  
12 your permits. For example, we live in a 1883  
13 house. It was about 20 years ago we were in  
14 front of the ZBA for a small variance to build  
15 an addition to update from 1883, a family room,  
16 master bedroom, master bath; and we were denied.  
17 I mean we couldn't believe we were denied. We  
18 were just looking for a couple of feet. So I  
19 think you need the incentives like that.

08:06PM

20 Another incentive was --  
21 CHAIRMAN CASHMAN: May I ask a question  
22 on that, Julie?

1 MS. CRNOVICH: Sure.

2 CHAIRMAN CASHMAN: Was it a side yard?

3 MS. CRNOVICH: Side yard, yes. The  
4 strange thing was was months later -- I can't  
5 remember who the Village manager was -- called  
6 me into his office and said, oh, you go ahead  
7 and do what you want. Things were different  
8 back then.

9 CHAIRMAN CASHMAN: Right.

10 MS. CRNOVICH: But we need the  
11 incentives in order to preserve these homes.

12 CHAIRMAN CASHMAN: Did you complete  
13 that project?

14 MS. CRNOVICH: No. We decided not to  
15 because we were going through a mini recession  
16 back then. So I'm kind of like sitting in the  
17 middle of this here.

18 CHAIRMAN CASHMAN: Right.

19 MS. CRNOVICH: I believe years ago  
20 wasn't something added where if you added a  
21 front porch, it didn't add to the FAR, something  
22 to encourage things that you could do, do with

1 the older homes.

2 So I think getting in front of the  
3 ZBA would be a lot easier. I think if you waive  
4 the permit fees and also a little bit of a tax  
5 break there I think was mentioned like from the  
6 Village, again, as a way to encourage the people  
7 who do want to renovate their homes or preserve  
8 their homes because pretty soon if this keeps up  
9 there isn't going to be a Robbins Park Historic  
10 District.

08:08PM

11 I think it's important to all of us  
12 look at this with an open mind. I think some of  
13 the other Commissioners are just no, no, no, you  
14 know, taking of property rights; and it really  
15 isn't what it is. I think you need to go back  
16 and read the letters. And even some of the  
17 people who were opposed to the moratorium, some  
18 of the comments were, well, I'm opposed to a  
19 moratorium, but we would like to see incentives  
20 put forth that would help us preserve our town.

08:09PM

21 Pretty soon it's going to be too late.

22 MR. KRILLENBERGER: Julie -- This is

1 Jim Krillenberg. I don't deny we live in a  
2 beautiful town. I would actually take your  
3 story and say what if -- Take it one more step.  
4 What if you just wanted more than a master  
5 bedroom or a few extra feet? What if your wall  
6 were full of asbestos or your plumbing is  
7 obsolete, and it just made a lot more sense to  
8 bulldoze that house?

9 I've been very pleased -- and this

08:09PM

10 has come across in some of the letters and  
11 comments -- with the responsibility people have  
12 taken to replace the homes with homes of similar  
13 character. One of the letters called it  
14 progress, and I think that's what it is.

15 I moved to Hinsdale 20 plus years  
16 ago, like Jerry. I think Hinsdale is a better  
17 place now than when I moved here because of the  
18 progress that's been shown sometimes through  
19 destruction and rebuilds. That's just the way  
20 the town progresses.

08:10PM

21 MS. CRNOVICH: Well, I agree with you a  
22 little bit there. But as you know, Jim, you and

1 I usually agree because we always disagree with  
2 each other. I mean a moratorium would not  
3 prevent demolitions. That's what I'm trying to  
4 get across here. There is nobody who can say,  
5 no, you can't tear your house down.

6 This is a way of encouraging  
7 homeowners to renovate and preserve their homes,  
8 or we are just going to be another subdivision  
9 like Burr Ridge or Naperville.

08:10PM

10 MR. KRILLENBERGER: I actually trust  
11 the people who are coming in here not to do  
12 that. I'm sensitive to that. I live in  
13 Hinsdale because it's Hinsdale and not Burr  
14 Ridge or Oak Brook. Those are fine places, too;  
15 but they have their own character. But the  
16 people who buy here who spend a significant  
17 amount on the lots in the Historic District I  
18 think are putting up houses that are for the  
19 most part worthy of the amount they spent on the  
20 lot.

08:11PM

21 And you are right, the moratorium,  
22 I think President Cauley said something that

1 caught my ear, he said the moratorium had sort  
2 of taken on a life of its own. It's a bit of  
3 the appetizer when the real main course is the  
4 ordinance that they are trying to come up with,  
5 chapter 14.

6 But I keep coming back to the idea  
7 that I trust the property owners. I think that  
8 economics is a very powerful force. I don't  
9 want our actions, at least my actions, to  
10 deprive property owners of pursuing the thing  
11 that makes most sense for that property and that  
12 property owner.

13 MS. CRNOVICH: I find that would not  
14 happen. There is no way you can prevent a  
15 demolition. I just think we need this pause to  
16 look at the heritage of our Village, the  
17 Historic Districts. That's why we have Historic  
18 Districts.

19 I believe the Board of Trustees,  
20 they had a moratorium -- Was it 30 years  
21 ago? -- that lasted 3 weeks -- or 2 weeks, and  
22 it was all dropped over parts of lawsuits from

1 in new homes with character in Hinsdale.

2 I think it's something of a  
3 compliment that people are coming here and  
4 investing their money in these homes with  
5 character. And maybe they are not 150 years  
6 old, but they are putting up high-quality homes  
7 that I'm proud to call my neighbors.

8 MS. CRNOVICH: Well, again --

9 MR. JABLONSKI: Julie, I have a  
10 question for you. You mentioned at the  
11 beginning of one of your statements that this  
12 moratorium isn't going to stop people from  
13 tearing down their homes.

14 MS. CRNOVICH: No.

15 MR. JABLONSKI: I go back to the Elmore  
16 house, Elmore or Piemonte, that people that  
17 talked for a bit about black mold in their  
18 house, and the fellow said come take a tour of  
19 it. How is this not going to be -- He's  
20 already been tied up for 3, 3.5 months of  
21 tearing down the house. I looked at the house.  
22 I think he paid 1.5, \$2 million for it. That's

1 builders. Like I said, we have lost over a  
2 third of the housing stock.

3 MR. KRILLENBERGER: And it's a prettier  
4 Village because of it I think.

5 MS. CRNOVICH: I don't know. Hinsdale  
6 as a Village was added by Landmarks of Illinois  
7 to their most endangered list in 1998. And when  
8 I contacted them, it's still listed as  
9 endangered. Now, what does that tell you?

10 What, what are the Northshore communities doing  
11 differently than what Hinsdale is doing.

12 There has got to be a medium ground  
13 or there is not going to be anything left. You  
14 know, the Wall Street Journal, they labeled  
15 Hinsdale as the teardown capital of U.S. Why is  
16 this happening in this Hinsdale? I think we  
17 need to take a look at it. It's not a taking  
18 away of property rights.

19 MR. KRILLENBERGER: I think it's  
20 happening in Hinsdale, Julie -- I will take the  
21 other side of that -- because this is a very  
22 desirable place to live and people want to live

1 a fair amount of loan he's carrying and probably  
2 some hefty real estate tax as well.

3 How is this not going to stop him  
4 from tearing down his house and have his  
5 application for demolition approved?

6 MS. CRNOVICH: Yes. Just like what  
7 happened to the house on Park, utilities were  
8 turned off. Of course you are going to get  
9 mold. People are doing this on purpose, and  
10 that's a shame. I think that's something else  
11 that needs to be changed in our Village.

12 MR. JABLONSKI: That house was for sale  
13 for 2 years.

14 MS. CRNOVICH: Well, look at the price,  
15 look at the property. I had heard that there  
16 was another contract on it. I don't want to get  
17 into the individual properties, but it's  
18 happening more and more.

19 Now, another property came to my  
20 attention, this after the last meeting, on  
21 County Line Road. They are trying to demolish  
22 it by piecemeal; yet, they have no demolition



1 permit. There are ways to get around this.  
 2 That's why I think we need the time. It doesn't  
 3 have to be 180 days.  
 4 I think we have come a long way  
 5 over the past few months. I know Covid has  
 6 screwed everybody's schedule up, everything is  
 7 taking longer, meetings are taking longer. But  
 8 that's nobody's fault. I think it's helpful  
 9 that we have these discussions. What can we do  
 10 for the homes that are left?

08:15PM

11 I mean these homes that are left  
 12 with no heating, no running water. I mean the  
 13 damage, it's not right.

14 MR. JABLONSKI: Another point for you,  
 15 as you mentioned the Covid. John Bohnen of the  
 16 HPC -- I don't have the transcript in front of  
 17 me, we weren't delivered one -- mentioned that  
 18 because of this Covid delay, they had gotten a  
 19 ton of work done and he mentioned

08:16PM

20 parenthetically that maybe he doesn't need a  
 21 moratorium anymore.

22 That's something to think long and

1 hard about when one of the senior members of the  
 2 Historic Preservation Commission makes that --  
 3 He may have made it half jokingly, but I took it  
 4 as anything but a joke.

5 MS. CRNOVICH: I have not heard that.  
 6 I am planning on watching their meeting tomorrow  
 7 night.

8 MR. JABLONSKI: He mentioned it during  
 9 our public testimony, Julie.

08:16PM

10 CHAIRMAN CASHMAN: He mentioned it  
 11 during our meeting.

12 MS. CRNOVICH: I think what he meant  
 13 was maybe we don't -- I do not think we need  
 14 180 days. I think everyone --

15 MR. JABLONSKI: It's almost 100 days  
 16 now.

17 MS. CRNOVICH: Right. I think the  
 18 reason we need time and this is something I  
 19 would look to the attorney can answer for us is  
 20 just how many days to get this through

08:17PM

21 committees and Board of Trustees. I think  
 22 that's the only time that's needed for this.

1 Jerry, aren't you building in a  
 2 Historic District?

3 MR. JABLONSKI: No.

4 MS. CRNOVICH: Oh, I thought you were.  
 5 Something that had to go through design review,  
 6 and you said you had to jump through all sorts  
 7 of hoops and things like that.

8 MR. JABLONSKI: When I purchased the  
 9 land, I signed a contract with a HOA,  
 10 understanding that I knew the rules. I think

08:17PM

11 most people that buy houses in Hinsdale think  
 12 they know the rules and the HPC has come along  
 13 and tried to change it.

14 MS. CRNOVICH: Well, they are advisory  
 15 only, just like we are advisory only. Again,  
 16 that's why I think we need this pause, 60 days,  
 17 90 days. Just so we can -- There is so much  
 18 information out there to be explored. And I  
 19 read one thing and then that leads me to  
 20 something else.

08:17PM

21 One of the callers, one of the  
 22 residents who called in the other night,

1 mentioned the Mills Act from San Diego. So I  
 2 was researching that over the weekend. That's a  
 3 little bit different, though. I believe that's  
 4 legislature by the state of California, that is  
 5 something different but then that leads me  
 6 thinking, well, I wonder if the Illinois State  
 7 Preservation office, if they have anything that  
 8 they could help us with. Other communities, I  
 9 believe our Village attorney is looking into  
 10 other communities in Boulder, Colorado, was one  
 11 of them to see what do they do.

08:18PM

12 CHAIRMAN CASHMAN: When it comes to  
 13 incentives or things the Board considers, are  
 14 there are other things they should bear in mind  
 15 whether there is a moratorium or not?

16 MS. FISHER: Just some things to bear  
 17 in mind, I just have two issues; and I think it  
 18 goes to points on both sides. I think we want  
 19 to do right by trying to save some of those  
 20 beautiful historical homes without burdening the  
 21 property owners, right? That's the million  
 22 dollar question.

08:18PM

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1 How do you do that? I don't have  
2 all the answers; but perhaps commenting on what  
3 Julie has said and others have said, if there  
4 are some types of variances, incentives, tax  
5 relief, you know, a streamline process where if  
6 you are applying for an application with this  
7 home, perhaps we can do in 3 to 6 months, rather  
8 than 12 months; and we have a pamphlet down at  
9 the Village Hall of all of the restoration  
10 specialists and everybody who specializes in  
11 these types of houses.

08:19PM

12 On the flip side, I think there  
13 needs to be a very clear undue hardship  
14 exception; that I have heard many things, that  
15 people are operating under a critical time  
16 frame, they have issues with selling, a  
17 restoration would never be possible. I just  
18 think there needs to be, again, a very clear,  
19 undue hardship exception. When I say clear,  
20 clear in delineation of what those hardships  
21 could be but also clear in the time frame that  
22 someone should be able to expect a response so

08:19PM

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1 folks don't feel like they are getting jambed up  
2 or stuck.

3 I don't necessarily think the City  
4 of Urbana is Hinsdale, but they on their  
5 Historic Preservation Commission had an  
6 application for undue hardship. It listed  
7 11 examples of issues that folks could suggest  
8 as submissions of what these could be. I think  
9 just consideration needs to be provided on that  
10 side, provide some type of balance. So balance,  
11 it has to be looked at to balance this. Those  
12 are my only thoughts, Steve.

08:20PM

13 CHAIRMAN CASHMAN: Thank you.  
14 Troy?

15 MR. UNELL: I think it's very important  
16 to have incentives to preserve historical homes.  
17 I agree with everyone on that account. I think  
18 one of the ideas I heard at the June 16 Board  
19 meeting was with regard to floor area ratios and  
20 rear yard setback relief. I think those types  
21 of things are very valuable and don't cost the  
22 Village money per se but provide a lot of value

08:21PM

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1 to homeowners who might want to live in a  
2 historical home if they had the ability to  
3 expand it or otherwise modify it beyond what the  
4 current Zoning Code allowed. So I think that's  
5 a really important incentive, for example.

6 I think others would just be to  
7 improve the permit process, and I've also heard  
8 waiving permit fees and other measures to  
9 consider. I think that the Village should look  
10 to implement these as soon as possible. That's  
11 it.

08:21PM

12 CHAIRMAN CASHMAN: Excellent.

13 I really do think, I think historic  
14 preservation is important but it should done  
15 only through incentives. There really shouldn't  
16 be restrictions. The Village, obviously, it's  
17 been 20 years since this really got going. If  
18 the Village Trustees don't feel it's effective,  
19 then I think they need to really get creative  
20 and look at what it would take. It's certainly  
21 not going to stop these houses that caused all  
22 this uproar. Those are being demolished. But

08:22PM

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1 it might take one or two or some homes that it  
2 might change it, and it might allow them to not  
3 be demolished.

4 But I think if you are going to  
5 focus on incentives -- This is where it gets  
6 tricky and had some writers, call-in. I think  
7 Luke said at the Board meeting, it might be time  
8 for the Village to put its money where its mouth  
9 is. I kind of agree but then who shares that  
10 burden?

08:22PM

11 And I think if we are going to talk  
12 about costs to the Village, whether it's waiving  
13 the Village share of property tax, other types  
14 of grants of relief, then that's going to impact  
15 the Village budget. I believe if they are going  
16 to do that, the entire Village needs to chime  
17 in. I would think if that's the case then we  
18 need to talk about a referendum.

19 If you are talking about zoning  
20 variances and there are no financial incentives,  
21 then maybe there is another way. But I think it  
22 might be an important time for the Village if

08:23PM

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1 they really are going to get in and put their  
2 money where their mouth is.

3 In that regard, I think there are  
4 some houses -- I mean I have lived here a long  
5 time, and a lot of houses they are just not kept  
6 up. Maybe focusing more over time and  
7 homeowners, if they knew they could replace  
8 exterior windows or siding -- and this would  
9 only in my mind be a significant home in a  
10 Historic District -- then maybe there is some  
11 way that the Village could create some type of  
12 tax break to encourage them. So if they are  
13 looking at the cost of the homes, they are going  
14 to save 25 percent or something like that where  
15 it would actually make someone change their  
16 mind.

08:23PM

17 I mean one of these homes, I think  
18 it's 641 Elm, it has the original single-  
19 glazed, steel sash windows. That's kind of  
20 crazy in a 1925 house that they have not been  
21 replaced. But maybe it was a financial  
22 hardship, the owners never wanted to. But I

08:24PM

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1 think if you first focus on something over time,  
2 maybe some of these older houses people would  
3 make decisions to put new siding on, fix things.

4 I think it should focus on anything  
5 on the exterior. I think a lot of these  
6 foundations, especially old houses that have  
7 stone foundations, that any work related to the  
8 foundations, and sump pumps, things like that,  
9 that could really help. We heard lots of  
10 stories about these basements and how bad they  
11 can be. I think that would maybe save some of  
12 these. It's not going to save them all, but it  
13 would help on some of them.

08:24PM

14 I think the Village really needs to  
15 seriously think -- this goes again to money on  
16 this problem -- do they waive local property  
17 taxes. For example, I'm just kind of curious  
18 about this, it's some information. If you take  
19 like 419 South Oak, I mean it is, back to the  
20 discussion, that thing sold for \$1,860,000.

08:25PM

21 It's almost an acre of land. That price is  
22 ridiculous, it's southeast Hinsdale. I mean

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1 that price is way low. It's below the cost of  
2 the land. The 2019 taxes were \$54,424. The  
3 Village portion is \$3,810.

4 In my mind, if the Village doesn't  
5 think it's important to throw \$3800 at the  
6 problem, well, then the house needs to go. But  
7 I don't know, that's not going to make a  
8 difference to that house, and maybe it would  
9 never make a difference, maybe it's too small.

08:25PM

10 But it might encourage somebody to possibly make  
11 a difference, but it needs to be the  
12 individual's choice on whether to renovate and  
13 expand.

14 716 South Park sold for \$3,060,000  
15 in 2019. The 2019 taxes were 37,515. The  
16 Village share on that house in that huge lot,  
17 \$2,626. Obviously, if a new house goes up  
18 there, the Village is going to get a much bigger  
19 share of tax, and especially the two school  
20 districts because they are not tied to the tax  
21 cap so they get a bigger share. I just think  
22 that is something they really need to look at.

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1 But if I was a trustee, I'd want a referendum  
2 before I was deciding financial burden on other  
3 taxpayers.

4 Back to the zoning, you might  
5 recall, this is a while ago, about a design  
6 commission, they were talking about possibly  
7 waiving FAR. Would that be enough of an  
8 incentive for people to go in front of a design  
9 commission if they knew they could waive FAR? I  
10 think some of these old houses, these are,  
11 obviously, southeast Hinsdale is larger lots.  
12 The historic homes tend to be on larger lots. I  
13 would be in favor of waiving FAR.

08:26PM

14 I think height, many of these old  
15 buildings are higher than our code allowance. I  
16 think there should be some kind of relief on  
17 height. Rear yard mostly impacts the homeowner,  
18 not the neighbors. I think some type of  
19 reduction in the rear yard setback would be  
20 helpful.

08:27PM

21 I think in some cases -- Like,  
22 Julie, yours is a great example. I mean if you

1 were doing an addition that was going to  
2 encroach on that side yard, that's not for the  
3 entire length of structure, on an old historic  
4 home I think they need to look at that with an  
5 open eye and encourage that kind of thing  
6 because you have unique situations.

7 I think it goes beyond that, I  
8 think it should go to lot size, minimum lot  
9 sizes. There should be some kind of variance  
10 there, minimum lot width.

08:27PM

11 When I moved to Hinsdale in 1966,  
12 the a huge uproar then as big as this was with  
13 subdividing lots and mostly in southeast  
14 Hinsdale because you look at the homes, you can  
15 see what the original lot size was, which were  
16 huge. And they were selling off half-acre,  
17 quarter-acre parcels around them, like the  
18 Elmore property -- I call it the Elmore  
19 property -- 419 South Oak, that was not, it had  
20 a much bigger piece of land. You can see the  
21 houses that were from the '60s that were built  
22 from behind and the side. I think they need to

08:28PM

1 look seriously at that area and if they want to  
2 save these old homes be more lenient.

3 I really think the Village really  
4 should do an extensive survey. I think they  
5 have to. Many of you talked about -- and,  
6 Michelle, you touched on this -- the exemptions.  
7 I think any Village, as they go forward, I mean  
8 there is vacant homes. If the house has been  
9 vacant for a year or more, it should not even be  
10 part of anything I don't think. Even if we  
11 voted for a referendum, I wouldn't be in favor  
12 for that. I think this is ridiculous. These  
13 houses are empty. They are a blight for their  
14 neighbors. And obviously, there is not a lot of  
15 movement.

08:26PM

16 President Cauley talked about, you  
17 know, possibly putting a date going forward; and  
18 that's again something we'd see in the future is  
19 this idea of going to pause even on a demolition  
20 permit. I just don't think that's right. I  
21 think focus on incentives, do not focus on  
22 restrictions, and see if we can improve things.

08:29PM

1 I think there is some advantages.  
2 Some people are still going to want to build new  
3 homes because, as we've heard and people  
4 believe, some people believe this, a lot of  
5 people like new homes and want new  
6 construction. So if they find a nice parcel,  
7 they are willing to pay the price, buy the land  
8 and the house, they should have the right to  
9 build a new home.

08:29PM

10 The homes that are going up in  
11 Hinsdale, these are beautiful homes. Frank  
12 Lloyd Wright wouldn't be able to build a house  
13 in Hinsdale with our review board. People were  
14 not pleased when he was building homes back in  
15 the day, they were very radical compared to the  
16 homes around them. Good design, democracy, and  
17 capitalism all together I think create a  
18 beautiful town like Hinsdale. And in the end, I  
19 would rather let democracy and capitalism --

08:30PM

20 You know, if it's an ugly house, it  
21 will go away; but I don't think we should tell  
22 our neighbors what their house should look like.

1 I think that should be left up to personal  
2 freedom.

3 Other exemptions; I think of any  
4 house that ever received a Certificate of  
5 Appropriateness through the HPC or a previous  
6 demolition permit, if there was going to be a  
7 moratorium, I think it should be exempt. I  
8 think, obviously, they already went through the  
9 process; I mean this process is onerous. I  
10 think we need to -- To hold people up during a  
11 pandemic and recession I think is ridiculous.  
12 We need to try to encourage development in  
13 Hinsdale. These are not people sweeping in.  
14 These are people building quality homes.

08:30PM

15 But again, I think the focus should  
16 be on incentives. I think a lot of people kind  
17 of voiced a similar thought. So which gets us  
18 to whether there should be a moratorium or not.

19 So Julie?

08:31PM

20 MS. FISHER: What do we think about  
21 length?

22 CHAIRMAN CASHMAN: Okay. We can talk

1 about length.

2 MS. FISHER: I don't know the answer to  
3 it, Steve, but --

4 CHAIRMAN CASHMAN: No. You saw like  
5 Michael has been very helpful from a legal point  
6 of view. And you saw anything longer than  
7 6 months seems to never stand up. So I think  
8 the Board, that was the reason they chose  
9 initially this 180 days is 6 months. I have

08:31PM 10 received so much input from so many different  
11 people.

12 Has there already been a 3-month  
13 moratorium, a 3.5 month moratorium?

14 MR. JABLONSKI: Steve, we really ought  
15 to talk about the start date of the moratorium  
16 as well as the length.

17 CHAIRMAN CASHMAN: Right. I have asked  
18 a lot about that, Jerry, and I have not gotten  
19 any clarity on when that is. In my mind, to go  
08:31PM 20 back and postdate things to March 16 I think is  
21 completely patently unfair.

22 The good news is, I mean I was

1 really worried this that we listened to all this  
2 public comment and time would be passing and  
3 nothing would be happening. But as you saw, if  
4 you watched that last Board meeting, HPC has  
5 been working on this, Jim Prisby I think said,  
6 for 18 months. So half of his term on HPC, they  
7 have been working ideas to rewrite Title 14.

8 I have not seen HPC's document. I  
9 don't know if it's public. Then what

08:32PM 10 President Cauley showed as a discussion item,  
11 that's the first time the Board really had seen  
12 it. You know, they are looking at things; but I  
13 have not heard what it's go to be.

14 I think if there is going to be a  
15 moratorium, it shouldn't go back in time.  
16 That's unfair. But that's my take.

17 Jerry, what do you think about  
18 that?

19 MR. JABLONSKI: Frankly, I have  
08:32PM 20 absolutely no problem with a 180-day moratorium  
21 starting on March 16, which would put it to  
22 about today. I would have no problem making

1 that as a recommendation.

2 CHAIRMAN CASHMAN: Okay. Julie?

3 MS. CRNOVICH: Well, if we start in  
4 March, then I'm going to go for the 180 days. I  
5 still we think we need an additional 60,  
6 90 days. We aren't done looking into this. I  
7 mean this is the last chance. You know, we have  
8 come so far, let's finish this; and let's do it  
9 right. Let's use the resources that are

08:33PM 10 available so many people are working on this.

11 Everything else is moving ahead. You know,  
12 everybody is meeting by Zoom.

13 CHAIRMAN CASHMAN: That's also, I  
14 wanted to apologize to how long that last  
15 meeting went. I was overly optimistic that  
16 somehow Chan would read faster, and we would at  
17 least close the public comment.

18 You know, I'm glad, I'm encouraged  
19 by our town that that many people took the time  
08:33PM 20 and effort to call us and write in. It shows a  
21 lot about what Hinsdale is all about. So that  
22 was --

1 MS. CRNOVICH: Great.

2 CHAIRMAN CASHMAN: We have heard a lot.

3 So, Julie, you would be in favor,  
4 if there was a moratorium, for it still being  
5 180 days?

6 MS. CRNOVICH: Depending on when it's  
7 dated; I think we need from tonight we'd need at  
8 least another 60, 90 days. I think the Board of  
9 Trustees, they are going to be getting some more  
08:34PM 10 information on what other communities do. So we  
11 are almost there. This is not a yes-or-no  
12 answer. Let's just explore what's out there and  
13 see what we can do. We are halfway there. Come  
14 on, you guys.

15 CHAIRMAN CASHMAN: Jim?

16 MR. KRILLENBERGER: Well, we might as  
17 well then allow the market to work and property  
18 owners to exercise their rights while the  
19 Village is trying to figure out what's best. So  
08:34PM 20 that would bring me back to no moratorium.

21 Similar logic as yours, Julie.

22 CHAIRMAN CASHMAN: Michelle?

1 MS. FISHER: I think 180 days is too  
2 long. I'm just going off of what John Bohnen  
3 said last time, you know, 60 to 90 days, maybe  
4 somewhere in there.

5 Mr. Marrs, realistically, if  
6 everything was supposed to cycle through in the  
7 most efficient way possible, when would this  
8 likely get on the Board of Trustees' table?

9 MR. MARRS: You know, staff might be  
08:35PM 10 better suited to answer that. The Board needs  
11 to refer any proposed ordinance, and I know they  
12 are still working to refine anything that they  
13 do want to refer to Plan Commission or whoever  
14 else they think is appropriate to hear it. Then  
15 you guys have to work through it, make a  
16 recommendation, approve your findings; and it  
17 goes back to the Board for two readings so  
18 that's not a super short process.

19 MS. FISHER: Right.

08:35PM 20 MR. MARRS: But depending on the  
21 importance, you can always do special meetings  
22 or whatever else, like you guys have been doing

1 on this.

2 MS. CRNOVICH: Weekly meetings.

3 MR. MARRS: Mr. Chairman, can I weigh  
4 in on the retroactivity? I just want to  
5 clarify. So the Board made a referral to you  
6 guys on March 16 saying, We want you to do a  
7 public hearing on the moratorium.

8 But the moratorium will actually  
9 start whenever they approve an ordinance. Now,  
08:36PM 10 when you guys are talking about going back to  
11 March 16, you are talking about there were  
12 several applications that were pending at the  
13 time the Board referred it to you. And so that  
14 becomes a question of what, well, are they  
15 subject to it.

16 So if moratorium is approved and it  
17 says we don't issue any demolition permits after  
18 this moratorium starts for this amount of time,  
19 and those people don't have demolition permits  
08:36PM 20 yet, then they are subject to it.

21 But what is commonly done is we  
22 look at those ones that are in the queue already

1 where people have started process, and there is  
2 well-established fact-specific tests that have  
3 been developed by courts to determine whether a  
4 moratorium would apply to those people. And so  
5 understanding that there is some legal risk to  
6 trying to apply it to people or a fairness  
7 issue, I'm sure the Board would be interested in  
8 your thoughts of when it should go back to in  
9 terms of is it anyone who was on file prior to  
08:37PM 10 March 16 that we are going to except out of  
11 this. Does that make sense?

12 MS. CRNOVICH: So I think like --

13 MR. JABLONSKI: I would make the case  
14 that anyone who has been on file until today's  
15 date as of our vote --

16 MR. MARRS: Sure.

17 MR. JABLONSKI: -- should be exempt  
18 from it as opposed to March 16.

19 MR. MARRS: Certainly that's the most  
08:37PM 20 legally safe way to do it.

21 MR. UNELL: I agree with that, Jerry.  
22 I think we should exempt them if it was

1 previously filed.

2 MS. FISHER: Steve, that's in line with  
3 what you were saying; correct?

4 CHAIRMAN CASHMAN: Pardon me?

5 MS. FISHER: That was in line with what  
6 you were just previously saying as well.

7 CHAIRMAN CASHMAN: Yes. I mean we will  
8 get to whether we vote for a moratorium or not,  
9 but I think there has been an unstated  
08:38PM 10 moratorium already. I read that letter that  
11 Robb's been -- anyone who has been filing a  
12 building permit, it's not like things are  
13 getting processed.

14 And this I think has also had a  
15 pall, a huge pall, on the real estate market. I  
16 think we were just reading a letter today, and I  
17 saw they were talking about closing on June 19.  
18 So I imagine that deal is in jeopardy. There  
19 has been some -- If you go back through the  
08:38PM 20 public comment, there are many people that were  
21 in that boat that had these carrying costs and  
22 in some cases have a real estate transaction

1 that might not happen because of this.

2 That's just the discussion of the  
3 moratorium. And if there was a moratorium, no  
4 one would buy or really stick with it, or just  
5 move on. So I would be in favor, if there was  
6 going to be a moratorium, I think it should be  
7 shorter. I think six months is way too long. I  
8 think the Board, the HPC, and the Board have  
9 already started work on this thing. I don't

08:39PM 10 think they need a moratorium to do their work.

11 I think they can -- This is not like something  
12 that goes up yesterday. This has been going on  
13 since the late '90s.

14 So I think these homes that were on  
15 the HPC's agenda got the most attention. But  
16 they are already, in my mind, those were already  
17 in the queue and I don't see how anything could  
18 be applied to them. I think that would be  
19 completely unfair and unconstitutional.

08:39PM 20 So I would be in favor of something  
21 short, you know, basically 90 days, 3 months  
22 maximum if there was to be a moratorium because

1 I just think it's unfair to do it, to take  
2 longer. I think we have already -- It's a  
3 terrible time. We have a recession kicked in  
4 officially, and to do this in this time I think  
5 is just damaging to so many people.

6 I thought it was really compelling  
7 so many of the seniors in our community that  
8 wrote to us about their home and the uncertainty  
9 of what they are going to do and selling their

08:40PM 10 house for funds for assisted living or  
11 independent living and medical expenses. We  
12 have seen one home that was landmarked, we have  
13 got two homes that were landmarked and had the  
14 landmarked status pulled. And the most recent  
15 was of 1st Street and it was because of medical  
16 hardship.

17 I would be worried about people, a  
18 moratorium of any type, even if it's just in the  
19 Robbins District, that could impact people in  
20 part in a damaging way.

08:40PM 21 MR. JABLONSKI: What if we were to vote  
22 on a -- Sorry to interrupt. But what if we

1 were to vote on whether there ought to be a  
2 moratorium. And in fact, if there is a  
3 moratorium, given the fact that just about  
4 everyone on this committee is concerned about  
5 limiting the economic damage if it were to pass,  
6 make it a two-step process on the vote?

7 CHAIRMAN CASHMAN: Yes. We can do  
8 that. It was something, when I spoke to  
9 Michael, this is quite a large, quite unwieldy  
10 concept is how do you develop a motion.

11 But I do think's that good advice,  
12 Jerry, because if there is not a majority in  
13 favor of a moratorium, then the length of  
14 moratorium is moot. I mean the Board can decide  
15 that. We are a recommending body, we don't have  
16 the ability to create a moratorium. It would be  
17 up to the Board to decide that.

18 So with that said, did I miss  
19 anybody?

08:41PM 20 Troy?

21 MR. UNELL: Yes. In terms of I  
22 personally, I think you touched on it as well, I

1 think we need to move fast on these incentives  
2 to preserve our historic homes. I just don't  
3 understand why we need a moratorium to do that.  
4 I think there is a lot of the momentum in the  
5 Village, and there is a lot of interest in this.

6 If I understood right at the last  
7 Village meeting on the 16th of June, it sounds  
8 like there is a draft ordinance in place  
9 already. I guess I just don't understand why we  
10 need a moratorium to work through that process.

11 I think, as others have stated, I think it's  
12 unfair on homeowners. I think a lot of people  
13 are put in a situation where they are unable to  
14 sell their home, unable to build their home, or  
15 they face less demand than they might normally  
16 have to sell their house. So I don't think we  
17 need any moratorium to support the preservation  
18 of historic homes.

19 CHAIRMAN CASHMAN: Well, I do think  
20 it's important to move fast. That's why I  
21 appreciate you guys having these, we have had  
22 3 meetings in 30 days. And you know, whatever

1 happens tonight, I am going to try to ask you to  
2 have another quick meeting so we can get our  
3 findings of fact and recommendation back to the  
4 Board because I don't want to hold them up. I  
5 want the Board to be able to move as quickly as  
6 possible.

7 You know, I think I appreciate the  
8 patience of the citizens. I mean I know it was  
9 really laborious to read all those comments in  
10 there. But since they couldn't be at Village  
11 Hall speaking, I think it was just necessary to  
12 give everybody the respect to read the things  
13 that they took time to communicate with us into  
14 the record.

15 We typically don't have that many  
16 written comments versus call-ins. We usually  
17 have more people in the audience and fewer  
18 written comments.

19 So if we do vote tonight, I would  
20 like then to maybe set up a quick meeting like  
21 we did for -- There was another findings and  
22 recommendation meeting I think. It was the

08:43PM

08:45PM

1 We are just so close. Again, like with all of  
2 our discussion tonight, there is not a yes-or-no  
3 answer. There is still I think a lot to be  
4 explored.

5 MR. UNELL: I guess I'm just not  
6 convinced that having that moratorium changes  
7 the trajectory of what we are doing. I'm  
8 concerned that it's impacting economically a lot  
9 of the residents in Hinsdale in terms of their  
10 ability to sell their house or to build their  
11 house.

12 I think it's an unfair burden to  
13 place on those residents. Because, honestly,  
14 there is no reason we can't just propound this  
15 ordinance or this or these incentives through  
16 Plan Commission and through the Board; and we  
17 shouldn't need to hold a moratorium over  
18 residents' heads to do that.

19 MS. FISHER: Can we have a moratorium  
20 with some type of exception clause like what  
21 we -- what I mentioned before?

22 MR. MARRS: Yes, of course. So let's

08:45PM

1 first Zoom meeting we ever did. We just had a  
2 quick meeting, we were able to get that done.

3 Jan is going to have her hands full  
4 because she's going to have to type this up and  
5 get it off to Michael. So once they are able to  
6 get it together, we can then have a quick  
7 special meeting to approve those findings and  
8 recommendations.

9 Well, I guess with that, is there  
10 any other discussion before --

11 MS. CRNOVICH: I have one comment to  
12 Troy's last comment. Troy, I think a moratorium  
13 is still needed because we are almost there. We  
14 need to focus on this. Staff needs to focus on  
15 this. Otherwise, it can just fall wayside. I  
16 mean I understand that things have kind of been  
17 at a standstill since March, but that's nobody's  
18 fault.

19 MR. UNELL: I agree.

20 MS. CRNOVICH: But I think from now,  
21 like, let's say, 60 days from now or 90 days  
22 from now just to get it through the channels.

08:44PM

08:46PM

1 say, for example, that you were to impose a  
2 moratorium on homes that were labeled  
3 significant under the survey in the Robbins Park  
4 District, we could build into that kind of a  
5 relief valve where someone could say, well, I  
6 may have been labeled as significant in that  
7 particular survey but there has been a changed  
8 circumstance, and here is my proof. And upon  
9 showing that, they are able to be exempted from  
10 the moratorium. So that's something that's  
11 commonly done to address these kind of one-off  
12 issues.

13 MR. UNELL: And by the time they go  
14 through the process, the moratorium is over;  
15 right?

16 MS. FISHER: Right. I'm just trying to  
17 throw out suggestions, Troy; right?

18 MR. UNELL: No, I'm not being critical.  
19 I'm just saying everything takes a long time.

20 That's just the way government works. There is  
21 accountability; and there are all these things  
22 we have to do, which I understand. But we have

08:46PM



1 real people's economic security that we are  
 2 impacting during the time period.  
 3 I just don't think it's the right  
 4 think to do because it's going to give more  
 5 momentum behind all of us and the Board to do  
 6 something. I think we can just do it anyway.  
 7 We can just work hard, and we can have meetings  
 8 over Zoom. We can get this done regardless  
 9 without having to hold this over the residents.

08:46PM 10 MR. JABLONSKI: Hey, Michelle, I really  
 11 understand the point you are trying to get  
 12 across here.

13 MS. FISHER: Sure.

14 MR. JABLONSKI: And I really do want to  
 15 try to find a way to stay at home, but we were  
 16 dealt an extremely bad hand by the Village Board  
 17 by sending this over to us with that 1991  
 18 document as Michael pointed out there. If we  
 19 are to use that as what is significant, we don't  
 08:47PM 20 even know how many homes are inaccurately  
 21 described as significant, like Steve's 1940,  
 22 whatever that house was. It's gorgeous now

1 after you got done redecorating, remodeling it.  
 2 But we were dealt an awful hand by  
 3 the wording of that document by starting with  
 4 1991. And it's really tough to work off that.  
 5 We would have to rewrite a whole theory of  
 6 recommendations while throwing the Village down  
 7 again and throwing homeowners down.

8 MS. FISHER: No, I appreciate it. But  
 9 I mean I keep trying to focus on exactly what we  
 08:47PM 10 are here to do. It's just to discuss the  
 11 question at hand, get it back to the Board, get  
 12 it to the HPC for those folks who have the  
 13 knowledge, heart, and expertise, to put their  
 14 touch and their energy into what they think this  
 15 should look at, look like. And perhaps, it  
 16 comes back to us anyway.

17 CHAIRMAN CASHMAN: Oh, it will come  
 18 back to us.

19 MS. FISHER: Again, I hear what we are  
 08:48PM 20 all saying. I'm just saying, if we have a  
 21 moratorium for a short time frame, if we could  
 22 carve in there some type of exception that

1 addresses the person who is closing tomorrow,  
 2 the person who had their deal and their permit  
 3 ready to go back in March.

4 Again, this is just a discussion  
 5 that we are having right now. But we have  
 6 people who are here in town who are very  
 7 passionate for and very passionate against, and  
 8 we have to listen to what everybody has to say  
 9 and how do we strike that balance. So we are  
 08:48PM 10 doing it now. We are debating, right? We are  
 11 trying to figure it out.

12 But, Jerry, your point is totally  
 13 valid. I mean you have a document that it has  
 14 some problems. We need that clarified  
 15 regardless what route we take tonight with the  
 16 moratorium, right?

17 CHAIRMAN CASHMAN: That's why I wanted  
 18 to first start there, I mean talking Village-  
 19 wide or something more specific. And if you go  
 08:49PM 20 back and you listen to the Board meetings, the  
 21 first two before they came here, and then the  
 22 subsequent meeting on, what was it, June 16,

1 most of the discussion seemed to be focused on  
 2 the Historic Districts. But there were comments  
 3 about one way or another about, well, should  
 4 they look at a wider.

5 I think if the Village had done a  
 6 follow-up survey, you know, in 2008 for  
 7 scattered sites and went back to that original  
 8 1999 Reconnaissance Survey, they probably would  
 9 have a better document in hand; but it's  
 08:50PM 10 basically been 13 years since they have done an  
 11 updated survey.

12 So I think that's an important  
 13 thing that whatever comes out of this, the  
 14 Village needs to resurvey, need more recent  
 15 data. They have documents that are 20 years old  
 16 or 13 years old. It's too old and it's too  
 17 important because, if they are going to use it  
 18 as some type of determining factor, whether it's  
 19 for incentives or zoning variance, it needs to  
 08:50PM 20 be something that people can trust. That's  
 21 where I think if they are going to do it, they  
 22 need to find a new firm. I think like a third

1 party view of this and be really clear about the  
2 criteria that's being used as they go forward.

3 But I guess what I kind of would  
4 like to do unless there is any discussion is  
5 maybe talk about whether there is a motion for a  
6 moratorium or not. Because if there is not a  
7 majority of this Commission that's in favor of  
8 the moratorium, then the other items, like the  
9 length of moratorium, doesn't matter. But the

08:51PM 10 Board can take our recommendation and determine  
11 what to do with that. They heard our discussion  
12 and our input when it comes to length, but I  
13 would be open to --

14 If there is additional discussion,  
15 I'm willing to listen. But if not, maybe I  
16 would like to hear if someone has a motion that  
17 we can vote on.

18 MS. CRNOVICH: I will make a motion in  
19 favor of a moratorium.

08:51PM 20 CHAIRMAN CASHMAN: Okay, with the  
21 length to be determined in a subsequent motion.

22 MS. CRNOVICH: Yes.

1 MS. FISHER: Second.

2 CHAIRMAN CASHMAN: Chan, roll call  
3 vote.

4 MR. YU: Commissioner Krillenberger?

5 MR. KRILLENBERGER: Nay.

6 MR. YU: Commissioner Fisher?

7 MS. FISHER: Aye.

8 MR. YU: Commissioner Jablonski?

9 MR. JABLONSKI: No.

08:18PM 10 MR. YU: Chairman Cashman?

11 CHAIRMAN CASHMAN: No.

12 MR. YU: Commissioner Crnovich?

13 MS. CRNOVICH: Aye.

14 MR. YU: Commissioner Unell?

15 MR. UNELL: No.

16 CHAIRMAN CASHMAN: The motion fails.

17 So I think we are done with our  
18 business.

19 MR. JABLONSKI: Steve, thanks for all  
20 your hard work on this and I really appreciate  
21 your closing thoughts.

22 MR. KLEBER: Steve, this is Dale

1 Kleber. I'm sorry to interrupt. I have a legal  
2 point, and that point is this, that you are  
3 debating a potential taking. I understand the  
4 vote you just made. But you are debating a  
5 potential taking, and there are procedural  
6 safeguards that are required under the  
7 Constitutional safeguards for procedural due  
8 process to basically, you need to --

9 I would like to request a vote on  
10 the proposal, specific proposal that the Village  
11 referred to the Plan Commission. I think  
12 everybody, I don't need to repeat what that is.  
13 But other than the start date, it's fairly  
14 specific in terms of the length of the  
15 moratorium and how restricted properties are  
16 determined.

17 So I think there is obligation,  
18 since that was noticed up in the public comment,  
19 in the public notice, I would like to request

08:53PM 20 that the Commission take an up or down vote on  
21 that actual proposal that the Village or Board  
22 referred to you. Maybe Michael can weigh in on

1 that.

2 MR. MARRS: Sure. I'm happy to. So  
3 the public hearing notice as we have discussed,  
4 Mr. Kleber, set the parameters of the discussion  
5 at the Plan Commission. It set the broadest  
6 possible moratorium that could be imposed and  
7 that was not to exceed 6 months on the  
8 particular properties described in the notice.

9 The Commission just took a vote  
08:54PM 10 recommending that no moratorium on any of those  
11 properties be imposed, and I do not think they  
12 are legally obligated to take any further votes.  
13 Their recommendation will be forwarded on to --  
14 put down in findings and forwarded on to the  
15 Board.

16 The Board will also have the  
17 benefit of, you know, the summary of the  
18 discussion that the various Board members have  
19 had on the various points of length and other  
08:54PM 20 aspects of this. This is a recommending body,  
21 and it's ultimately up to the Board.

22 MR. KLEBER: Michael, I just want to

1 make a rebuttal to that briefly. You have  
2 Commissioners who may be in support of some  
3 undefined type of moratorium, but they may not  
4 be in support of what the actual proposal was  
5 that's in the public notice.

6 So I think it's incumbent on this  
7 body to take an up or down vote because that is  
8 an indication of the strength or weaknesses of  
9 the support of the Commission as it refers back

08:55PM 10 to the Village Board of Trustees. So I don't  
11 think what you voted on is what has been  
12 publicly noticed, and I think you need to do  
13 that.

14 CHAIRMAN CASHMAN: Thanks for your  
15 input, Dale; but we are going to rely on the  
16 Village attorney's advice to us. Unless there  
17 are other motions that the Commissioners want.

18 MR. KLEBER: Again, I want to be on  
19 record as objecting to that.

08:55PM 20 CHAIRMAN CASHMAN: We hear you, Dale.

21 MR. KLEBER: Thank you.

22 CHAIRMAN CASHMAN: Sure. Any other

1 motions by any Commissioners?

2 MR. JABLONSKI: I would make a motion  
3 that we reconvene as quickly as possible to  
4 verify the findings.

5 MS. CRNOVICH: Aren't we meeting  
6 July 8?

7 CHAIRMAN CASHMAN: Well, our next  
8 meeting is July 8. It's really going to be up  
9 to Jan's fast fingers, and Michael, once they  
08:55PM 10 can get -- Because this is going to be quite a  
11 lengthy document. But once they can get it all  
12 together, as soon as that's done, we will send  
13 out an email to the Commissioners, see your  
14 availability. And hopefully, it will be a quick  
15 meeting, a Zoom meeting, to review those  
16 findings and recommendations.

17 MR. MARRS: But, Mr. Chairman, because  
18 this is a public hearing, public hearing  
19 process, if we can pick a date certain. I don't  
08:56PM 20 know if Jan has any input on her ability to turn  
21 this around.

22 (Discussion outside the record.)

1 MR. YU: We have our next Village Board  
2 is July 14. So if our regular meeting date of  
3 July 8 we can get it done and voted on the  
4 findings, that can make it out into the packet  
5 for the July 14 Village Board meeting.

6 CHAIRMAN CASHMAN: I'm okay with that.  
7 Michael and Robb and Chan, do you guys think  
8 that's fast enough for the Board?

9 I also appreciate it. I mean we  
08:57PM 10 have had these Commissioners at these meetings,  
11 like one meeting a month. We have had three.

12 MS. FISHER: It would be short; right,  
13 Steve?

14 CHAIRMAN CASHMAN: Well, it would be  
15 short but we basically have -- There is no way  
16 it's going to be done tomorrow.

17 MS. FISHER: Short by Steve  
18 Cashman's standards.

19 CHAIRMAN CASHMAN: Friday is a holiday.  
08:57PM 20 I think it would be highly unlikely that Jan and  
21 Michael would have this together either tomorrow  
22 or Thursday. So then we are talking the 6th,

1 Monday, so if that's the case I think we just  
2 wait until the 8th.

3 MS. CRNOVICH: That allows enough time,  
4 right?

5 CHAIRMAN CASHMAN: Right.

6 MR. MARRS: Yes, the 8th is fine by me.

7 (Discussion outside the record.)

8 CHAIRMAN CASHMAN: Okay. We need a  
9 motion to close public hearing Case A-14-2020  
08:58PM 10 for the Village of Hinsdale.

11 MR. KRILLENBERGER: I will so motion,  
12 Krillenberg.

13 MS. FISHER: Second, Fisher.

14 MR. MARRS: Mr. Chairman, could you add  
15 to that, And reconvene on Wednesday, July 8, for  
16 purposes of approving findings of fact and a  
17 recommendation.

18 CHAIRMAN CASHMAN: So a motion to close  
19 the public hearing on Case A-14-2020 from the  
08:58PM 20 Village of Hinsdale. We will reconvene on  
21 July 8, Wednesday, July 8, to consider the  
22 findings and recommendations for that case.

1 MR. KRILLENBERGER: Krillenberg so  
 2 motions.  
 3 MR. JABLONSKI: Jablonski, second.  
 4 CHAIRMAN CASHMAN: Chan, roll call,  
 5 please.  
 6 MR. YU: Sure.  
 7 Commissioner Krillenberg?  
 8 MR. KRILLENBERGER: Aye.  
 9 MR. YU: Commissioner Fisher?  
 10 MS. FISHER: Aye.  
 11 MR. YU: Commissioner Jablonski?  
 12 MR. JABLONSKI: Aye.  
 13 MR. YU: Chairman Cashman?  
 14 CHAIRMAN CASHMAN: Aye.  
 15 MR. YU: Commissioner Crnovich?  
 16 MS. CRNOVICH: Aye.  
 17 MR. YU: Commissioner Unell?  
 18 MR. UNELL: Aye.  
 19 MR. YU: Commissioner Fiascone?  
 20 MS. FIASCONE: Aye.  
 21 CHAIRMAN CASHMAN: Then do we need to  
 22 continue this next case, Ryan Companies?

09:18PM

09:18PM

09:18PM

1 CHAIRMAN CASHMAN: See you next  
 2 Wednesday.  
 3 \* \* \*  
 4 (Whereupon the above-entitled  
 5 continued special public meeting  
 6 was continued to July 8, 2020, at  
 7 7:30 p.m.)  
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 22

1 MR. MARRS: No, that's already  
 2 continued.  
 3 CHAIRMAN CASHMAN: Then I need our  
 4 favorite motion, motion to adjourn.  
 5 MR. KRILLENBERGER: I so motion.  
 6 MR. UNELL: Second.  
 7 CHAIRMAN CASHMAN: Chan, roll call,  
 8 please.  
 9 MR. YU: Commissioner Krillenberg.  
 10 MR. KRILLENBERGER: Aye.  
 11 MR. YU: Commissioner Fisher?  
 12 MS. FISHER: Aye.  
 13 MR. YU: Commissioner Jablonski?  
 14 MR. JABLONSKI: Aye.  
 15 MR. YU: Chairman Cashman?  
 16 CHAIRMAN CASHMAN: Aye.  
 17 MR. YU: Commissioner Crnovich?  
 18 MS. CRNOVICH: Aye.  
 19 MR. YU: Commissioner Unell?  
 20 MR. UNELL: Aye.  
 21 MR. YU: Commissioner Fiascone?  
 22 MS. FIASCONE: Aye.

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

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

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



**REQUEST FOR BOARD ACTION**  
**Community Development**

**AGENDA SECTION:** First Reading - ZPS

**SUBJECT:** Consideration of a Temporary 180-Day Moratorium on the Issuance of Any Demolition Permits or Other Building or Zoning Approvals Involving the Demolition of Single Family Homes within the Robbins Park and Central Business District.

**MEETING DATE:** March 16, 2020

**FROM:** Robert McGinnis, Director of Community Development/Building Commissioner

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**Recommended Motion**

Approve a Referral to Plan Commission of a Request to Hold a Public Hearing for Consideration of, and a Recommendation to the Board of Trustees on, a Temporary 180-day Moratorium on the Issuance of any Demolition Permits or other Building or Zoning Approvals involving the Demolition of Landmarked Single-Family Homes, or of any Single Family Homes within the Village or within the Robbins Park and Central Business District Historic Districts

**Background**

At the Village Board of Trustee meeting of March 3, 2020, President Cauley cited two specific examples of homes in the Robbins Historic District that are in process for potential demolition. These applications have caused concern for the members of the Historic Preservation Commission (HPC) as in recent years, an alarming number of historic homes have been demolished in the Robbins Historic District and the Village has no process in place to stop these demolitions. An intermediate step under consideration to address the demolitions is to impose a temporary moratorium on demolitions of landmarked structures within the Village in either or both of the two historic districts, or Village-wide, for a finite period of time in order to give the Board of Trustees and applicable commissions time to study the issue and to evaluate recommendations to attempt to safeguard the community from the adverse impact that these demolitions have on Hinsdale's historic community. The process to institute a moratorium would be a public hearing at the Plan Commission to determine if Hinsdale residents support the idea of a moratorium in historic districts. Following the public hearing, the Plan Commission will make a recommendation to the Village Board of Trustees on whether or not to impose a moratorium. If the Board then chooses to impose a moratorium it would do so by Ordinance.

**Discussion & Recommendation**

Issues for consideration by the Board include how long the moratorium should be (a maximum of 180 days is recommended), whether it should be imposed Village-wide or only within one or both historic districts, and whether, if limited to one or both historic districts, whether it should apply just to contributing buildings and structures or to all buildings and structures within the historic district or districts. The Motion should be revised to reflect those decisions.



## REQUEST FOR BOARD ACTION

### **Budget Impact**

During a potential moratorium as much as \$15,000-\$25,000 per permit may be lost as a result of a demo/rebuild permit not issued during the moratorium. As a point of reference, there were 4 issued in the Robbins Historic District in 2019.

### **Village Board and/or Committee Action**

### **Documents Attached**

3a

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
March 3, 2020**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, March 3, 2020 at 7:32 p.m., roll call was taken.

Present: Trustees Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow, Neale Byrnes, and President Tom Cauley

Absent: Trustee Matthew Posthuma

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Fire Chief John Giannelli, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Superintendent of Parks & Recreation Heather Bereckis and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance.

President Cauley stated that recently there has been a spate of demolitions of historic homes; the Historic Preservation Commission (HPC) hears those requests. The chair of the HPC approached him because Commission members are discouraged as there is little they can do to stop these demolitions. Tomorrow they have three such homes on their agenda, two of which are classic homes: 716 S. Oak, the Dean house, and 419 S. Oak, the Clarke house.

When they are gone you can't get them back, and therefore he recommends a moratorium on further demolition for a reasonable period of time in the Robbins district. He believes there should be a public hearing on this matter at the Plan Commission to determine if residents want this.

This is not punitive, but an effort to slow the process to determine if there is something different we can do, and consider ordinances that would be reasonable to attempt to preserve these homes. It would provide a hurdle for owners before demolishing an historic home. He acknowledged that people have property rights, but it would be beneficial to strike a balance. The Village will lose something if these types of homes are taken down. HPC members in the audience confirmed that the persons who have made application for these particular homes are new residents. Relative to what other communities do, Village Manager Gargano offered that in Wilmette the Village Board made the final decision. President Cauley suggested the moratorium be no more than six months, and there be a public hearing at the Plan Commission to discuss proposed regulations.

**Mr. Jim Prisby of 565 N. Vine Street**, addressed the Board. He is a member of the HPC and said the Commission has been working on potential changes for the last 18 months. Village employee Mr. Mike Donofrio did a study of 12 other communities that should be available for Board review. President Cauley noted that the Board recently adopted an ordinance requiring plans be included when applying for demolition. Mr. Prisby added they have no enforcement power, HPC is advisory only.

**Ms. Alexis Braden of 436 E. First Street**, addressed the Board. She is a member of the HPC and while she appreciates the Board's enthusiasm, a moratorium is too late for these homes. Trustee Banke said a moratorium makes sense to de-incentivize people from exercising their property rights, and incentivize preservation. Adjusting fee structures and such could alter the outcome. He pointed out it is expensive to update the mechanical systems of older homes, but a solution might be to preserve the façade. This would maintain the character of the neighborhood. President Cauley asked if there's any way to offer a carrot to these homeowners to keep the façade. Ms. Braden was doubtful, and believes the only solution is a long term education plan for realtors and residents.

Trustee Hughes said there are still plenty of homes in the district to save; there are homes outside the district, too, that would be sad to lose. Maybe the moratorium should go beyond the Robbins historic district. A working group was identified to include two Board members, two members of the Plan Commission and two members of the Historic Preservation Commission.

## **CITIZENS' PETITIONS**

None.

## **FIRST READINGS – INTRODUCTION**

### **Administration & Community Affairs (Chair Hughes)**



**b) Approve a Referral to Plan Commission of a Request to Hold a Public Hearing for Consideration of, and a Recommendation to the Board of Trustees on, a Temporary 180-day Moratorium on the Issuance of any Demolition Permits or other Building or Zoning Approvals involving the Demolition of Landmarked Single-Family Homes, or of any Single Family Homes within the Village or within the Robbins Park and Central Business District Historic Districts**

Trustee Stifflear introduced the item which is a follow-up on a proposed moratorium that President Cauley discussed in his remarks two weeks ago regarding the teardown of historically significant homes in the Robbins Park historic district. This matter can be heard by the Board, or referred to the Plan Commission with a vote tonight. Any potential moratorium will allow a debate on what a long-term historic preservation ordinance may codify to protect historically significant structures, and insure that those homes are not razed during the process. The Plan Commission would hear public comment and provide the Board with a recommendation. At the last meeting of the Village Board, Historic Preservation Commission members asked the Village to do something about this. If the Plan Commission holds a public hearing, it would come back to the Village Board for a final vote. Trustee Stifflear suggested the Board consider and provide direction to the Plan Commission regarding the length of the moratorium, six months has been recommended; whether the moratorium should be Village-wide or apply only to Robbins Park and/or the Central Business District (CBD); apply to all buildings, or only to contributing buildings, and if we include all buildings, a waiver or appeal process should be considered. President Cauley noted this matter addresses the concept of having a moratorium, not regulations to preserve historic homes. He views the Board of Trustees as an appellate body and that public hearings should be conducted by the Plan Commission the Zoning Board of Appeals. This is a sensitive issue, lots of people in the community want to see older homes preserved, but owners want to develop them, or they can't sell them as they are. The Historic Preservation Commission has asked us to do something, but we don't know what that is yet. No determinations have been made.

Trustee Hughes reminded the Board there are significant homes outside the Robbins historic district. He would suggest, in terms of scope, that the moratorium apply to contributing homes in Robbins and something based on age, pre-war homes, located outside the district. Director of Community Development Robb McGinnis said there were about 40 demolitions in 2019, and since 2008, 24 homes were demolished in Robbins, 19 of which were contribution homes.

Trustee Posthuma agrees property rights should be protected, but also agrees this issue should be looked at. Discussion followed regarding the length of the moratorium the Board agreed to keep it as short as possible to realistically evaluate the problem, but no more than 6 months. Trustee Stifflear agrees that property rights are important, and that this

should only apply to properties that contribute to the historic definition in Robbins and the CBD.

**Mr. Mike Ryan, 125 E. Eighth Street**, addressed the Board, and echoed their comments but stressed that some houses might not be worthy of being on a list of what is unique and special, stating that some houses should truly come down. He appreciates the Board's consideration of the property rights of owners. President Cauley said he would like to see the opportunity for rehabbing these homes maximized, possibly with incentives regarding FAR, or waiving construction fees or setback requirements.

**Mr. Mark Weber, 427 S. Stough**, addressed the Board stating he is building a home at 6<sup>th</sup> & County Line that was a tear down. They looked at rehabbing the property, but they couldn't make the numbers work; economics ruled the outcome. He is concerned about property rights, and he wants Hinsdale to grow. He agrees it would be best to work through this issue quickly.

Trustee Stifflear made an initial motion that was revised following discussion of the Board regarding whether or not to include buildings outside the Robbins historic district, and if so, of what vintage. The Board agreed to make the motion more broad and let the Plan Commission refine the parameters. Trustee Byrnes asked that the motion include parameters for a waiver process. Ms. Gargano asked that the motion include landmarked homes.

Trustee Stifflear moved to **Approve and refer to Plan Commission a request to hold a public hearing for consideration and recommendation to the Village Board on a temporary, not to be longer than 180 days, moratorium on the issuance of demolition permits or other building or zoning approvals, involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide.** Trustee Posthuma seconded the motion.

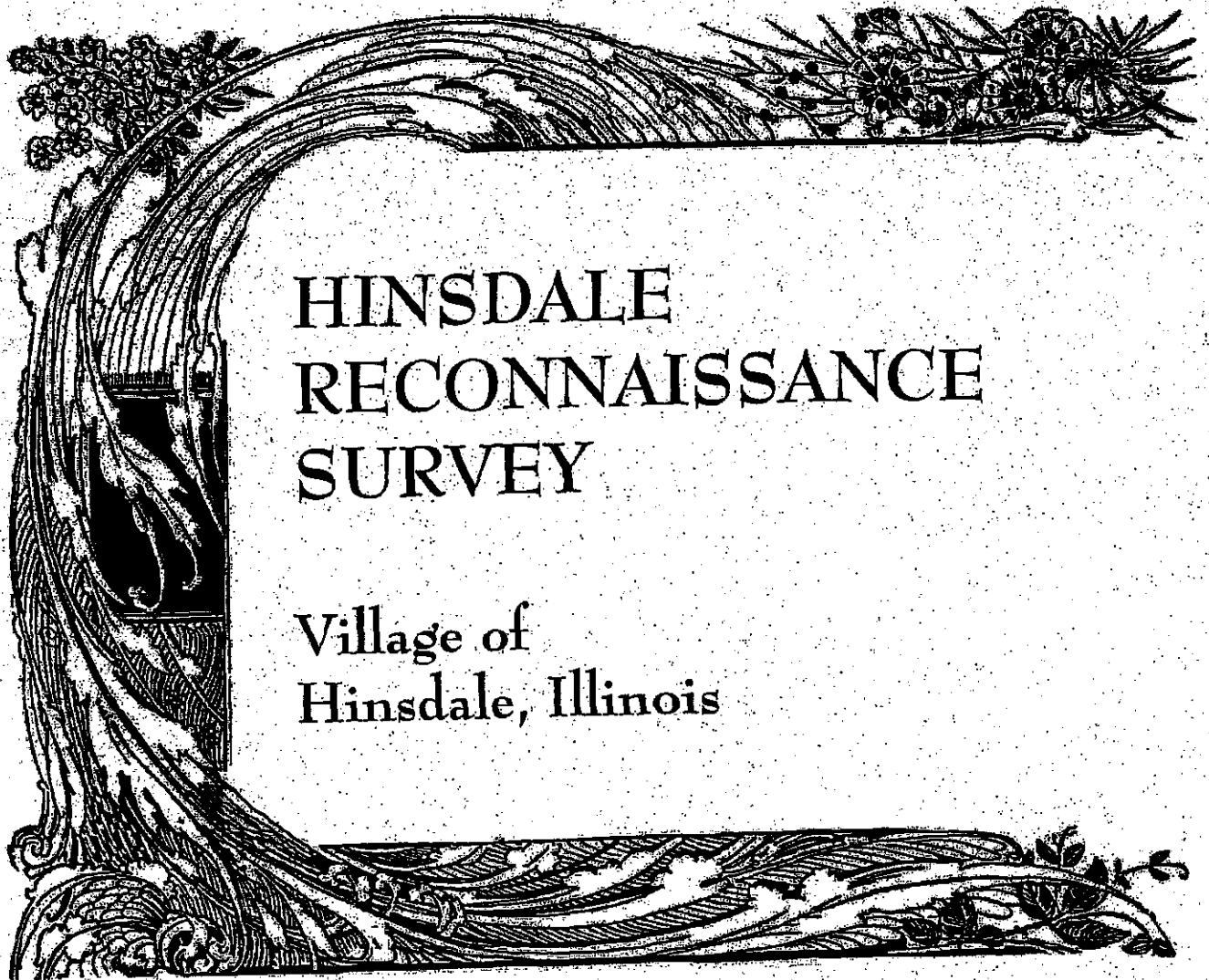
**AYES:** Trustees Posthuma, Stifflear, Hughes, and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Banke and Haarlow

Motion carried.



# HINSDALE RECONNAISSANCE SURVEY

Village of  
Hinsdale, Illinois

HISTORIC  
CERTIFICATION  
CONSULTANTS  
1999

# **HINSDALE RECONNAISSANCE SURVEY:**

**An inventory of historic and architectural resources**

**Village of Hinsdale Historic Preservation Task Force**  
**Norman Chimenti, Chairman**

**Members:**

**Kim Beard**

**Jean Follett**

**Lavina Gross**

**John P. Kayser**

**Cassius MacDiarmid**

**Craig R. Milkint**

**Jalai Mizani**

**Andree K. Shields**

**Prepared by:**  
**HISTORIC CERTIFICATION CONSULTANTS**  
**1105 W. Chicago Avenue, Suite 201**  
**Chicago, Illinois 60622**

**1999**

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## **INVENTORY OF POTENTIAL HISTORIC DISTRICTS AND SITES**

**DOWNTOWN HISTORIC DISTRICT  
NORTH HINSDALE HISTORIC DISTRICT  
TOWN OF HINSDALE HISTORIC DISTRICT  
ROBBINS PARK HISTORIC DISTRICT  
STOUGH HISTORIC DISTRICT  
SCATTERED SITES**

## INTRODUCTION

Hinsdale is a classic example of the upper middle-class railroad suburb that developed across the country from 1850 through 1880. Chicago, with a network of eleven separate railroad lines that entered the city from 1847 through 1861, had more than 100 railroad suburbs surrounding the city by 1873. Many of these suburbs were based on the picturesque English ideal of the country house set in a naturalistic, landscaped garden, and they became the model for the modern subdivision.<sup>1</sup> Hinsdale, founded by Williams Robbins in anticipation of the location of the Chicago, Burlington, and Quincy railroad's commuter line through the area in 1864, is one of these.

The original town of Hinsdale was first recorded by William Robbins in 1866. By 1873, when the village was incorporated, much of the community, on both the north and south sides of the rail line, was platted for housing development, and many residences had already been constructed. The village continued to develop with homes representing a wide range of architectural styles and vernacular types spanning over 130 years. Today, the architectural legacy is rich, with architecturally significant buildings, both grand and modest, spread throughout the entire village. Yet the popularity of the community, with its choice location, tree lined streets, and high quality housing, has created strong pressure to demolish existing properties and build much larger, more luxurious homes. No section of Hinsdale has been spared from redevelopment, so that there are oversized buildings squeezed among more modest homes in some areas, and new versions of traditional-style mansions amidst large historic homes in other areas. Which historic neighborhoods are most significant is difficult to define, and which historic properties are most threatened, is difficult to predict.

Because of these pressures, Historic Certification Consultants was retained to conduct a Reconnaissance survey of every structure within the corporate limits of the Village of Hinsdale. The objective of this survey has been to identify all architecturally significant and historically significant (to the extent known in available published resources) buildings in order to determine which individual buildings and which potential historic districts merit more detailed and intensive survey. With this information, the village will be able to take the steps necessary to preserve its most important historic resources. The survey team viewed 5654 buildings, evaluated them, and photographed all those rated architecturally significant. This information was then analyzed within the historic context of the village, and recommendations made to intensively study five potential historic districts and a list of potential individual landmark designations.

The firm was also directed to conduct a Demonstration Intensive Survey of one block bounded by Fourth, Fifth, Washington, and Lincoln Streets, containing 14 principal structures. That survey includes a data form on each principal structure with the following information: use, condition, integrity, architectural style, construction date,

architect or builder when known, architectural features, alterations, and a significance rating. There are also three photographs with the principal and two secondary elevations of each primary structure. The information in the Demonstration Survey is summarized separately from this report.

## PRESERVATION ACTIVITIES IN HINSDALE

The Village Board has appointed a Preservation Task Force to oversee this project and to report to the Plan Commission on its findings. It is anticipated that this survey will assist the Plan Commission in determining whether a preservation ordinance is appropriate for Hinsdale, and what the scope of such an ordinance would cover. With a preservation ordinance, specific tools can be developed to protect the most important historic resources in the village.

The community has been well represented in surveys by others, including the Illinois Historic Sites Survey and Illinois Historic Landmarks Survey which noted 148 buildings of architectural merit, and the DuPage County Cultural and Historical Inventory which noted eleven buildings. There is one structure, 142 E. First Street, that has been listed on the National Register of Historic Places.

Although Hinsdale has had no direct municipal involvement in historic preservation in the past, there are two local organizations that have contributed to the knowledge of historic preservation in the community, the Hinsdale Historical Society and the Hinsdale Architectural Society. The Hinsdale Historical Society is a local membership organization that maintains a museum, archives, and research library at 15 S. Clay Street. The Hinsdale Architectural Society is also a membership organization dedicated to research and education of the architectural and cultural resources of Hinsdale. Each sponsors walking tours and other historical and architectural programs.

This survey and report are the first activities undertaken by the Village of Hinsdale itself to begin to identify and preserve its architectural heritage.

## THE RECONNAISSANCE SURVEY

The purpose of a Reconnaissance survey is to inspect a community and to generally characterize its resources in order to organize and orient more detailed survey efforts. The survey also involves background research into the community's history and architecture which is used in interpreting the findings. For Hinsdale, every principal structure on every street in the village was viewed and evaluated by a team of field surveyors. A

complete computerized database by property address was created that includes the following information for each building: address, date of construction, architectural style, and significance rating. Photographs were taken of each building ranked significant by the survey team and these are assembled into binders. This report summarizes the findings of the survey and makes recommendations for further action.

## SURVEY METHODOLOGY

Prior to beginning fieldwork, a database of the address of every property in Hinsdale was created. Entered into this database and located on a map were all historically or architecturally significant properties noted in previous surveys, research, tours, and brochures by the Illinois Historic Sites Survey (IHSS), Illinois Historic Landmarks Survey (IHLS), the National Register of Historic Places (NR), Illinois Department of Transportation (IDOT), DuPage County Cultural and Historical Inventory (DC), Hinsdale Historical Society (HHS), and the Hinsdale Architectural Society (AW). Some were also noted in a 1897 publication entitled *Hinsdale the Beautiful*. There were 357 properties identified as historic by these groups. Out of these, 332 were recognized during the survey process, and 19 had been demolished. The demolished historic properties by address are:

### Address and date if known:

302 N. Adams Street, 1927

226 W. Birchwood Road, 1940

216 E. Chicago Avenue, 1921

219 E. Eighth Street

232 E. Eighth Street

620 S. Elm Street

737 S. Elm Street

30 E. Fifth Street, 1863

340 Forest Road, 1935

115 E. Fourth Street

605 S. Grant Street, 1904

320 E. Hickory Street, 1935

330 E. Hickory Street

40 E. Hinsdale Avenue, 1917

404 N. Lincoln Street, 1896

### Recognized in:

List of Works by architect R. Harold Zook (Zook list) and Hinsdale Architectural Society's Architectural Gems Brochure (Gems)

Zook list; Gems

Gems

Illinois Historic Sites Survey (IHSS)

IHSS

IHSS, listed as 628 S. Elm Street

IHSS, listed as 741 S. Elm Street

Illinois Department of Transportation (IDOT)

Zook list; Gems

Hinsdale Architectural Society's Architectural Walks Brochure (AW)

Hinsdale Historical Society Research

Zook list; Gems

IHSS, listed as 328 E. Hickory Street

Hinsdale Historical Society's Downtown Walking Tour

Hinsdale Historical Society Research/Plaque (Plaque)



125 N. Park Avenue, 1892-93  
116 W. Second Street, 1885  
220 E. Seventh Street  
936 Taft Road, 1953

Plaque; AW  
Plaque; AW; Hinsdale the Beautiful  
IHSS  
Zook list; Gems

Using this database and map, plus a map of Hinsdale's earliest subdivisions provided by the Hinsdale Historical Society, surveyors recognized areas that were likely to contain a great concentration of historic resources.

A team of surveyors used a "reconnaissance" survey approach, and drove every street within the Village of Hinsdale, block by block, viewing and evaluating all 5,654 principal structures. The survey was publicized in the *Hinsdale Doings*, and surveyors handed out a letter to residents explaining the purpose of the survey and where to call with further questions. Based on the surveyors' observations, a complete database by property address has been created that includes the following information for buildings built prior to 1950: architectural style, and estimated construction date indicated with a "c.," and a significance rating. Architectural styles were determined using the following references: *A Field Guide to American Houses* for high-styles and *Built for Farming: A Guide to the Historic Rural Architecture of Kane County* and other booklets and survey manuals for vernacular types.<sup>2</sup> Further definition of vernacular types was arrived at in consultation with Ann Swallow of the Illinois Historic Preservation Agency. The surveyor made a judgment on the significance of each structure based on specific evaluation criteria listed below.

Significant rated buildings were photographed. Then in order to process the data collected in the field, they were plotted on a base map with lot lines, to determine concentrations of historic resources for further intensive study. Boundaries were established around these areas, and were reviewed for things such as numbers of significant, contributing, and potentially contributing buildings (all these are buildings that contribute to the historic character of an area) compared with non-contributing buildings (mostly buildings built after 1950 through the present); concentrations of architectural styles and periods; existing building uses; prominent structures within an area; and degree of integrity. From this map, districts were created and prioritized for later intensive surveys.

## EVALUATION CRITERIA

All buildings in the survey area were evaluated for their local architectural significance. The possible rankings for local significance are significant (S), contributing (C), potentially contributing (PC) and non-contributing (NC). Integrity, that is the degree of original design and historic material remaining in place, was factored into the evaluation.

Even buildings with minor alterations were considered significant based on the nature of work/demolition occurring in Hinsdale. Buildings that might otherwise be considered contributing because of age and historic style, but that had been greatly altered, were ranked as potentially contributing. Significant buildings were further evaluated for their potential individual listing on the National Register (marked with a S/NR rating [Significant/National Register]). Buildings that are less than 50 years old, although not currently eligible for landmark designation, were given special consideration if they were architecturally distinctive. These buildings were given a NC/S rating (defined below).

Finally, there were some buildings that had been ranked significant by others such as the Illinois Historic Sites and Structures surveys, the Hinsdale Architectural Society or the Hinsdale Historical Society Downtown Tour or Plaque Program, but that had been so altered that the survey team could not rank them today as architecturally significant. These were given one of the above ratings by the survey team, and then also given an historic rating of HS, with the source listed under the heading, "Landmark list." An HHS indication in the Landmark list for a building that does not have an HS rating means that the Historical Society has historic information about the building but has made no judgment on its historic significance.

#### LOCAL SIGNIFICANCE RATINGS

##### A. SIGNIFICANT (S)

- *Age.* Must be at least 50 years old.
- *Architectural merit.* Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; architectural or structural innovation.
- *Integrity.* Must have a high degree of integrity: most architectural detailing in place; no historic materials or details covered up; generally no modern siding materials; no additions; minor porch alterations permitted.

##### B. CONTRIBUTING (C)

- *Age.* Must be at least 50 years old.
- *Architectural merit.* Does not necessarily possess individual distinction but is a historic structure with the characteristic design and details of its period.

- *Integrity.* May have a fair degree of integrity but is of a common design with no particular distinction to set it apart from others of its type.

#### C. POTENTIALLY CONTRIBUTING (PC)

- *Age.* Must be at least 50 years old.
- *Integrity.* May have sub-standard integrity, that is, they have been greatly altered. Should possess at least one of the following: original siding; original windows; interesting architectural detail; readily recognizable and distinctive historic massing. Even if some features are determined to have been significantly altered, there should be some historic characteristics or features remaining that make the building potentially contributing. Alterations should generally be reversible (for example, siding can be removed, or architectural detail restored based on remaining physical evidence).

#### D. NON-CONTRIBUTING (NC)

- *Age.* Any building less than 50 years old (those from 1950 forward).
- *Integrity.* Any building at least 50 years old whose integrity is so poor that all historic materials and details are missing or completely covered up and its historic massing and/or roofline cannot be discerned; old buildings with unsympathetic alterations that severely compromise their historic character. Poor integrity was measured if all these factors were missing: original siding; original windows, especially if window openings were also changed; original architectural detail and trim.

### NATIONAL REGISTER RATINGS

#### A. ELIGIBLE FOR INDIVIDUAL LISTING (S/NR)

- *Must meet one of the following criteria:* (a) be associated with events that have made a significant contribution to the broad patterns of our history; (b) be associated with the lives of persons significant in our past; (c) embody the distinctive characteristics of an architectural style, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

## B. NON-CONTRIBUTING/SIGNIFICANT (NC/S)

- *Age.* Any building less than 50 years old (those from 1950 forward)
- *Architectural merit.* Despite its underage, it possesses architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; architectural or structural innovation.

## HISTORIC RATING

### HISTORICALLY SIGNIFICANT (HS)

- Noted in the past as architecturally or historically significant by one of the following: Illinois Historic Sites Survey, Illinois Historic Landmarks Survey, the National Register of Historic Places, Illinois Department of Transportation, DuPage County Cultural and Historical Inventory, Hinsdale Historical Society, and the Hinsdale Architectural Society. Some were also noted in a 1897 publication entitled *Hinsdale the Beautiful*.

## HISTORY OF HINSDALE

The Village of Hinsdale was founded by William Robbins as a sylvan country retreat for those influential business and professional men who could afford to shield their families from the crowded city while still commuting to Chicago daily to conduct their business affairs. Its "romantic, rolling, billowing land" was widely promoted to introduce "suburban home seekers to the superior advantages, improvements, comforts and pleasures that are afforded by this peerless suburb"<sup>3</sup>. By 1897, when the promotional publication, *Hinsdale the Beautiful* was printed, nearly 3000 people called Hinsdale their home.

It was William Robbins' vision that created the upper class retreat in the southeast part of Hinsdale. In 1862 he bought 640 acres of land from a Robert Jones and laid out the original town, (1866) lying south of Chicago Avenue to Sixth Street, between Grant Street and Garfield Street. He gave the right of way along the northern boundary of his land to the Chicago Burlington and Quincy railroad and persuaded them to bring their line through what was to become the center of Hinsdale. This original plat contained the site of the train depot, the central business district, and several blocks for residences. It was his later two additions, Robbins' First Addition (1866) and Park Addition (1871), lying between Chicago Avenue and Seventh Street, and Garfield Street and County Line

Road, that were, however, the most spacious home sites to be platted in Hinsdale. Not only did these subdivisions provide much larger lots with the ability for generous setbacks, those in Robbins Park also established the picturesque curving streets, which had been pioneered in Riverside a few years earlier by Frederick Law Olmstead. The homes in these two subdivisions were built over many years, as were all areas of Hinsdale, so that 19th century Italianate and Queen Anne houses can be found beside 20th century Colonial and Tudor Revival houses. At some time, probably about 1875, a group of families in this area built their own railroad station for the CB&Q at 441 Chicago Road, to have a train stop closer to their homes.<sup>4</sup>

The other preeminent developer of early Hinsdale was O. J. Stough, who purchased 80 acres of the Marvin Fox farm in 1866 and established his First Addition in 1868 in north Hinsdale between Hickory Street and Chicago Avenue, Madison Street and Garfield Street. Laid out in a traditional grid, these lots were comparable in size to those in Robbins' original town plat and contained the same mix of large and small homes, in architectural high styles as well as vernacular types. But it was Stough's Second Addition, in the western part of Hinsdale, that gave the community some of its more modest housing. Stough built houses systematically, renting them when necessary, and paying for them as they were built. By 1871 he owned 1200 acres and was responsible for the development of large areas on the west side.

Both Mssrs. Stough and Robbins planted hundreds of trees throughout the community, some even before the roads were paved, to establish the garden like quality of the village that they sought. By 1873 the Village of Hinsdale was incorporated and well established on its pattern of growth.

The business district developed intensively from the 1880s. Local merchants built storefronts in the architectural styles of the time (Italianate, Queen Anne, Romanesque), many of which survive to this day. The original train station, which had been located on Washington north of the tracks, was replaced in 1898 by the existing Brush Hill station. The 1920s also saw a period of commercial growth, in which some older stores were remodeled, and new ones were built, notably the Hinsdale Theater and the Hinsdale State Bank (101 S. Washington). It was a time of municipal growth as well, with the construction of the Hinsdale Memorial Building and the Hinsdale Water Plant.

Individual empty lots all across town eventually were built on, even through the 1950s and 1960s. Because of this, the community exhibits a tradition of neighborhoods with housing from many time periods and in a variety of styles. The recent explosive redevelopment of the 1990s could be seen as a continuation of this historic pattern. The difference, is however, that there are no vacant parcels remaining in the Village on which to develop new homes. So architecturally significant historic homes have frequently been demolished to make way for new construction. Historic neighborhoods can absorb some

new homes and still retain their historic character. At what point, that historic character is lost to new construction is something the village must wrestle with and make hard decisions regarding.

## ARCHITECTURE OF HINSDALE

The architectural fabric of Hinsdale is extremely rich and varied for a single community. There is a wealth of architecturally significant buildings, both grand, high style structures, and well-preserved examples of vernacular types. Some of the most common, modest historic structures in Hinsdale, if found in many other older Chicago suburban communities, would be among their best.

There are many older, significant structures throughout all parts of Hinsdale. These significant structures are not just the large, architect designed homes of Robbins Park, but include also some well-preserved, modest, vernacular types in Stough Park. High style buildings are those that can be placed in well-defined categories based on their distinctive overall massing, floor plan, and architectural detailing. These may be individually designed by an architect or builder for a specific client at a chosen site, or they may be consciously based on available standard architectural plans and mass produced ornament and trim, obtained by a builder or owner. Vernacular types are those usually built by an owner or builder without the benefit of an architect or professionally prepared plans, and are most easily classified by their overall shape, roof style, and floor plan. Unfortunately, no area of Hinsdale has been spared from the recent demolition of historic structures and their replacement by new construction. Some of this new construction is compatible with its surrounding context, while some of it is out of scale and quite intrusive. This is an important time for Hinsdale to assess its historic resources, initiate preservation strategies for those significant structures and districts, and steer new development to appropriate sites.

This report has recommended that five areas be targeted for further intensive survey and potential designation as historic districts. It was difficult to draw potential historic district boundaries because of the demolition of historic structures and new construction that has taken place throughout Hinsdale's historic neighborhoods. However, there are still areas that contain a sufficient concentration of historic structures, both significant and contributing, to convey the overall character of Hinsdale's historic development. Of the 5654 buildings in Hinsdale, this survey identified 549 significant historic structures throughout the community, of which 365 are within potential historic districts and 184 are on scattered sites outside any potential district boundary. The boundaries of the historic districts were drawn to include blocks with over half of the structures rated as either significant or contributing. Of the significant buildings on scattered sites, some of them might be designated as local individual landmarks. Probably not all can be

protected in this way, however. There are also 66 non-contributing/significant structures throughout the village. These are buildings generally from the 1950s, that do not yet meet the 50 year old benchmark for a historic building, but nonetheless display architectural distinction that may make them landmark buildings in the future. Of the remaining buildings throughout the village, 926 are ranked contributing, 377 are ranked potentially contributing, and 3736 are ranked non-contributing to a historic district.

The potential historic districts are discussed in the inventory section, in the priority order in which they should be intensively surveyed.

## CONCLUSION

The number and quality of architecturally significant historic homes and commercial structures in Hinsdale is overwhelming. The community has architectural riches found in only a select number of other Chicago suburbs. But the magnitude and scale of new construction, and the fact that it can be found on so many blocks throughout the village, greatly threatens that historic character. It would be ideal if there were a few distinct areas with a solid concentration of exceptional historic homes and no intrusive new construction in between. Such an area would be an easy historic district to designate. But such an area does not exist. What does exist are several large areas with some exceptional structures scattered about, a majority of supportive, or what we call contributing structures, and an unfortunate number of non-contributing structures. Some people might say it is already too late to preserve an unaltered historic neighborhood. However, to choose not to preserve the important historic structures remaining throughout the community would be to further the loss. Other communities have chosen preservation of areas with a mixture of historic structures and new construction. Their guiding vision has been that the area display a majority of historic structures and a predominant historic character. We believe the potential historic districts chosen in this survey do that. The boundaries delineated in these districts have been drawn to contain the largest number of architecturally significant buildings within an overall context of contributing historic structures. Further architectural and historical analysis may justify an expansion or contraction of these boundaries. Public policy debate will also most certainly contribute to the discussion. The primary purpose of this survey and report has been to identify and inform the village of the resources it has. Future action to protect and preserve these resources is in the hands of the community.

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## ENDNOTES

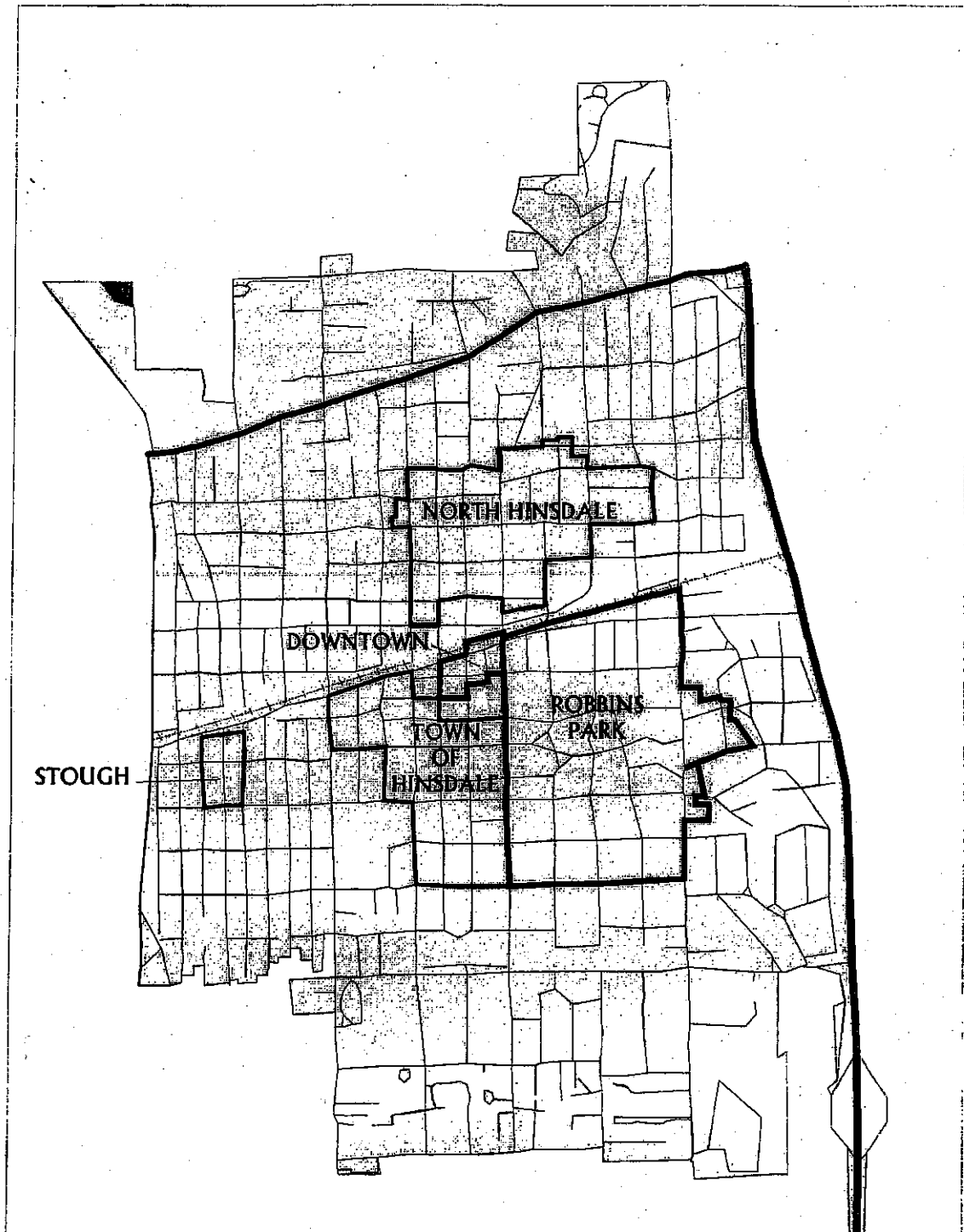
1. Ames, David L. *Context and Guidelines for Evaluating America's Historic Suburbs for the National Register of Historic Places*. Draft, September 14, 1998. p. 6-7.
2. These vernacular type sources are listed in the bibliography.
3. *Hinsdale and the World*, p.6.
4. *Hinsdale and the World*, p. 209.

**INVENTORY OF  
POTENTIAL HISTORIC DISTRICTS AND SITES**

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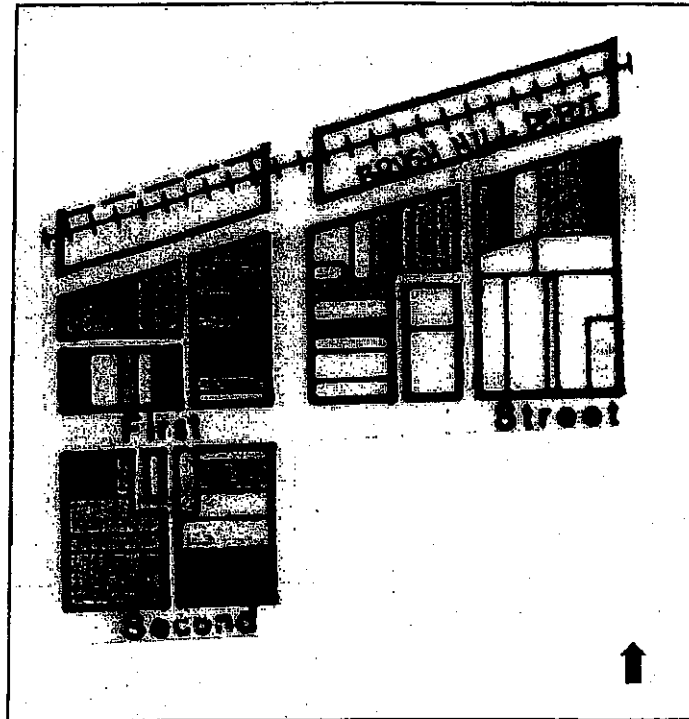
**HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999**

## BOUNDARIES OF POTENTIAL HISTORIC DISTRICTS



HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

# DOWNTOWN HISTORIC DISTRICT



Base map, Courtesy of the Village of Hinsdale

- ☐ Locally Significant (S) Buildings
- ☒ Contributing (C) and Potentially Contributing (PC) Buildings
- ☒ Non-contributing (NC) Buildings

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HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

# DOWNTOWN HISTORIC DISTRICT

The downtown commercial center of Hinsdale is a compact, pedestrian-oriented area, centered on the Brush Hill Train Station and South Washington Street. It contains three full blocks of densely built, late 19<sup>th</sup>- and early 20<sup>th</sup> century storefront commercial buildings. The buildings are filled with local convenience and specialty shops, some offices, and casual restaurants. The area is thriving and acts as a community center for many village residents. The downtown has a physical character and economic vitality that were commonplace in suburban train station-centered downtowns throughout the 1960s. Today, however, most of these once prosperous suburban downtowns have been decimated by competition from outlying strip malls, with much of the historic building stock demolished. Hinsdale is one of the fortunate few suburbs to have such a vibrant downtown. The main streets of Washington, Hinsdale, and First, are solid street walls with no vacant parcels in between. Any newer, non-contributing buildings have been constructed within the existing urban design context so that the original character of a traditional suburban downtown remains intact.



47 South Washington Street



39 South Washington Street

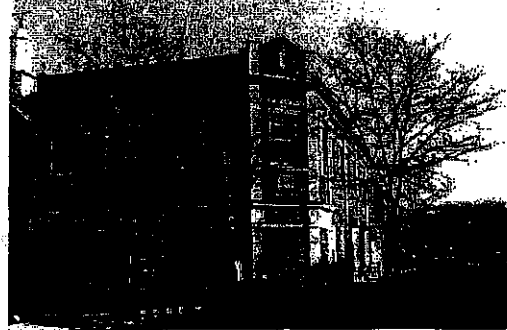
There are 66 primary structures within the proposed district bounded by the railroad tracks on the north, Garfield on the east, Lincoln on the west, and approximately Second Street on the south. This boundary incorporates the entire compact, built-up area of the downtown. Of the primary structures in this district, 52 or 79% have been ranked either significant (24) or contributing (28), with only 14 structures non-contributing to the district. The buildings range in age over a hundred year period, dating from 1881 through the present. The greatest number, 40 buildings, were built between 1900 and 1950. 15 buildings were built before 1900. The oldest building is the Italianate storefront housing Philip's Flowers at 47 S. Washington Street.

Architectural styles include the variety found in the residential areas of the community. Of the significant buildings in the district, the following styles are represented: Italianate

(1), Queen Anne (5), Classical Revival (5), Colonial Revival (4), Renaissance Revival (3), Tudor Revival (1), Modern (1), and the vernacular storefront commercial (1).



27-31 East First Street



53 South Washington Street

There are four properties that may be eligible for individual listing on the National Register of Historic Places: the 1925 Renaissance Revival Hinsdale Theater at 27-31 E. First Street designed by William G. Barfield; the c. 1935 Colonial Revival, Village Gas station at 50 S. Garfield Street, designed by R. Harold Zook; the 1898 Brush Hill Train Station at 21 E. Hinsdale Avenue; and the 1927 Classical Revival, former Hinsdale State Bank, now Gap store at 101 S. Washington Street also designed by William G. Barfield.

# DOWNTOWN HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
8 E First ST	1945	Classical Revival / Retail	S	HS	Schweidler & Mewherter	Schweidler & Mewherter	Zook list; Arch Gums; Downtown Tour	Zook, R. Harold
9 E First ST	c. 1900	Storefront Commercial / Colonial Revival	C			Litdest Offspring		
10-12 E First ST	c. 1925	Storefront Commercial	C			Loaves & Fishes/Campus Colors		
11-21 E First ST	1925	Classical Revival / Retail	S	HS		William Michael	Downtown Tour	
14-16 E First ST	c. 1925	Storefront Commercial	C			Griffin's/Christian Science Reading Room		
18-20 E First ST	c. 1925	Storefront Commercial	NC			James Joseph Salom		
25 E First ST	1935	Colonial Revival / Retail	S	HS	Police and Fire Station	Hinsdale Bank & Trust	IHSS; Downtown Tour	
27-31 E First ST	1925	Renaissance Revival / Theater	SNR	HS	Hinsdale Theater	Hinsdale Cinema	IHSS; Downtown Tour	Barfield, William Gibson
33 E First ST	1951	Modern / Commercial	NC/S			Hinsdale Furriers		
35 E First ST	1929	Renaissance Revival / Retail	S			Soukop True Value		
7-9 W First ST	1950s	Retail	NC			The March Hare		
8-10 W First ST	c. 1890	Gable Front / Retail	C			Abigail Rose		
13-15 W First ST	c. 1920	Renaissance Revival / Retail	S		Bueholz Block			
14 W First ST	c. 1925	Classical Revival / Retail	S			Worline Studio		Zook, R. Harold
17 W First ST	1887	Gable Front / Retail	C	HS		Hinsdale Flower Shop	Downtown Tour	
18 W First ST	1894	Gable Front / Retail	C	HS	Hinsdale Laundry Building	Eyeland of St. Johns	Downtown Tour	

# DOWNTOWN HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
19 W First ST	1887	Gable Front / Queen Anne / Retail	S	HS		Hinsdale Flower Shop	Downtown Tour	
22 W First ST	c. 1935	Georgian Revival / Retail	C			Adam and Myers Realtors		
26 W First ST	1970s	Retail	NC			Hinsdale Fruit Store		
50 S Garfield ST	1930	Colonial Revival / Gas station	S/NR		Brewer Brothers Filling Station	Village Gas		Zook, R. Harold
8 E Hinsdale AV	1910	Classical Revival / Retail	S	HS	Hinsdale Trust and Savings Bank	Coldwell Banker	Downtown Tour	
10 E Hinsdale AV	1920	Storefront Commercial	C		Dicke Building	Long Grove Confectionary		
12 E Hinsdale AV	c. 1920	Retail	NC			First Chicago Bank		
14 E Hinsdale AV	c. 1930	Art Deco / Retail	C			Baskin Robbins		
16 E Hinsdale AV	1890	Gable Front / Flemish / Retail	C	HS		Austin Patrick	Downtown Tour	
18 E Hinsdale AV	1907	Storefront Commercial	C			Vacant		
21 E Hinsdale AV	1898	Railroad Station	S/NR	HS	Brush Hill Train Station	Brush Hill Train Station	IHSS; Downtown Tour	
24 E Hinsdale AV	1909	Storefront Commercial	C		Mohr Building	Hinsdale News Agency		
28 E Hinsdale AV	1928	Classical Revival / Retail	S	HS	Cliff's Home Restaurant Building	Robin's Egg Blue/Gebauer Tile and Marble	Downtown Tour	
32-34 E Hinsdale AV	c. 1910	Storefront Commercial	C			James Sherman Sakm/Nick's Silver Shears		
36 E Hinsdale AV	c. 1930	Storefront Commercial	C			C. Foster Toys		
40 E Hinsdale AV	1998	Retail	NC			Corner Bakery		
8-10 W Hinsdale AV	c. 1935	Colonial Revival / Retail	C					
14-16 W Hinsdale AV	1927	Storefront Commercial	C			Porterfield Hearststone Realtors		Zook, R. Harold



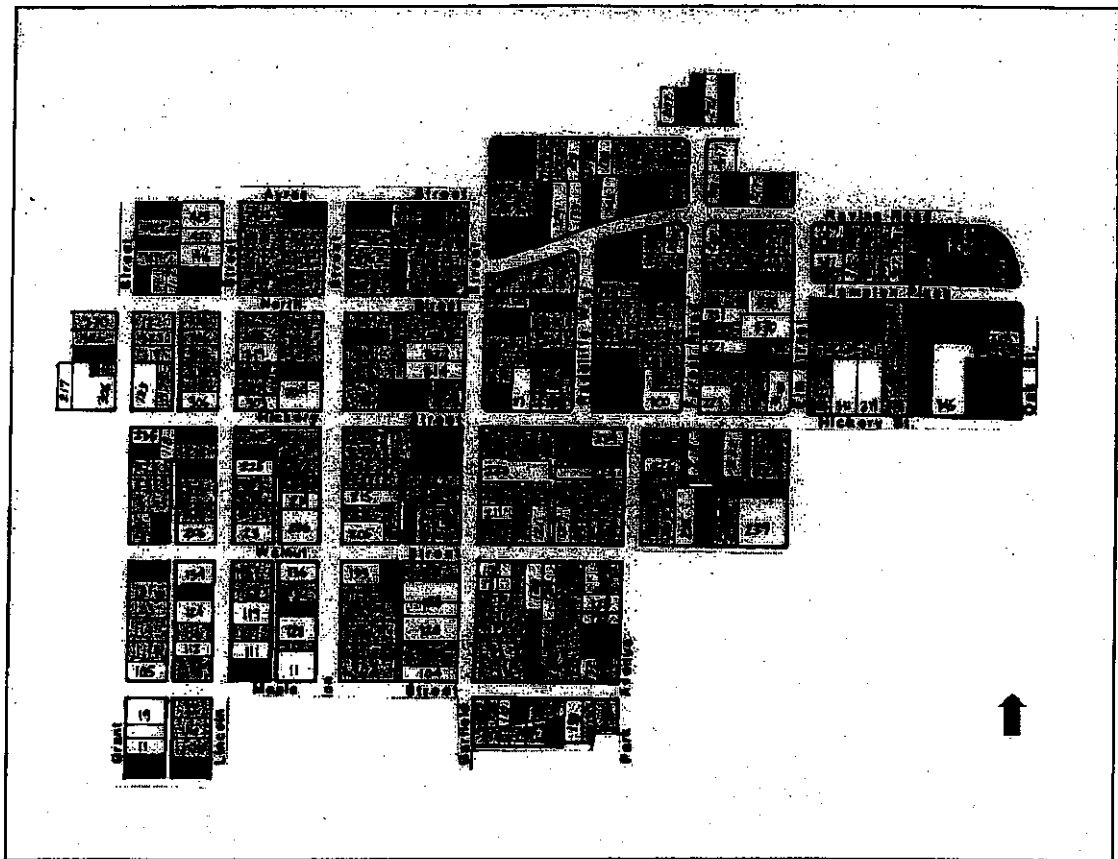
# DOWNTOWN HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
18 W Hinsdale AV	c. 1945	Storefront Commercial	C			Hinsdale Shoe Service		
20 W Hinsdale AV	c. 1885	Storefront Commercial	NC			The Velvet Touch		
24 W Hinsdale AV	c. 1920	Storefront Commercial	C			Hartley's Cycle Shoppe		
26-26.5 E Hinsdale AV	1950s	Retail	NC			Village Hairitage/Page's Restaurant		
28 W Hinsdale AV	c. 1920	Storefront Commercial	C			Beird and Warner		
53 S Lincoln ST	c. 1935	Colonial Revival / Bank	NC			Harris Bank		
111 S Lincoln ST	c. 1945	Modern / Office	C					
117 S Lincoln ST	c. 1935	Colonial Revival	C					
33-37 S Washington ST	1900	Queen Anne / Free Classic / Retail	S	HS		Barth's	Downtown Tour	
34 S Washington ST	1891	Storefront Commercial	C		Fox Building	Roudebush Realtors		
39 S Washington ST	c. 1890	Queen Anne / Retail	S			The Players Club House		
40 S Washington ST	1894	Storefront Commercial	C	HS	Evernden's Drug Store	Carol's Hallmark Cards	Downtown Tour	
41 S Washington ST	c. 1910	Storefront Commercial	C			King-Keyser		
42 S Washington ST	1894	Storefront Commercial	C			Eccentric		
43 S Washington ST	1901	Storefront Commercial	S	HS		Jade Dragon	Downtown Tour	
44 S Washington ST	1909	Storefront Commercial	NC		Olson's Dry Goods	Gap Kids		
45 S Washington ST	1994	Retail	NC			Starbucks Coffee		
46 S Washington ST	1914	Storefront Commercial	C			Browning and Sons Jewelers		
47 S Washington ST	1881	Italianate / Retail	S	HS		Philip's Flowers	Downtown Tour	
48 S Washington ST	1914/1982	Retail	NC			Schoen's		




# DOWNTOWN HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
49-51 S Washington ST	1928	Colonial Revival / Retail	S		Oswald Building	The Atrium		Zook, R. Harold (1928 remodeling)
50 S Washington ST	1980s	Retail	NC			Carousel Shoes		
52 S Washington ST	1898	Storefront Commercial	C	HS	Karlson's Building	Village Bootery	Downtown Tour	
53 S Washington ST	1927	Classical Revival / Retail	S	HS		Fleming and Simpson Antiques	Downtown Tour	
54 S Washington ST	1892	Queen Anne	S	HS		Einstein Bagels	Downtown Tour	
101 S Washington ST	1927	Classical Revival / Retail	S/NR	HS	Hinedale State Bank	Gap	IHSS; Downtown Tour	Barfield, William Gibson
102 S Washington ST	1888	Queen Anne / Retail	S		Papenhausen Building	Firmie McClure		
104-106 S Washington ST	c. 1915	Storefront Commercial	C			Betty Schwartz's Intimate Boutique		
108-110 S Washington ST	1925	Colonial Revival	S			County Line Properties		
112-114 S Washington ST	1929	Tudor Revival / Retail	S	HS		Tommy R's Italia	Downtown Tour	
116-118 S Washington ST	c. 1900	Storefront Commercial	NC			Paine Webber		
120 S Washington ST	1970s	Retail	NC			My Favorite Things		

# NORTH HINSDALE HISTORIC DISTRICT



Base Map, Courtesy of the Village of Hinsdale

-  Locally Significant (S) Buildings
-  Contributing (C) and Potentially Contributing (PC) Buildings
-  Non-contributing (NC) Buildings

HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

# NORTH HINSDALE HISTORIC DISTRICT

The North Hinsdale District encompasses parts of four subdivisions and contains residences spanning a 130 year construction period. Three early subdivisions, Stough's First Addition of 1868, Alfred Walker's First Addition also of 1868, and Ayres' Addition of 1869, have the earliest houses. The other part of the district, on Ravine Road and The Lane, is part of Walker's Second Subdivision (1923) and has many more houses dating from the early 20<sup>th</sup> century. Distributed throughout the area can be found housing from all time periods, indicating that the area did not develop one section at a time. In fact, even though the 1874 *Atlas and History of DuPage County, Illinois* ( p. 46-47) shows the subdivisions listed above, many blocks are shown with large lots that were further subdivided at a later date.

This district combines several areas with slightly differing character because it is difficult to define any distinct sub-areas. The area as a whole displays a wealth of historic resources from many periods of Hinsdale's early development. It appears to be one of the most threatened in the village because there are so many small structures. Yet it still contains some blocks with the fewest non-contributing buildings. Intensive study of this district can still preserve its essential historic character.



319 North Lincoln Street



206 North Washington Street

There are 380 principal structures within the area irregularly bounded by Grant Street on the west, Ayres Street, North Street and The Lane on the north, Elm Street, Park Avenue, and Oak Street on the east, and Maple Street and Chicago Avenue on the south. 279 or 73% have been ranked either significant (83), contributing (122), or potentially contributing (74) to a historic district, with 101 structures non-contributing to the district. The buildings range in age over a 130 time period with the earliest being the 1867 Italianate O. J. Stough House at 306 N. Grant Street. There are 70 buildings built before 1900 with several from the 1860s. The largest number of buildings (206) were constructed between 1900 and 1950.

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HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999



420 North Lincoln Street



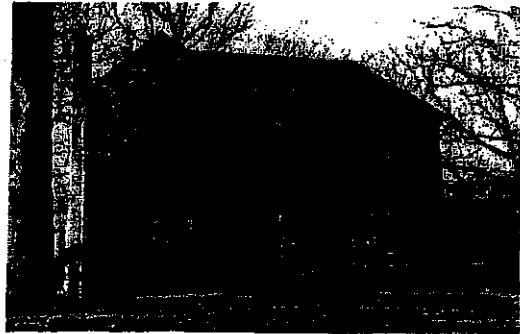
105 North Grant Street

Architectural styles are varied, with the greatest number found in the following styles: Colonial Revival (71), Tudor Revival (29), Craftsman and Craftsman Bungalow (38), and the popular vernacular type, the American Foursquare (13). Most other common styles in Hinsdale are also represented, including Italianate, Queen Anne, Shingle style, Dutch Colonial Revival, Second Empire, French Eclectic, and Prairie, as well as vernacular types such as Gable Front houses, L-Form houses, Gabled Ells, Bungalows, and Ranches.

There are four properties that may be eligible for individual listing on the National Register of Historic Places: the 1938 Modern/Tudor Revival, H. A. Golumbeck house at 300 Forest Road by R. Harold Zook; the 1912 Prairie style, Gordon Abbott House at 105 N. Grant Street by William Drummond; the 1894 Chateausque, William Day Gates House at 134 N. Lincoln Street by Jenney & Mundie; and the 1890 Queen Anne, Heman Fox House at 206 N. Washington Street.



300 Forest Road



330 North Elm Street

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
20 E Ayres ST	c. 1925	Dutch Colonial Revival	C				
24 E Ayres ST	c. 1925	Dutch Colonial Revival	PC				
30 E Ayres ST	1970s		NC				
6 W Ayres ST	1990s		NC				
120 W Ayres ST	1990s		NC				
109 W Chicago AV	1990s	Gas Station	NC				
111 W Chicago AV	1990s	Apartments	NC				
222 N Elm ST	1950s		NC				
224 N Elm ST	1894	Queen Anne	PC	HS	Kimbell House		
234 N Elm ST	c. 1915	Craftsman Bungalow	PC				
308 N Elm ST	c. 1925	Colonial Revival	S				
312 N Elm ST		No Style	NC				
315 N Elm ST	c. 1940	Colonial Revival	NC				
322 N Elm ST	c. 1910	Craftsman	C				
325 N Elm ST	1990s		NC				
330 N Elm ST	1938	French Eclectic	S	HS	Macca Residence		
333 N Elm ST	1990s		NC				
338 N Elm ST	1930	Craftsman	S	HS			
344 N Elm ST	1960s		NC				
345 N Elm ST	c. 1935	Colonial Revival	C				
347 N Elm ST	1935	Tudor Revival	S	HS	Fischer, Arthur M. House		Zook, R. Harold
348 N Elm ST	c. 1925	Colonial Revival	C				
353 N Elm ST	c. 1935	Tudor Revival Cottage	C				
357 N Elm ST	c. 1935	Tudor Revival	S	HS			

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
300 Forest RD	1938	Modern / Tudor Revival	SNR	HS	Columbeck, H. A. House		Zook, R. Harold
311 Forest RD	c. 1935	Colonial Revival	C				
312 Forest RD	c. 1935	Colonial Revival	C				
315 Forest RD	1970s		NC				
318 Forest RD	c. 1940	French Eclectic	C				
321 Forest RD	c. 1925	Dutch Colonial Revival	S				
326 Forest RD	c. 1935	Dutch Colonial Revival	C				
327 Forest RD	c. 1940	Colonial Revival Cottage	C				
331 Forest RD	c. 1940	Colonial Revival	S				
336 Forest RD	c. 1935	Colonial Revival	C				
337 Forest RD	c. 1940	Colonial Revival	C				
340 Forest RD	1990s		NC				
344 Forest RD	c. 1935	Colonial Revival	NC				
345 Forest RD	1960s		NC				
350 Forest RD	c. 1940	Colonial Revival	C				
351 Forest RD	c. 1925	Four over Four	C				
354 Forest RD	c. 1935	Tudor Revival / Mediterranean Revival	S				
417 Forest RD	c. 1925	Craftsman	S				
104 N Garfield ST	c. 1900	Queen Anne / Free Classic	S				
108 N Garfield ST		No Style	PC				
112 N Garfield ST	c. 1910	American Foursquare	C				
117 N Garfield ST	c. 1895	Shingle	PC	HS			
120 N Garfield ST	1883	Queen Anne	S	HS	Johnston House		

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
121 N Garfield ST	c. 1925	Craftsman	C				
127 N Garfield ST	c. 1925	Craftsman	PC				
128 N Garfield ST	c. 1895	Queen Anne	S				
131 N Garfield ST	c. 1925	Colonial Revival	S				
138 N Garfield ST	c. 1915	Craftsman	PC				
211 N Garfield ST	c. 1920	Bungalow	S				
215 N Garfield ST	c. 1905	Bungalow	PC				
216 N Garfield ST	c. 1935	Colonial Revival	C				
222 N Garfield ST	c. 1945	Minimal Traditional	PC				
223 N Garfield ST	c. 1895	Queen Anne	S				
224 N Garfield ST	1960s	No Style	NC				
233 N Garfield ST	1872	Italianate / Craftsman	PC		Walker House		
306 N Garfield ST	c. 1890	Queen Anne	C				
309 N Garfield ST	1960s	Ranch	NC				
311 N Garfield ST	c. 1940	Colonial Revival	C				
314 N Garfield ST	1869	Second Empire Cottage	S		Johnston House		
317 N Garfield ST	c. 1940	Colonial Revival	C				
321 N Garfield ST	c. 1935	Colonial Revival	C				
322 N Garfield ST	1869	L-Form	S	HS			
325 N Garfield ST	1950s		NC				
326 N Garfield ST	c. 1910	Craftsman Bungalow	C				
330 N Garfield ST	c. 1895	Queen Anne	C				
331 N Garfield ST	1950s		NC				
335 N Garfield ST	c. 1945	Minimal Traditional	C				



# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
404 N Garfield ST	c. 1915	Craftsman Bungalow	PC				
408 N Garfield ST	c. 1900	Bungalow	PC				
414 N Garfield ST	c. 1920	Colonial Revival / Craftsman	C				
418 N Garfield ST	c. 1915	Craftsman	PC				
423 N Garfield ST	1950s		NC				
424 N Garfield ST	c. 1900	No Style	PC				
429 N Garfield ST	c. 1935	Craftsman	C				
435 N Garfield ST	c. 1935	Colonial Revival	C				
439 N Garfield ST	1960s	Ranch	NC				
3 N Grant ST			NC				
7 N Grant ST	1990s		NC				
11 N Grant ST	c. 1870	Italianate	S				
19 N Grant ST	c. 1890	Shingle	S	HS			
105 N Grant ST	1912 or 1915	Prairie	S/NR	HS	Abbott, Gordon House		Drummond, William
111 N Grant ST	c. 1915	Prairie	C	HS			
119 N Grant ST	1873	Gable Front	C	HS	Stough House		
123 N Grant ST	1907	Classical Revival	C	HS			
131 N Grant ST	c. 1945	Minimal Traditional	C				
215 N Grant ST	c. 1940	Colonial Revival	PC				
221 N Grant ST	c. 1940	No Style	PC				
225 N Grant ST	c. 1885	Gable Front	PC				
231 N Grant ST	1990s		NC				
235 N Grant ST	1905	American Foursquare	S				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
306 N Grant ST	1867	Italianate	S	HS	Slough, O. J. House		
316 N Grant ST	1897	Queen Anne	C	HS			
319 N Grant ST	c. 1900	Colonial Revival	PC				
320 N Grant ST	1990s		NC				
323 N Grant ST		Colonial Revival	PC				
326 N Grant ST	c. 1920	Dutch Colonial Revival	C				
330 N Grant ST	c. 1910	Craftsman	C				
411 N Grant ST	c. 1925	Colonial Revival	PC				
417 N Grant ST	c. 1925	No Style	NC				
421 N Grant ST	c. 1920	Craftsman	C				
315 Hampton PL	c. 1935	Colonial Revival Cottage	S				
319 Hampton PL	c. 1935	Colonial Revival Cottage	C				
320 Hampton PL	1970s		NC				
323 Hampton PL	c. 1935	Colonial Revival	C				
327 Hampton PL	c. 1935	Tudor Revival Cottage	S				
328 Hampton PL	1927	Tudor Revival	C				
333 Hampton PL	1970s		NC				
334 Hampton PL	1950s		NC				
337 Hampton PL	c. 1935	Tudor Revival	C				
340 Hampton PL	1990s		NC				
341 Hampton PL	1990s		NC				
344 Hampton PL	1950s		NC				
347 Hampton PL	1990s		NC				
350 Hampton PL	1990s		NC				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
351 Hampton PL			NC				
357 Hampton PL	1950s		NC				
358 Hampton PL	1990s		NC				
361 Hampton PL	c. 1945	Minimal Traditional	C				
364 Hampton PL	1990s		NC				
13 E Hickory ST	1950s	Ranch	NC				
18 E Hickory ST	c. 1925	Colonial Revival	C				
23 E Hickory ST	1970s		NC				
26 E Hickory ST	1990s		NC				
36 E Hickory ST	1960s		NC				
112 E Hickory ST	c. 1940	Colonial Revival	C				
113 E Hickory ST	c. 1925	Craftsman	S				
118 E Hickory ST	c. 1940	Colonial Revival	PC				
122 E Hickory ST	c. 1920	Dutch Colonial Revival	C				
123 E Hickory ST	c. 1935	Colonial Revival	C				
126 E Hickory ST	c. 1910	Colonial Revival	PC				
134 E Hickory ST	1990s		NC				
201 E Hickory ST	1980s		NC				
218 E Hickory ST	c. 1900	Queen Anne	S				
222 E Hickory ST	1990s	Prairie	NC				
223 E Hickory ST	c. 1923	Craftsman	S	HS			Kennedy, B.B.
231 E Hickory ST	c. 1935	Colonial Revival	PC				
232 E Hickory ST	c. 1910	Prairie	S				
237 E Hickory ST	c. 1935	Colonial Revival	C				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
303 E Hickory ST	1881	L-Form	PC	HS			
311 E Hickory ST	1910	Craftsman Bungalow	S				
319 E Hickory ST	c. 1915	Craftsman	S				
329 E Hickory ST	c. 1915	Craftsman	C				
335 E Hickory ST	1990s		NC				
345 E Hickory ST	1915	Craftsman	S				
347 E Hickory ST	1970s		NC				
411 E Hickory ST			NC				
20 W Hickory ST	c. 1935	Colonial Revival	PC				
106 W Hickory ST	1990s		NC				
118 W Hickory ST	1888	Stick	S	HS	Humphrey House		
123 W Hickory ST	1883	Shingle	S	HS			
217 W Hickory ST	c. 1875	Gabled Ell	S				
108 N Lincoln ST	c. 1905	American Foursquare	PC				
22 N Lincoln ST	c. 1870	Gable Front	C				
111 N Lincoln ST	1894	Shingle	S				
112 N Lincoln ST	c. 1915	Prairie	S				
116 N Lincoln ST	c. 1900	Gable Front with Bay	PC				
117 N Lincoln ST	c. 1935	Tudor Revival	C				
119 N Lincoln ST	c. 1870	Italianate	S	HS			
124 N Lincoln ST	c. 1915	Prairie	S	HS			
125 N Lincoln ST	c. 1935	Cape Cod	C				
128 N Lincoln ST	1980s		NC				
134 N Lincoln ST	1894	Chateausque	S/NR	HS	Gates, William Day House		Jenney & Mundie

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
137 N Lincoln ST	1868	No Style	PC	HS	Bush House		
206 N Lincoln ST	1884	Queen Anne	S	HS	Stough/Oano House		
211 N Lincoln ST	c. 1925	Colonial Revival	PC				
212 N Lincoln ST	1886	Queen Anne	C	HS			
215 N Lincoln ST		No Style	PC				
219 N Lincoln ST	c. 1915	Craftsman Bungalow	C				
220 N Lincoln ST	c. 1925	Colonial Revival	C				
225 N Lincoln ST	1872	L-Form	S	HS	Stough/Peale House		
226 N Lincoln ST	1900s		NC				
231 N Lincoln ST	1900s		NC				
232 N Lincoln ST	c. 1875	Gabled Ell	PC				
303 N Lincoln ST	1885	Queen Anne	S	HS			
306 N Lincoln ST	c. 1910	American Foursquare	S				
309 N Lincoln ST	1885	Colonial Revival	PC	HS			
310 N Lincoln ST	1911	American Foursquare	PC				
314 N Lincoln ST	1881	Tudor Revival Cottage	PC	HS			
315 N Lincoln ST	c. 1910		PC				
318 N Lincoln ST	c. 1935	Colonial Revival	C				
319 N Lincoln ST	1877	Italianate	S	HS	Blodget House		
325 N Lincoln ST	c. 1935	Colonial Revival	C				
326 N Lincoln ST	c. 1910	American Foursquare	C				
329 N Lincoln ST	c. 1885	L-Form	PC				
330 N Lincoln ST	c. 1915	Craftsman	C				
403 N Lincoln ST	c. 1925	Colonial Revival	PC				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
404 N Lincoln ST	1990s		NC				
411 N Lincoln ST	c. 1925	Dutch Colonial Revival	C				
416 N Lincoln ST	c. 1915	American Foursquare / Prairie	S				
419 N Lincoln ST	c. 1935	Colonial Revival	C				
420 N Lincoln ST	c. 1915	American Foursquare / Prairie	S				
425 N Lincoln ST	c. 1925	Dutch Colonial Revival	PC				
428 N Lincoln ST	c. 1910	Colonial Revival	S				
100 E Maple ST	c. 1925	Tudor Revival Cottage	C				
105 E Maple ST	c. 1945	Craftsman	C				
106 E Maple ST	c. 1940	Minimal Traditional	C				
110 E Maple ST	c. 1925	Tudor Revival Cottage	S				
115 E Maple ST	c. 1870	Italianate	PC				
116 E Maple ST			NC				
119 E Maple ST	1990s		NC				
122 E Maple ST	1990s		NC				
123 E Maple ST	1869	Italianate	C	HS			
128 E Maple ST	c. 1920	Dutch Colonial Revival	C				
131 E Maple ST	c. 1910	Bungalow	PC				
134 E Maple ST	c. 1875	Gable Front	C				
135 E Maple ST (137 on map)	c. 1910	Craftsman Bungalow	S				
138 E Maple ST	c. 1915	Craftsman Bungalow	S				
146 E Maple ST	c. 1915	Craftsman Bungalow	PC				
11 W Maple ST	c. 1895	Richardsonian Romanesque	S	HS			

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
17 W Maple ST	1961	Church	NC		Unitarian Church of Hinsdale	Unitarian Church	
117 W North ST	c. 1915	American Foursquare / Craftsman	S				
11 E North ST	c. 1935	Colonial Revival	PC				
17 E North ST		Under construction	NC				
18 E North ST	c. 1910	Craftsman	C				
22 E North ST		No Style	PC				
23 E North ST	c. 1910	American Foursquare	C				
122 W North ST	c. 1940	Colonial Revival	C				
123 W North ST	1970s		NC				
312 N Oak ST	1990s		NC				
318 N Oak ST	1950s		NC				
322 N Oak ST		Cable Front	PC				
328 N Oak ST	c. 1925	Tudor Revival	S				
332 N Oak ST	1950s		NC				
348 N Oak ST	1950s		NC				
360 N Oak ST	1950s		NC				
100 N Park AV	1869	T-Form	C	HS			
114 N Park AV	1990s		NC				
118 N Park AV	1990s		NC	HS			
122 N Park AV	1910	Shingle	S				
128 N Park AV	1894	Shingle	S				
205 N Park AV	c. 1940	Colonial Revival	PC				
212 N Park AV	c. 1945	No Style	PC				
220 N Park AV	c. 1910	Four over Four	C				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
221 N Park AV	c. 1890	Queen Anne Cottage	C				
224 N Park AV	c. 1890	Shingle Cottage	S				
225 N Park AV	c. 1885	Queen Anne	S				
230 N Park AV	1990s		NC				
231 N Park AV	1990s		NC				
234 N Park AV	c. 1900	Four over Four	S				
235 N Park AV	c. 1880	Gabled Ell	PC				
121 Post Circle	c. 1945	Garage	C				
303 Radcliffe Way	1970s		NC				
310 Radcliffe Way	c. 1940	Colonial Revival	C				
315 Radcliffe Way	1990s		NC				
321 Radcliffe Way	1950s		NC				
322 Radcliffe Way	1980s		NC				
324 Radcliffe Way	c. 1935	Colonial Revival	C				
325 Radcliffe Way	c. 1940	Colonial Revival	C				
330 Radcliffe Way	c. 1935	Tudor Revival	C				
333 Radcliffe Way	c. 1940	French Eclectic	C				
334 Radcliffe Way	1990s		NC				
339 Radcliffe Way	c. 1940	French Eclectic	C				
344 Radcliffe Way	c. 1935	Colonial Revival	C				
351 Radcliffe Way	1990s		NC				
105 Ravine RD	1960s	Colonial Revival	NC				
120 Ravine RD	c. 1935	Dutch Colonial Revival	C				
123 Ravine RD	1990s		NC				



# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
129 Ravine RD	c. 1940	Tudor Revival Cottage	S				
133 Ravine RD	1939	Tudor Revival Cottage	S	HS	Prater, Ralph House		Zook, R. Harold
137 Ravine RD	1990s		NC				
145 Ravine RD	c. 1925	Tudor Revival	S				
147 Ravine RD	1990s		NC				
150 Ravine RD	1990s		NC				
155 Ravine RD	1990s		NC				
159 Ravine RD	1990s		NC				
160 Ravine RD	c. 1935	Tudor Revival	C				
165 Ravine RD	c. 1940	Cape Cod	C				
200 Ravine RD (202 on map)	c. 1920	Tudor Revival Cottage	S				
203 Ravine RD	c. 1925	Craftsman	S				
207 Ravine RD			NC				
208 Ravine RD	c. 1920	Tudor Revival Cottage	C				
211 Ravine RD	c. 1935	Colonial Revival	NC				
214 Ravine RD	c. 1925	Colonial Revival	C				
217 Ravine RD	c. 1935	Tudor Revival Cottage	S				
218 Ravine RD	c. 1945	Minimal Traditional	C				
221 Ravine RD			NC				
224 Ravine RD	c. 1925	Tudor Revival	C				
225 Ravine RD	c. 1945	Colonial Revival Cottage	C				
228 Ravine RD	c. 1925	Tudor Revival Cottage	C				
314 Ravine RD	c. 1935	Colonial Revival	C				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
318 Ravine RD	c. 1945	Minimal Traditional	C				
324 Ravine RD	c. 1935	No Style	PC				
330 Ravine RD	c. 1935	Colonial Revival Cottage	S				
332 Ravine RD	c. 1935	Colonial Revival	C				
338 Ravine RD	1950s		NC				
342 Ravine RD	1990s		NC				
348 Ravine RD	c. 1935	Craftsman	C				
352 Ravine RD	c. 1935	Colonial Revival	C				
358 Ravine RD	c. 1935	Colonial Revival	C				
110 The Lane (108?)	1950s	Ranch	NC				
112 The Lane	1950s	Ranch	NC				
118 The Lane (116?)	c. 1945	Colonial Revival Cottage	PC				
122 The Lane	c. 1945	Colonial Revival	C				
128 The Lane	c. 1925	Tudor Revival	S				
134 The Lane	c. 1945	Cape Cod	C				
138 The Lane	c. 1920	Tudor Revival	S				
144 The Lane	c. 1915	Colonial Revival Cottage	C				
148 The Lane	c. 1935	Colonial Revival Cottage	C				
154 The Lane	c. 1925	No Style	PC				
160 The Lane	c. 1920	Craftsman	C				
164 The Lane	c. 1925	Tudor Revival	C				
207 The Lane	1929	Tudor Revival	S				
211 The Lane	1990s		NC				
217 The Lane	1990s		NC				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
221 The Lane	c. 1915	Craftsman Bungalow	S				
225 The Lane	1990s		NC				
16 E Walnut ST	1990s		NC				
17 E Walnut ST		No Style	PC				
21 E Walnut ST	1990s		NC				
27 E Walnut ST	c. 1910	Craftsman	C				
31 E Walnut ST	pre 1897	L-Form	PC	HS	Osgood House		
35 E Walnut ST	c. 1875	No Style	PC				
107 E Walnut ST	c. 1920	Chicago Bungalow	C				
108 E Walnut ST	c. 1915	Tudor Revival	S				
114 E Walnut ST	c. 1915	Craftsman Bungalow	C				
115 E Walnut ST	1886	Queen Anne	PC	HS			
120 E Walnut ST	1874	Italianate	S	HS			
121 E Walnut ST	c. 1910	Craftsman	S				
124 E Walnut ST	c. 1900	Colonial Revival	S				
127 E Walnut ST	c. 1885	Queen Anne	S				
128 E Walnut ST	c. 1935	Colonial Revival	C				
132 E Walnut ST	c. 1915	Craftsman Bungalow	PC				
133 E Walnut ST	1873	Queen Anne	C	HS	Walker House		
135 E Walnut ST	c. 1935	Minimal Traditional	C				
138 E Walnut ST	1990s		NC				
140 E Walnut ST	c. 1940	Cape Cod	C				
143 E Walnut ST	c. 1875	No Style	PC	HS			
207 E Walnut ST	c. 1920	Craftsman	C				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
215 E Walnut ST	c. 1900	Queen Anne Cottage	S	HS	Heineman, Simon P./Madywheel House		
221 E Walnut ST	1960s	Colonial Revival	NC				
225 E Walnut ST	c. 1920	American Foursquare	C				
229 E Walnut ST	c. 1910	American Foursquare	PC				
239 E Walnut ST	1889	Queen Anne	S	HS	Ridgeway House		Patton & Fisher
23 W Walnut ST	c. 1870	Italianate	S	HS			
119 W Walnut ST	1980s		NC				
122 W Walnut ST	1990s		NC				
123 W Walnut ST	1872	Gothic Revival	PC	HS	Fitch House		
111 N Washington ST	c. 1935	Tudor Revival	C				
112 N Washington ST	c. 1900	Queen Anne / Free Classic	C				
115 N Washington ST	c. 1910	Prairie	C	HS			
120 N Washington ST	1884	L-Form	S	HS	Slough/Fox House		
123 N Washington ST	1893	Four over Four	C	HS			
126 N Washington ST	1990s		NC				
129 N Washington ST	c. 1935	Colonial Revival Cottage	PC				
130 N Washington ST	1895	Colonial Revival	PC				
133 N Washington ST	1870	Italianate	S	HS	Tiffany, Joel House		
136 N Washington ST	1883	T-Form / Gothic Revival	S	HS	Van Liew House		
205 N Washington ST	1872	Colonial Revival	PC	HS			
206 N Washington ST	1890	Queen Anne	S/NR	HS	Fox, Heman House		
211 N Washington ST	c. 1915	Prairie	PC	HS			
214 N Washington ST	c. 1925	Tudor Revival	S				

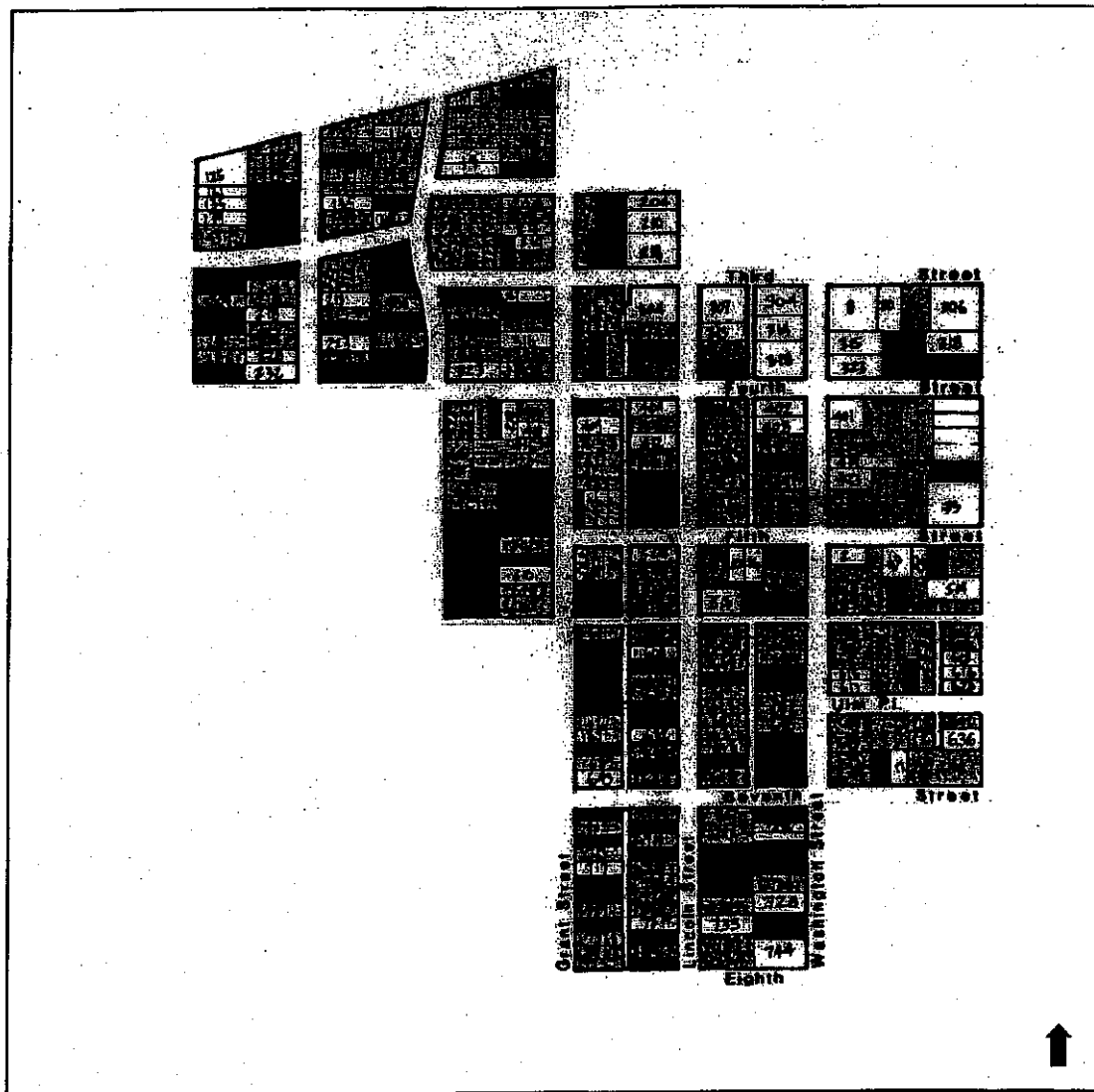
# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
215 N Washington ST	c. 1915	Craftsman	PC				
221 N Washington ST	c. 1915	Bungalow	PC				
224 N Washington ST	c. 1910	Craftsman	C				
225 N Washington ST	c. 1935	Dutch Colonial Revival	C				
230 N Washington ST	c. 1925	Colonial Revival	C				
231 N Washington ST	c. 1910	Craftsman	PC				
235 N Washington ST	c. 1925	Colonial Revival	C				
236 N Washington ST	c. 1935	Colonial Revival	PC				
304 N Washington ST	1875	Queen Anne	C	HS	Talmadge/Hawthorn House		
305 N Washington ST	1889	Queen Anne	C	HS	Allen House		
312 N Washington ST	1990s		NC				
313 N Washington ST	1890	No Style	PC	HS	Smith House		
319 N Washington ST	1870	T-Form	C				
320 N Washington ST	c. 1910	American Foursquare	C				
324 N Washington ST		No Style	PC				
325 N Washington ST	1990s		NC				
329 N Washington ST	c. 1905	Four over Four	PC				
330 N Washington ST	c. 1885	Queen Anne	PC				
403 N Washington ST	c. 1880	No Style	PC				
404 N Washington ST	c. 1890	Queen Anne Free Classic	C				
414 N Washington ST	1888	Gable Front	PC	HS	Bush House		
415 N Washington ST	c. 1900	No Style	PC				
420 N Washington ST	1888	No Style	PC				
421 N Washington ST	c. 1905	Craftsman	C				

# NORTH HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Architect
425 N Washington ST	1990s		NC				

# TOWN OF HINSDALE HISTORIC DISTRICT



Base Map, Courtesy of the Village of Hinsdale

- Locally Significant (S) Buildings
- Contributing (C) and Potentially Contributing (PC) Buildings
- Non-contributing (NC) Buildings

HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

# TOWN OF HINSDALE HISTORIC DISTRICT

The original town of Hinsdale was recorded by William Robbins in 1865 and included most of this proposed district which is immediately south of the historic downtown. Also included is a section of Case's Addition of 1872. Many lots in this section of Hinsdale are small, dating from these two original subdivision dates. But the housing stock, while tending to have more older buildings than North Hinsdale, is still varied in style and original construction date. The area is primarily residential, with just three churches, one school, and one storefront included within the boundary.



304 South Lincoln Street



318 South Garfield Street

There are 349 primary structures within the proposed district bounded by Madison, Vine and Grant Streets on the west, Hinsdale Avenue, Second and Third Streets on the north, Garfield Street on the east, and Fourth, Sixth, and Eighth Streets on the south. This boundary incorporates the parts of Case's Addition and the original Plat of Hinsdale that still retain their historic integrity, as well as a later area to the south which has some similar character. Of the 349 structures, 253 or 72% have been ranked either significant (77), contributing (134), or potentially contributing (42) to a historic district. There are 96 non-contributing buildings or 28% of the total. The buildings range in age over 130 years, with the oldest being the 1868 Italianate Ruth House at 402 S. Washington Street. There are a large number of newly constructed buildings interspersed within the district.

Architectural styles include a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century styles and vernacular types. The most predominant high styles include: Queen Anne and Queen Anne Free Classic (38), Colonial Revival (23), and Craftsman and Craftsman Bungalow (23). Among vernacular types, the Gable Front houses and cottages are most well represented with 43 examples. There are also American Foursquares (20) and Bungalows (14).

There are four properties that may be eligible for individual listing on the National Register of Historic Places: the 1889 Queen Anne, George Robbins House at 8 E. Third

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HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999



Street; the 1900 Prairie style, William Coffen House at 306 S. Garfield by George W. Maher; the 1888 Queen Anne, Childs House at 318 S. Garfield Street; and the 1875 Victorian Gothic Revival, Shannon House at 304 S. Lincoln Street.



8 East Third Street



419 South Washington Street

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
117 S Clay ST	c. 1890	Gable Front Cottage	C						
119 S Clay ST	c. 1890	No Style	PC						
121 S Clay ST	1960s		NC						
122 S Clay ST	c. 1890	Gable Front	C						
126 S Clay ST	c. 1890	Gable Front with Bay	C						
127 S Clay ST	c. 1900	Gable Front	C						
128 S Clay ST	c. 1890	Gable Front	C						
131 S Clay ST	c. 1900	Queen Anne / Free Classic	C						
132 S Clay ST	1960s		NC						
135 S Clay ST	c. 1900	Gable Front	S						
136 S Clay ST	1960s		NC						
139 S Clay ST	c. 1900	Gable Front	C						
140 S Clay ST	1990s		NC						
144 S Clay ST	1990s		NC						
210 S Clay ST	1872/1990s	Gable Front	PC	HS	Merrick House		HHS/plaque; Arch Walks; HTB		
213 S Clay ST	c. 1870	Gothic Revival	S						
214 S Clay ST	c. 1910	American Foursquare	C						
215 S Clay ST	c. 1880	Gable Front with Bay	C						
218 S Clay ST	c. 1910	Craftsman	S						
219 S Clay ST			NC						
220 S Clay ST	c. 1895	Gable Front with Bay	C						
223 S Clay ST	c. 1880	Queen Anne	S						
224 S Clay ST	c. 1920	Craftsman Bungalow	PC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
228 S Clay ST	c. 1900	Gable Front	S						
229 S Clay ST	c. 1900	Cable Front with Bay	C						
232 S Clay ST	c. 1915	American Foursquare	S						
23 W Eighth ST	c. 1923	Colonial Revival	C						
107 W Eighth ST	1960s		NC						
125 W Eighth ST	c. 1925	Tudor Revival	C						
207 W Eighth ST	1990s		NC						
223 W Eighth ST	c. 1925	Craftsman	S						
4 E Fifth ST	1922	Tudor Revival	S	HS	Danielson, Frank D. House		IHSS; Zook list; Arch Gems	Zook, R. Harold	
13 E Fifth ST	c. 1925	Cape Cod	C						
14 E Fifth ST	c. 1910	Prairie	C						
17 E Fifth ST	1872/1910	American Foursquare	C	HS			HTS/plaque		
20 E Fifth ST	c. 1870	T-Form	S	HS			IHSS		
25 E Fifth ST	c. 1925	Colonial Revival	C						
26 E Fifth ST	c. 1915	Craftsman Bungalow	S						
30 E Fifth ST	1990s		NC	HS	Swartout Residence		IDOT		
33 E Fifth ST	1892	Queen Anne	S	HS	Shinn/Crossette House		IHSS; HTS/plaque; Arch Walks; HTB		
16 W Fifth ST	c. 1895	Queen Anne	S	HS	Cushing, Charles House		Arch Walks; HTB		
22 W Fifth ST	c. 1885	Queen Anne	S						
115 W Fifth ST	c. 1890	Gable Front Cottage	S						
118 W Fifth ST	c. 1915	Bungalow	C						
119 W Fifth ST	c. 1890	Queen Anne Cottage	S						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
122 W Fifth ST	c. 1890	Gable Front	C						
123 W Fifth ST	c. 1890	Queen Anne Cottage	S						
127 W Fifth ST	1990s		NC						
11 E Fourth ST	1990s		NC						
14 E Fourth ST	c. 1925	French Eclectic	C						
18 E Fourth ST	c. 1920	Bungalow	PC						
23 E Fourth ST	1990s		NC						
117 W Fourth ST	c. 1915	Craftsman	C						
118 W Fourth ST	c. 1915	Craftsman	C						
121 W Fourth ST	1990s		NC						
125 W Fourth ST	c. 1900	American Foursquare	C						
211 W Fourth ST	c. 1895	Queen Anne / Free Classic	S						
212 W Fourth ST	c. 1905	Colonial Revival	S						
218 W Fourth ST	1990s		NC						
224 W Fourth ST	c. 1910	American Foursquare	PC						
228 W Fourth ST	c. 1890	Gable Front	C						
305 W Fourth ST	1990s		NC						
313 W Fourth ST	1980s		NC						
317 W Fourth ST	1990s		NC						
423 W Fourth ST	1990s		NC						
306 S Garfield ST	1899/1900	Prairie	SNR	HS	Coffeyn, William House		IHSS; HHS; Arch Gems; Arch Walks; HTB; DuPage	Maier, George W.	
318 S Garfield ST	1888	Queen Anne	SNR	HS	Childs House		IHSS; HHS/plaque; Arch Walks; Arch Gems; HTB		

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
320 S Garfield ST	1950s	Colonial Revival	NC						
412 S Garfield ST	1930	Gothic Revival / Church	S		Evangelical Mission Covenant Church	Evangelical Covenant Church			
424 S Garfield ST	1990s		NC						
504 S Garfield ST		No Style	PC						
514 S Garfield ST	1928	Tudor Revival Cottage	S	HS			IHSS, Arch Gems	Zook, R. Harold	
518 S Garfield ST	c. 1925	French Eclectic	C						
602 S Garfield ST	c. 1945	Tudor Revival	C						
606 S Garfield ST	c. 1945	Colonial Revival	C						
612 S Garfield ST	1904	Queen Anne / Free Classic	S	HS			IHSS, FHS		
616 S Garfield ST	c. 1910	Bungalow	S						
620 S Garfield ST	c. 1925	Bungalow	S						
632 S Garfield ST	c. 1910	American Foursquare	C						
636 S Garfield ST	c. 1915	Bungalow	S						
644 S Garfield ST	c. 1890	Queen Anne	PC						
112 S Grant ST	c. 1895	Gable Front with Bay	PC						
116 S Grant ST	1960s		NC						
204 S Grant ST	1914	Gothic Revival / Church	S						
212 S Grant ST	c. 1910	American Foursquare	S						
214 S Grant ST	c. 1890	Gable Front with Bay	S						
220 S Grant ST	c. 1895	Gable Front with Bay	C						
300 S Grant ST	1900	Gothic Revival / Church	S		Immanuel Church	Immanuel Evangelical & Reformed Church			

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
304 S Grant ST	1954		NC		Immanuel Evangelical & Reformed Center	Montessori of Hinsdale			
312 S Grant ST	c. 1895	Queen Anne / Free Classic	C						
316 S Grant ST	c. 1895	Queen Anne / Free Classic	S						
320 S Grant ST	c. 1895	Queen Anne / Free Classic	C						
324 S Grant ST	c. 1900	No Style	PC						
403 S Grant ST	1990s		NC						
406 S Grant ST	1904	Queen Anne / Free Classic	C	HS			HHS		
409 S Grant ST	c. 1890	Gable Front	S						
410 S Grant ST	c. 1915	Craftsman Bungalow	S						
413 S Grant ST	c. 1915	American Foursquare	PC						
416 S Grant ST	1904	Gable Front	PC	HS			HHS		
417 S Grant ST	c. 1875	Gable Front	C						
420 S Grant ST	1893	Queen Anne	C	HS			HHS		
421 S Grant ST	c. 1875	Upright and Wing	S?						
424 S Grant ST	1990s		NC						
425 S Grant ST	c. 1895	Gable Front	C						
428 S Grant ST	1990s		NC						
432 S Grant ST	1990s		NC						
436 S Grant ST	1990s		NC						
440 S Grant ST	1990s		NC						
502 S Grant ST	c. 1935	Colonial Revival	C						
503 S Grant ST	c. 1915	Dutch Colonial Revival	S						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
506 S Grant ST	1990s		NC						
510 S Grant ST	c. 1900	Gable Front	S						
513 S Grant ST	1960s		NC						
514 S Grant ST	c. 1880	Gabled Ell	C						
517 S Grant ST	1990s		NC						
520 S Grant ST	c. 1920	Dutch Colonial Revival	C						
601 S Grant ST	c. 1875	L-Form	C						
605 S Grant ST	1990s		NC						
60 S Grant ST	1980s		NC			Elliston Funeral Home			
611 S Grant ST	1990s		NC						
615 S Grant ST	1990s		NC						
619 S Grant ST	1990s		NC						
623 S Grant ST	1950s		NC						
627 S Grant ST	c. 1935	Colonial Revival	C						
631 S Grant ST	c. 1935	Colonial Revival	C						
635 S Grant ST	1990s		NC						
639 S Grant ST	c. 1935	Colonial Revival	C						
643 S Grant ST	c. 1925	Bungalow	S						
704 S Grant ST	1950s		NC						
705 S Grant ST	c. 1945	Ranch	C						
708 S Grant ST	c. 1945	Minimal Traditional	C						
709 S Grant ST	1970s		NC						
712 S Grant ST			NC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
713 S Grant ST	c. 1890	Cabled Ell	C						
716 S Grant ST			NC						
717 S Grant ST	c. 1890	Queen Anne	S						
721 S Grant ST	1970s		NC						
722 S Grant ST			NC						
725 S Grant ST	1960s		NC						
728 S Grant ST			NC						
729 S Grant ST	c. 1935	No Style	C						
733 S Grant ST	1990s		NC						
734 S Grant ST			NC						
737 S Grant ST	c. 1945	Minimal Traditional	C						
740 S Grant ST			NC						
741 S Grant ST	c. 1935	Colonial Revival	C						
314 W Hinsdale AV	c. 1920	Storefront Commercial	C						
204 S Lincoln ST	c. 1910	Craftsman	S						
210 S Lincoln ST	1894	Shingle	S	HS			HHS		
218 S Lincoln ST	c. 1880	Italianate / Queen Anne	S						
304 S Lincoln ST	1875	Victorian Gothic Revival	S/NR	HS	Shannon House		IHS; Arch Walks		
307 S Lincoln ST	1894	Colonial Revival	S	HS	Conover House		HHS; Arch Walks		
313 S Lincoln ST	1874	T-Form	S	HS			HHS/plaque		
314 S Lincoln ST	c. 1875	No Style	PC						
317 S Lincoln ST	c. 1940	Colonial Revival	C						
318 S Lincoln ST	1990s		NC						



# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
323 S Lincoln ST		Vacant Lot	NC						
324 S Lincoln ST	c. 1895	Queen Anne	PC						
401 S Lincoln ST	c. 1910	American Foursquare	C						
404 S Lincoln ST	c. 1875	Gable Front	S						
407 S Lincoln ST	c. 1935	Colonial Revival	C						
408 S Lincoln ST	c. 1915	Bungalow	C						
412 S Lincoln ST	c. 1910	American Foursquare	S						
413 S Lincoln ST	c. 1915	Colonial Revival	PC						
416 S Lincoln ST	c. 1915	Craftsman	C						
417 S Lincoln ST	c. 1915	Colonial Revival	C						
422 S Lincoln ST	1980s		NC						
423 S Lincoln ST	c. 1910	Craftsman	C						
427 S Lincoln ST	c. 1910	American Foursquare	C						
428 S Lincoln ST	1990s		NC						
433 S Lincoln ST	c. 1910	Craftsman	C						
434 S Lincoln ST			NC						
504 S Lincoln ST	c. 1910	Craftsman	S						
508 S Lincoln ST	c. 1910	American Foursquare	C						
512 S Lincoln ST	c. 1900	Gambrel Front	PC						
515 S Lincoln ST	c. 1890	Colonial Revival	S						
518 S Lincoln ST	c. 1910	Bungalow	C						
601 S Lincoln ST	c. 1900	Gable Front	C						
604 S Lincoln ST	c. 1935	L-Form	C						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
605 S Lincoln ST	c. 1875	L-Form	PC						
606 S Lincoln ST	c. 1910	Bungalow	C						
608 S Lincoln ST	c. 1900	Queen Anne Cottage	S						
609 S Lincoln ST	c. 1940	Colonial Revival	C						
612 S Lincoln ST	1990s		NC						
615 S Lincoln ST		Vacant Lot	NC						
616 S Lincoln ST	c. 1915	American Foursquare	C						
619 S Lincoln ST	c. 1915	Craftsman	PC						
620 S Lincoln ST	c. 1895	Gable Front with Bay	C						
623 S Lincoln ST	c. 1915	Tudor Revival Cottage	C						
624 S Lincoln ST	1990s		NC						
627 S Lincoln ST	c. 1935	Cape Cod	C						
628 S Lincoln ST	1990s		NC						
631 S Lincoln ST	c. 1910	Prairie	PC						
632 S Lincoln ST	c. 1900	American Foursquare	S						
635 S Lincoln ST	c. 1900	Queen Anne	PC						
638 S Lincoln ST	c. 1925	Bungalow	C						
639 S Lincoln ST	1990s		NC						
640 S Lincoln ST	1990s		NC						
643 S Lincoln ST	c. 1900	Queen Anne	C						
644 S Lincoln ST	c. 1915	Craftsman Bungalow	C						
704 S Lincoln ST	c. 1890	Gable Front	C						
707 S Lincoln ST	c. 1910	American Foursquare	C						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
708 S Lincoln ST	1990s		NC						
710 S Lincoln ST	c. 1910	American Foursquare	PC						
711 S Lincoln ST	1990s		NC						
714 S Lincoln ST	1970s		NC						
717 S Lincoln ST	1990s		NC						
718 S Lincoln ST	c. 1890	Queen Anne	PC						
722 S Lincoln ST	c. 1935	Dutch Colonial Revival	C						
723 S Lincoln ST	1990s		NC						
726 S Lincoln ST	c. 1900	Gable Front	C						
729 S Lincoln ST	c. 1925	Dutch Colonial Revival	C						
730 S Lincoln ST	c. 1900	Queen Anne	C						
733 S Lincoln ST	c. 1925	Dutch Colonial Revival	S						
734 S Lincoln ST	c. 1900	Queen Anne / Free Classic	S						
738 S Lincoln ST	1990s		NC						
739 S Lincoln ST	c. 1925	Dutch Colonial Revival	C						
742 S Lincoln ST	c. 1935	Colonial Revival	C						
125 S Madison ST	c. 1890	Queen Anne	S						
131 S Madison ST	c. 1890	Gable Front	S						
135 S Madison ST	c. 1890	Gable Front	S						
139 S Madison ST	c. 1890	Queen Anne	S						
143 S Madison ST	c. 1885	Gable Front	C						
205 S Madison ST	1950s		NC						
209 S Madison ST	c. 1920	Bungalow	PC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
215 S Madison ST	1990s		NC						
217 S Madison ST	1950s		NC						
221 S Madison ST	c. 1905	Gable Front	PC						
225 S Madison ST	c. 1890	Queen Anne	C						
116 W Second ST	1990s		NC						
126 W Second ST	c. 1910	Craftsman	C						
314 W Second ST	1876	Gabled Ell	C	HS	Patch House		HHS/plaque; Arch Walks		
318 W Second ST	c. 1900	No Style	C						
322 W Second ST	1890	Gable Front with Bay	C	HS	Drallmeier House		HHS/plaque; Arch Walks		
408 W Second ST	1990s		NC						
417 W Second ST	c. 1890	Side Gable	C						
424 W Second ST	1950s		NC						
15 E Seventh ST	1970s		NC						
17 E Seventh ST	c. 1935	French Eclectic	S						
23 E Seventh ST	c. 1940	Minimal Traditional	C						
126 W Seventh ST	1960s		NC						
222 W Seventh ST			NC						
4 E Sixth ST	c. 1920	No Style	PC						
13 E Sixth ST	c. 1925	French Eclectic	C						
14 E Sixth ST	c. 1900	Gable Front Cottage	PC						
18 E Sixth ST	c. 1900	No Style	PC						
21 E Sixth ST	1990s		NC						
25 E Sixth ST	c. 1880	L-Form	PC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
26 E Sixth ST	c. 1910	American Foursquare	C						
11 W Sixth ST	1990s		NC						
225 W Sixth ST	1990s		NC						
8 E Third ST	1889	Queen Anne	S/NR	HS	Robbins, George House		HHS/plaque; Arch Gens; Arch Walks; HTB; DuPage		
20 E Third ST	c. 1935	Dutch Colonial Revival	S	HS			IHSS		
30 E Third ST	c. 1925	French Eclectic	C						
118 W Third ST	1890	Side Gable	C	HS			HHS/plaque		
119 W Third ST		Vacant Lot	NC						
122 W Third ST	c. 1890	Side Gable	C						
123 W Third ST	c. 1890	Gable Front	PC						
126 W Third ST	c. 1895	Gable Front	PC						
127 W Third ST	c. 1895	Gable Front	C						
212 W Third ST	c. 1900	Four over Four	S						
213 W Third ST	1990s		NC						
217 W Third ST	c. 1895	Queen Anne	PC						
221 W Third ST	c. 1895	Gable Front with Bay	C						
222 W Third ST	1990s		NC						
227 W Third ST	c. 1900	Gable Front with Bay	C						
229 W Third ST	c. 1900	Four over Four	C						
13 Ulm PL	c. 1915	Craftsman Bungalow	C						
16 Ulm PL	c. 1925	Colonial Revival	C						
17 Ulm PL	c. 1915	Bungalow	PC						
21 Ulm PL	1990s		NC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
22 Ulm PL	c. 1920	Prairie	PC						
25 Ulm PL	c. 1910	Craftsman	C						
28 Ulm PL	c. 1925	Craftsman	C						
107 S Vine ST	c. 1895	Queen Anne	S						
111 S Vine ST	1905	Gable Front	PC	HS			HHS		
112 S Vine ST	c. 1890	Gable Front	C						
115 S Vine ST	c. 1895	Gable Front with Bay	C						
116 S Vine ST	c. 1890	Queen Anne	S						
119 S Vine ST	c. 1895	L-Form	PC						
120 S Vine ST	c. 1900	No Style	PC						
124 S Vine ST	c. 1885	Gable Front / Queen Anne	C						
125 S Vine ST	1931	Gothic Revival / School	S		Zion Lutheran School	Zion Lutheran School			
128 S Vine ST	c. 1885	Queen Anne	PC						
136 S Vine ST	1990s		NC						
140 S Vine ST	c. 1925	Tudor Revival Cottage	S						
201 S Vine ST	c. 1890	Gable Front	C						
204 S Vine ST	1990s		NC						
205 S Vine ST	c. 1910	Craftsman	C						
210 S Vine ST	1970s		NC						
216 S Vine ST	1990s		NC						
306 S Vine ST	c. 1875	Side Hall	C						
307 S Vine ST	c. 1805	No Style	C						
308 S Vine ST	1990s		NC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
311 S Vine ST	1990s		NC						
315 S Vine ST	c. 1900	Colonial Revival	C						
316 S Vine ST	c. 1910	American Foursquare	C						
319 S Vine ST	c. 1890	L-Form	C						
323 S Vine ST	c. 1910	American Foursquare	S						
415 S Vine ST	c. 1925	Dutch Colonial Revival	C						
421 S Vine ST	c. 1890	L-Form	PC						
427 S Vine ST	c. 1945	Minimal Traditional	C						
429 S Vine ST	c. 1940	Tudor Revival Cottage	C						
435 S Vine ST	1990s		NC						
439 S Vine ST	c. 1935	No Style	NC						
443 S Vine ST	1990s		NC						
449 S Vine ST	1990s		NC						
457 S Vine ST	c. 1935	No Style	NC						
707 S Vine ST	1990s		NC						
711 S Vine ST	1990s		NC						
715 S Vine ST	1970s		NC						
721 S Vine ST	c. 1940	Ranch / Colonial Revival	C						
725 S Vine ST	c. 1940	Ranch / Colonial Revival	C						
731 S Vine ST	1950s		NC						
735 S Vine ST	1990s		NC						
741 S Vine ST	1950s		NC						
304 S Washington ST	1872/1900	Four over Four	S	HS	Hulanski House		HHS/plaque; Arch Walks		

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
314 S Washington ST	1888	Queen Anne	S	HS	Froscher House		HHS/plaque; Arch Walks; HTB		
315 S Washington ST	c. 1890	Shingle	S	HS	Edwards House		check sources; HTB		
318 S Washington ST	c. 1910	Craftsman	S	HS			IHSS		
323 S Washington ST	c. 1870	Gable Front	S	HS	Linsley House		IHSS; Arch Walks; HTB		
401 S Washington ST	c. 1890	Queen Anne	S						
402 S Washington ST	1868	Italianate	S	HS	Ruth House		IHSS; Arch Walks		
408 S Washington ST	c. 1910	Craftsman	S	HS	Ruth, L.C. House		IHSS; DuPage County		
411 S Washington ST	c. 1890	L-Form	C						
412 S Washington ST	c. 1880	L-Form	C						
415 S Washington ST	c. 1890	Gable Front	PC						
418 S Washington ST	1990s		NC						
419 S Washington ST	1892	Gable Front	S	HS			HHS/plaque		
423 S Washington ST	1889	Gable Front	S	HS			HHS		
424 S Washington ST	1874	No Style	C	HS			HHS		
427 S Washington ST	c. 1915	Bungalow	PC						
430 S Washington ST	c. 1935	Colonial Revival	C						
433 S Washington ST	1889	Queen Anne	C	HS			HHS/plaque		
434 S Washington ST	1913	Prairie	C	HS			HHS		
504 S Washington ST	1990s		NC						
507 S Washington ST	c. 1915	Colonial Revival	C						
510 S Washington ST	1896	Queen Anne	PC	HS	Scotford House		HHS; Arch Walks		
513 S Washington ST	c. 1895	Gable Front	C						
517 S Washington ST	c. 1865	Gable Front Cottage	C						



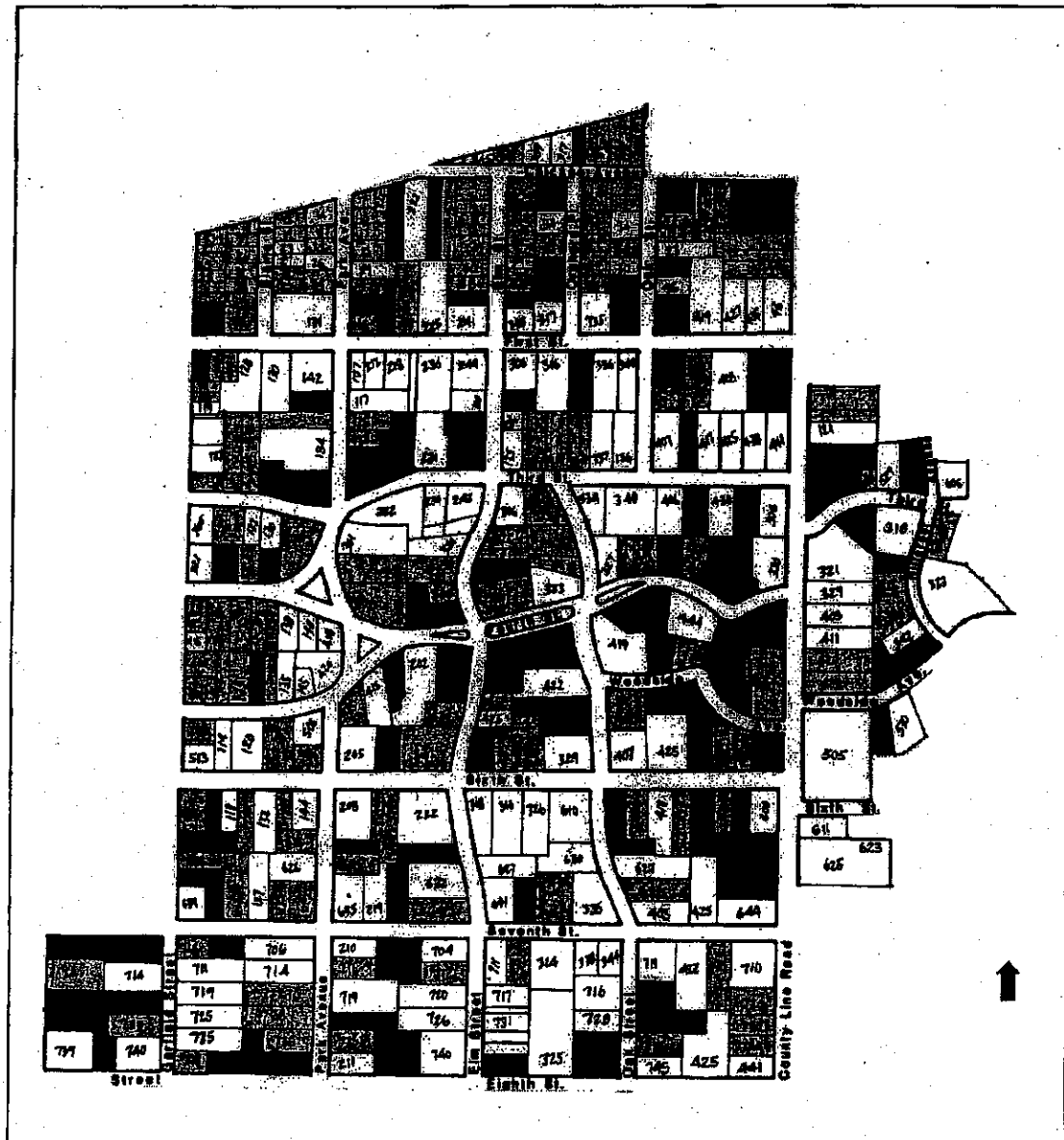
# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
518 S Washington ST		Vacant Lot	NC						
602 S Washington ST	c. 1880	Gable Front	C						
606 S Washington ST	c. 1890	Gable Front	C						
607 S Washington ST	c. 1915	Bungalow	C						
610 S Washington ST	c. 1890	Gable Front	C						
611 S Washington ST	c. 1925	Dutch Colonial Revival	C						
614 S Washington ST	c. 1890	Gable Front	NC						
615 S Washington ST	c. 1895	Queen Anne Cottage	S						
617 S Washington ST	c. 1895	Queen Anne	S						
618 S Washington ST	1990s		NC						
622 S Washington ST	c. 1910	Craftsman	PC						
626 S Washington ST	c. 1900	American Foursquare	C						
629 S Washington ST	c. 1935	Tudor Revival	C						
630 S Washington ST	c. 1900	Gable Front	C						
633 S Washington ST	c. 1935	Tudor Revival	C						
634 S Washington ST	1970s		NC						
639 S Washington ST	c. 1935	Colonial Revival	C						
640 S Washington ST	1960s		NC						
643 S Washington ST	c. 1925	Dutch Colonial Revival	C						
646 S Washington ST	1990s		NC						
704 S Washington ST	1990s		NC						
708 S Washington ST	c. 1910	Craftsman	S						
714 S Washington ST	1990s		NC						

# TOWN OF HINSDALE HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect	Builder
718 S Washington ST	1990s		NC						
724 S Washington ST	c. 1945	Classical Revival	C						
728 S Washington ST	c. 1910	Craftsman Bungalow	S						
736 S Washington ST	1990s		NC						
744 S Washington ST	c. 1935	Mediterranean Revival	S						

# ROBBINS PARK HISTORIC DISTRICT



Base map, Courtesy of the Village of Hinsdale

- Locally Significant (S) Buildings
- Contributing (C) and Potentially Contributing (PC) Buildings
- Non-contributing (NC) Buildings

HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

# ROBBINS PARK HISTORIC DISTRICT

The Robbins Park Historic District includes the most exclusive historic neighborhood in Hinsdale. William Robbins' First Addition of 1868 was laid out on eight blocks just south of the railroad tracks just east of the train station. The homes built here, for the most part, were large and luxurious, set back on wide front lawns. In 1871, he laid out the Robbins Park Addition, immediately to the south of the First Addition. It has slightly curving streets and small landscaped islands, in the picturesque manner initiated by Frederic Law Olmstead in his 1868 plan for Riverside, Illinois. These are some of the largest lots in Hinsdale, and the residences sited on them appear as estates in a garden-like setting. Some of the streets are still paved with the original brick pavers. As in most of Hinsdale, construction dates span a long time period — over 130 years and a variety of styles also abound, with a particular preponderance of Colonial Revival houses. The proposed district also includes some of the houses in Cook County that line the east side of County Line Road. Also as in most of Hinsdale, there have been new houses constructed throughout the district, generally of the same size and scale as the surrounding older homes. A few, however, are somewhat too large for their sites.



222 East Chicago Avenue



14 South Park Avenue

There are 426 primary structures within the proposed district bounded roughly by Garfield Street on the west, Chicago Avenue on the north, County Line Road on the east, and Eighth Street on the south. One block that is west of Garfield Street, between Seventh and Eighth Streets, has been included in this district rather than the Town of Hinsdale, because its character is more like Robbins Park with its large lots and homes. Also included within an irregular boundary are some of the more significant older homes in Cook County along County line Road, between First and Seventh Streets. Of the 484 primary structures, 308 or 72% are significant (164), contributing (115), or potentially contributing (29) to the district. 118 are non-contributing, with many of those from the 1950s. Two of the non-contributing buildings are ranked non-contributing/significant. These are buildings which have architectural merit but are less than 50 years old. The buildings in the district range in age over a 130 year period, with the earliest being the

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HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

1863 Italianate/Gothic Revival Pearsall House at 120 E. Fifth Street. The greatest number of houses (221) were built between 1900 and 1950. There is also a large number (91) built before 1900. 114 have been built since 1950.



222 East Sixth Street

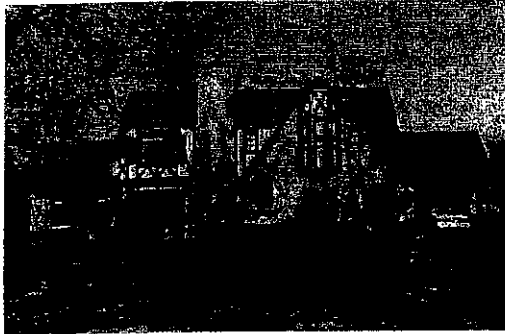


329 East Sixth Street

Architectural styles are varied, including many late 19<sup>th</sup> century styles as well as a broad sampling of revival styles from the second quarter of the 20<sup>th</sup> century. The most predominant styles are Colonial Revival houses and cottages (94), Queen Anne (36), Tudor Revival houses and cottages (33), Craftsman (32), and French Eclectic houses and cottages (17). Cottages are generally 1 or 1 ½ story versions of each style, while houses are two or more stories. The area is primarily residential, with three churches, one school, and two buildings used as offices.

There are 17 buildings that have been cited as potentially eligible for individual listing on the National Register of Historic Places and one that has already been listed on the National Register. Because there are so many prominent buildings in this section of the village, it is difficult to distinguish the best of a particular architectural style without further research and analysis. For that reason, a large list of potentially eligible buildings has been included which might be pared down to a smaller number of nominations. Those of particular architectural merit include: the 1866 Italianate, Roth House at 222 E. Chicago Avenue; the 1928 Tudor Revival, W. W. Thompson House at 325 E. Eighth Street designed by R. Harold Zook; the 1945 Modern style house at 441 E. Eighth Street; the 1875 Italianate, former Grace Episcopal Rectory at 130 E. First Street; the 1905 Prairie style, E. P. Welles house at 323 E. Fourth Street designed by Spencer & Powers; the 1912 Craftsman house at 136 S. Oak Street designed by William G. Barfield for himself; the 1925 Prairie style house at 422 S. Oak Street; the 1924 French Eclectic house at 420 S. Park Avenue by the architect, Pashley; the 1915 Tudor Revival house at 706 S. Park Avenue; the 1924 Tudor Revival, Bassett and Washburn Boiler House at 324 E. Seventh Street; the 1927 Tudor Revival, Houston Hiatt House at 405 E. Seventh Street designed by R. Harold Zook; the 1927 Mediterranean Revival House at 420 E. Seventh Street; the 1892 Classical Revival, Merrill House at 222 E. Sixth Street designed by Adolph Froscher; the 1899 Colonial Revival/Queen Anne, Basset House at 329 E. Sixth

Street; the 1910 Prairie style, A. W. True House at 231 E. Third Street designed by E. E. Roberts; and the 1895 Classical Revival house at 242 E. Third Street. The house already on the National Register is the 1869 Italianate, William Whitney House at 142 E. First Street. This house is locally known as the "Hallmark House," because it was featured on a TV commercial for Hallmark cards in 1970.



405 East Seventh Street



441 East Eighth Street

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
15 Blaine AV	c. 1895	Queen Anne / Free Classic	C					
18 Blaine AV	1908	Queen Anne	C	HS	Ganske House		HHS; Arch Walks	
19 Blaine AV	1889	L-Form	C	HS			HHS/plaque	
22 Blaine AV	c. 1900	Queen Anne	C					
23 Blaine AV	1895	Queen Anne	S	HS	Kendall House		HHS; Arch Walks	
26 Blaine AV	c. 1890	Queen Anne	PC					
27 Blaine AV	c. 1885	Queen Anne	S	HS			IHSS	
31 Blaine AV	c. 1895	Queen Anne	C					
32 Blaine AV	c. 1900	Queen Anne	C					
37 Blaine AV	c. 1895	Queen Anne / Free Classic	C					
38 Blaine AV	c. 1885	Queen Anne	C					
212 E Chicago AV	c. 1910	American Foursquare	PC					
216 E Chicago AV	1990s	Under construction	NC					
222 E Chicago AV	1866	Italianate	S/NR	HS	Roth House		IHSS; Arch Gens; Arch Walks	
230 E Chicago AV	1990s		NC					
245 E Chicago AV	c. 1875	Second Empire Cottage	S					
303 E Chicago AV	c. 1875	T-Form	C					
304 E Chicago AV	c. 1895	Queen Anne / Free Classic	C					
309 E Chicago AV	c. 1890	Queen Anne	S					
317 E Chicago AV	c. 1885	Queen Anne	S					
323 E Chicago AV	1980s		NC					
331 E Chicago AV	c. 1890	Shingle	C					
332 E Chicago AV	c. 1895	Cable Front	C					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
333 E Chicago AV	c. 1910	Bungalow	C					
337 E Chicago AV	c. 1915	Craftsman	C					
341 E Chicago AV	c. 1915	Tudor Revival Cottage	C					
418 E Chicago AV	c. 1910	Prairie	C					
420 E Chicago AV	c. 1915	Tudor Revival	C					
426 E Chicago AV	1990s		NC					
12 S County Line RD	1970s		NC					
22 S County Line RD	c. 1915	Craftsman	C					
30 S County Line RD	c. 1915	Craftsman	C					
46 S County Line RD	1928	Tudor Revival	S	HS	Smith, S. B. House		IHSS; Zook list; Arch Gems	Zook, R. Harold
113 S County Line RD	c. 1910	Craftsman	C					
118 S County Line RD	1960s		NC					
121 S County Line RD	1894	Dutch Colonial Revival	S	HS	Bagley House		IHSS	Wright, Frank Lloyd
131 S County Line RD	1960s		NC					
141 S County Line RD	1960s		NC					
306 S County Line RD	1940	Modern	S	HS			IHSS	
321 S County Line RD	1893	Colonial Revival	S	HS			IHSS, HHS	
329 S County Line RD	c. 1925	Tudor Revival	S	HS			IHSS	
330 S County Line RD	c. 1925	Dutch Colonial Revival	S	HS			IHSS	
403 S County Line RD	c. 1910	Prairie	S	HS			IHSS	
410 S County Line RD	1950s	Colonial Revival	NC					
411 S County Line RD	c. 1925	Colonial Revival	S					
420 S County Line RD	c. 1945	Colonial Revival	C					



# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
421 S County Line RD	c. 1935	French Eclectic	C					
429 S County Line RD	c. 1935	Colonial Revival	C					
436 S County Line RD	c. 1925	Colonial Revival	C					
505 S County Line RD	1902	Classical Revival	S	HS	Freer House		IDOT	
530 S County Line RD	1950s		NC					
600 S County Line RD	c. 1935	French Eclectic	S	HS			IHSS	
611 S County Line RD	c. 1915	Italian Renaissance	S					
620 S County Line RD	1960s		NC					
623 S County Line RD	c. 1915	Craftsman	S					
625 S County Line RD	c. 1915	Craftsman	S	HS			IHSS	
628 S County Line RD	1950s		NC					
636 S County Line RD	1990s		NC					
644 S County Line RD	1920	Colonial Revival	S	HS			IHSS	
710 S County Line RD	1915	Colonial Revival	S				HHS	
720 S County Line RD	c. 1935	Colonial Revival	C					
730 S County Line RD	c. 1935	Colonial Revival	C					
740 S County Line RD	c. 1935	Colonial Revival	C					
21 E Eighth ST	1990s		NC					
119 E Eighth ST	1990s		NC					
125 E Eighth ST	1950s		NC					
135 E Eighth ST	1990s		NC					
211 E Eighth ST	1950	Ranch	NC/S					
219 E Eighth ST	1990s		NC					
223 E Eighth ST	1980		NC					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
325 E Eighth ST	1928 or 1933	Tudor Revival	S/NR	HS	Thompson, W. W. House		IHSS; Zook list; Arch Gens	Zook, R. Harold
425 E Eighth ST	c. 1925	Colonial Revival	S	HS			IHSS	
441 E Eighth ST	c. 1945	Modern	S/NR	HS			IHSS	
10 S Elm ST	c. 1920	No Style	PC					
120 S Elm ST	c. 1925	Colonial Revival	S	HS			IHSS	
121 S Elm ST	1980s		NC					
125 S Elm ST	c. 1935	Cape Cod	S					
130 S Elm ST	1990s		NC					
135 S Elm ST	c. 1900	Colonial Revival	S					
2 S Elm ST	c. 1935	Tudor Revival Cottage	C					
6 S Elm ST	c. 1935	Colonial Revival	C					
13 S Elm ST	1960s		NC					
14 S Elm ST	c. 1935	Colonial Revival	C					
18 S Elm ST	c. 1925	Dutch Colonial Revival	C					
21 S Elm ST	c. 1910	Craftsman	PC					
24 S Elm ST	c. 1915	Colonial Revival	C					
25 S Elm ST	c. 1900	Gable Front	PC					
29 S Elm ST	c. 1900	Queen Anne / Free Classic	S					
30 S Elm ST	c. 1940	Tudor Revival	C					
37 S Elm ST	c. 1900	Colonial Revival	PC					
38 S Elm ST	c. 1915	Craftsman	PC					
44 S Elm ST	1960s		NC					
45 S Elm ST	1950	Colonial Revival	NC					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
321 S Elm ST	c. 1945	Colonial Revival	C					
324 S Elm ST	1916	Prairie	S	HS			IHSS, HHS	
332 S Elm ST	c. 1875	Italianate	PC	IHS			IHSS	
333 S Elm ST	1990s		NC					
341 S Elm ST	c. 1915	Colonial Revival	C					
411 S Elm ST	1970s		NC					
417 S Elm ST	c. 1925	Colonial Revival	C				HHS	
424 S Elm ST	c. 1940	French Eclectic	C					
425 S Elm ST	c. 1935	French Eclectic	S	HS			IHSS	
620 S Elm ST	1970s		NC					
627 S Elm ST	c. 1925	Craftsman	S					
632 S Elm ST	c. 1935	Colonial Revival	S	HS			IHSS	
641 S Elm ST	c. 1925	French Eclectic	S					
642 S Elm ST	c. 1940	Colonial Revival	C					
704 S Elm ST	c. 1940	Colonial Revival	S					
711 S Elm ST	c. 1935	Colonial Revival	S					
712 S Elm ST	c. 1935	Colonial Revival	C					
717 S Elm ST	c. 1935	Tudor Revival	S					
720 S Elm ST	c. 1925	Renaissance Revival	S					
726 S Elm ST	c. 1925	Colonial Revival	S					
731 S Elm ST	c. 1940	Tudor Revival	S	HS			IHSS	
737 S Elm ST	1990s		NC					
740 S Elm ST	c. 1935	Art Deco	S	HS			IHSS	
114 E Fifth ST	c. 1890	Queen Anne	S					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
115 E Fifth ST	c. 1880	L-Form	PC					
120 E Fifth ST	1863	Italianate / Gothic Revival	S	HS	Pearson House		IHSS, HHS/plaque; Arch Gems; Arch Walks; HTB	
121 E Fifth ST	c. 1875	Italianate	PC	HS	Haskell House		Arch Walks; HTB	
127 E Fifth ST	1900s		NC					
132 E Fifth ST	1882	No Style	PC	HS	Bushnell House		HHS/plaque; Arch Walks	
135 E Fifth ST	1889	Queen Anne	S	HS	Cushing House		HHS/plaque; Arch Walks	
145 E Fifth ST	c. 1925	French Eclectic	S					
105 E First ST	1970s	Office	NC					
108 E First ST	c. 1910	Craftsman	C			Body Image		
114 E First ST	c. 1935	Tudor Revival / School	C		Grace Episcopal School	Grace Episcopal School		
115 E First ST	c. 1935	Colonial Revival	C					
120 E First ST	1885/1913	Gothic Revival / Church	S	HS	Grace Episcopal Church	Grace Episcopal Church	IHSS	
130 E First ST	1875	Italianate	S/NR	HS	Grace Episcopal Rectory/Sawyer House		IHSS, HHS/plaque; Arch Gems; Arch Walks; HTB	
139 E First ST	1946/1958	Modern / Church	S		Redeemer Lutheran Church	Redeemer Lutheran Church		
142 E First ST	1869	Italianate	S/NR	HS	Whitney, William House		NR; IHSS, HHS/plaque; Arch Gems; Arch Walks; HTB	
212 E First ST	c. 1925	Tudor Revival	S	HS			IHSS (214)	
215 E First ST	1990s		NC					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
218 E First ST	c. 1940	Colonial Revival	S					
219 E First ST	1924	Dutch Colonial Revival	C	HS			Arch Gems	
225 E First ST	c. 1895	Colonial Revival	S					
230 E First ST	1898	Colonial Revival	S	HS	Butler, F. O. House		IHSS; HHS; Arch Walks	Ashby, G. W.
241 E First ST	1887	Queen Anne	S	HS	Clarke House		HHS/plaque; Arch Walks	
244 E First ST	1893	Colonial Revival	S	HS	Mitchell House		HHS/plaque; Arch Walks; HTB	Shepley, Rulan & Coolidge
305 E First ST	c. 1895	Colonial Revival	S	HS	Shaw House		Arch Walks; HTB	
306 E First ST	1890	Richardsonian Romanesque	S	HS	Grant House		IHSS; HHS/plaque; Arch Gems; Arch Walks	
316 E First ST	c. 1895	Dutch Colonial Revival	S	HS			IHSS	
317 E First ST	1888	Queen Anne	S	HS	Mihm House		HHS/plaque; Arch Walks	
326 E First ST	c. 1910		NC					
335 E First ST	c. 1890	Shingle	S					
336 E First ST	c. 1910	Prairie	S					
343 E First ST	1900s		NC					
344 E First ST	1906	Craftsman	S				HHS	
404 E First ST	1995		NC					
405 E First ST	1951	Colonial Revival / Church	NC					
414 E First ST	1904	Shingle	C	HS	Hinkley House		HHS; Arch Walks	
419 E First ST	c. 1920	Colonial Revival	S					
425 E First ST	c. 1910	Prairie	S	HS			IHSS	

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
428 E First ST	1905	Prairie	S				HHS	
435 E First ST	c. 1905	Colonial Revival	S					
436 E First ST	1990s		NC					
442 E First ST	1950s		NC					
104 E Fourth ST	1874	Queen Anne	C	HS	Eggleson House		HHS/plaque; Arch Walks, HTB	
112 E Fourth ST	c. 1880	L-Form	PC					
115 E Fourth ST	1990s		NC					
121 E Fourth ST	1882	Gable Front	C	HS			HHS/plaque; Arch Walks	
122 E Fourth ST	1887	Gable Front	PC	HS			HHS/plaque; Arch Walks	
126 E Fourth ST	c. 1915	Craftsman	C					
127 E Fourth ST	1990s		NC					
134 E Fourth ST	c. 1915	Craftsman	C					
138 E Fourth ST	c. 1890	Shingle	S					
148 E Fourth ST	c. 1910	Craftsman	S					
200 E Fourth ST	1970s		NC					
202 E Fourth ST	1886	Queen Anne	S	HS	Hinkley House		HHS/plaque; Arch Walks	
205 E Fourth ST	1990s		NC					
211 E Fourth ST	c. 1920		NC					
222 E Fourth ST	1960s		NC					
310 E Fourth ST	1980s		NC					
320 E Fourth ST	1960s		NC					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
323 E Fourth ST	1905 or 1908	Prairie	SNR	HS	Welles, E. P. House		IHSS; Arch Gems	Spencer & Powers
411 E Fourth ST	c. 1925	Colonial Revival Cottage	C					
412 E Fourth ST	1990s		NC					
419 E Fourth ST	c. 1925	Dutch Colonial Revival	C					
420 E Fourth ST	1970s		NC					
425 E Fourth ST	1990s		NC					
435 E Fourth ST	c. 1925	Colonial Revival	C					
441 E Fourth ST	1950s		NC					
444 E Fourth ST	1929	Tudor Revival	S	HS	Keig, Marshall House		Zook list; Arch Gems	Zook, R. Harold
445 E Fourth ST	1990s		NC					
448 E Fourth ST	1990s		NC					
23 S Garfield ST	c. 1890	Queen Anne	PC	HS	Bohlander Building		Arch Walks	
27 S Garfield ST	c. 1890	Queen Anne	S	HS	Bohlander Building		Arch Walks	
33 S Garfield ST	1903	Bungalow	C				HHS	
35 S Garfield ST	1903	Shingle	S	HS	Buchholz House		HHS; IDOT	
101 S Garfield ST	1954	Office	NC			Hinsdale Dental		
111 S Garfield ST	c. 1910	Bungalow	PC			Ann Newmann Interiors		
113-115 S Garfield ST	c. 1865	Greek Revival	PC			Len Bauer and Associates		
119 S Garfield ST	c. 1870	L-Form / Gothic Revival	S					
137 S Garfield ST	1882/1915-18	Gothic Revival / Tudor Revival Church	S	HS	Union Church of Hinsdale	Union Church	IHSS	
305 S Garfield ST	c. 1910	Colonial Revival	S	HS			IHSS	

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
321 S Garfield ST	c. 1865	Greek Revival	S	HS			IHSS	
415 S Garfield ST	c. 1935	Tudor Revival	S					
425 S Garfield ST	c. 1890	Colonial Revival	C					
431 S Garfield ST	c. 1880	L-Form	C					
505 S Garfield ST	1887	No Style	PC				HHS	
513 S Garfield ST	1885	Queen Anne	S	HS	Collins House		HHS/plaque; Arch Walks	
605 S Garfield ST	1872	No Style	PC	HS	Sloum House		HHS; Arch Walks; HTB	
617 S Garfield ST	1990s		NC					
629 S Garfield ST	c. 1945	Cape Cod	C					
631 S Garfield ST	1990s		NC					
639 S Garfield ST	1873	Italianate	S	HS	McIntyre, F. A. House		IHSS	
711 S Garfield ST	c. 1920	Colonial Revival	S					
714 S Garfield ST	c. 1895	Colonial Revival	S					
719 S Garfield ST	c. 1925	Colonial Revival	S					
724 S Garfield ST	1990s		NC					
725 S Garfield ST	c. 1895	Shingle	S					
730 S Garfield ST	c. 1940	Cape Cod	C					
735 S Garfield ST	c. 1915	Tudor Revival	S	HS			IHSS	
740 S Garfield ST	c. 1925	Classical Revival	S	HS			IDOT	
741 S Garfield ST	c. 1910	Craftsman / Classical	C					
305 Hillcrest AV	c. 1935	Colonial Revival	C					
318 Hillcrest AV	c. 1920	Spanish Colonial Revival	S	HS			IHSS	
322 Hillcrest AV	1960s		NC					



# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
323 Hillcrest AV	c. 1935	Classical Revival	S	HS			IHSS (325)	
326 Hillcrest AV	c. 1945	No style	C					
336 Hillcrest AV	c. 1940	Colonial Revival	C					
342 Hillcrest AV	c. 1935	Renaissance Revival	S					
4 N Oak ST	c. 1925	Tudor Revival Cottage	C					
14 N Oak ST	c. 1910	Central Passage	C					
3 S Oak ST	1990s		NC					
4 S Oak ST	c. 1915	American Foursquare	C					
7 S Oak ST	1990s		NC					
8 S Oak ST	c. 1915	Craftsman	C					
13 S Oak ST	c. 1910	American Foursquare	C					
14 S Oak ST	c. 1915	Colonial Revival	S					
17 S Oak ST	c. 1910	American Foursquare	C					
23 S Oak ST	c. 1910	Prairie	S					
24 S Oak ST	c. 1915	Colonial Revival	PC					
30 S Oak ST	c. 1915	Craftsman	S					
31 S Oak ST	1990s		NC					
35 S Oak ST	c. 1910	Craftsman	S	HS			IHSS	
36 S Oak ST	1990s		NC					
136 S Oak ST	1912	Craftsman	S/NR	HS	Barfield, William G.		IHSS	
316 S Oak ST	1895	Colonial Revival	C	HS			IHSS/plaque	
327 S Oak ST	1924	Tudor Revival Cottage	S	HS	Zook, R. Harold House		Zook list; Arch Gens	Zook, R. Harold
419 S Oak ST	c. 1915	Classical Revival	S	HS			IHSS	

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
422 S Oak ST	1925	Prairie	SNR	HS			IHSS	
504 S Oak ST	1970s		NC					
511 S Oak ST	c. 1940	No style	C					
540 S Oak ST	1990s	Under construction	NC					
610 S Oak ST	1952	Ranch	NC/S					
611 S Oak ST	1950s	Colonial Revival	NC					
621 S Oak ST	1990s		NC					
627 S Oak ST	c. 1925	Tudor Revival	S					
630 S Oak ST	c. 1935	Colonial Revival	S					
635 S Oak ST	c. 1945	Colonial Revival	C					
711 S Oak ST	c. 1935	Colonial Revival	S	HS			IHSS	
716 S Oak ST	c. 1920	Classical Revival	S					
717 S Oak ST	1990s		NC					
727 S Oak ST		Vacant Lot	NC					
728 S Oak ST	c. 1925	French Eclectic	S					
735 S Oak ST	c. 1945	Colonial Revival	C					
740 S Oak ST	1990s		NC					
744 S Oak ST	1990s		NC					
745 S Oak ST	c. 1925	French Eclectic	S					
2 Orchard PL	1950s		NC					
3 Orchard PL	c. 1920	Dutch Colonial Revival	C					
10 Orchard PL	1960s		NC					
14 Orchard PL	1890	Queen Anne / Free Classic	S		Payne Residence		HHS	
15 Orchard PL	c. 1910	Craftsman Bungalow	PC					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
17 Orchard PL	c. 1910	Craftsman	C					
21 Orchard PL	c. 1945	Colonial Revival	C					
22 Orchard PL	c. 1895	Queen Anne / Free Classic	C					
29 Orchard PL	c. 1875	Italianate	PC					
34 Orchard PL	1990s		NC					
35 Orchard PL	c. 1920	Dutch Colonial Revival	C					
40 Orchard PL	1970s		NC					
7 S Park AV	c. 1910	American Foursquare	C					
13 S Park AV	c. 1910	American Foursquare	C					
14 S Park AV	1888	Queen Anne	S	HS	Orabo, Herman House		HHS/plaque; Arch Walks; HTB	
17 S Park AV	c. 1895	Queen Anne / Free Classic	C					
18 S Park AV	c. 1940	Queen Anne / Free Classic	C					
23 S Park AV	1886	Colonial Revival	PC				HHS	
24 S Park AV	c. 1880	Queen Anne	C					
26 S Park AV	c. 1900	Colonial Revival	S					
29 S Park AV	1868	Gothic Revival	S	HS			HHS/plaque	
34 S Park AV	c. 1895	Queen Anne	PC					
37 S Park AV	c. 1925	Colonial Revival / Tudor	C					
39 S Park AV	1980s		NC					
45 S Park AV	c. 1940	Colonial Revival	C					
107 S Park AV	c. 1940	French Eclectic	S					
117 S Park AV	c. 1910	Prairie	S					
124 S Park AV	1950s		NC					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
125 S Park AV	c. 1925	Colonial Revival	C					
133 S Park AV	c. 1935	Tudor Revival	C					
134 S Park AV	1904	Colonial Revival	S	HS	Root House		IHSS; Arch Walks	
135 S Park AV	1950s		NC					
154 S Park AV	1950s		NC					
301 S Park AV	1887	Shingle	S	HS	Landis House		IHSS/plaque; Arch Gens; Arch Walks	
310 S Park AV	c. 1880	No Style	PC					
317 S Park AV	1872	No Style	C	HS	Stuart House		IHSS, IHS/plaque	
333 S Park AV	1884 or 1894	Queen Anne	S	HS	Knight, William House		IHSS; Arch Gens; Arch Walks; IFTB	Flanders & Zimmerman
415 S Park AV	1886/c. 1910	Craftsman	S	HS			IHSS/plaque	
418 S Park AV	c. 1920	Craftsman	S					
420 S Park AV	1924	French Eclectic	SNR	HS			IHSS; Arch Gens, IDOT	Pashley
425 S Park AV	c. 1940	Colonial Revival	PC					
506 S Park AV	c. 1910	Craftsman	S	HS			IHSS	
516 S Park AV	1910	Colonial Revival	C	HS			IHSS; Arch Gens	
618 S Park AV	c. 1925	Colonial Revival	C					
619 S Park AV	1990s		NC					
623 S Park AV	c. 1885	Shingle	PC					
626 S Park AV	c. 1890	Shingle	S					
635 S Park AV	c. 1925	Tudor Revival	S	HS			IHSS	
640 S Park AV	c. 1925	Colonial Revival	C					
706 S Park AV	c. 1915	Tudor Revival	SNR	HS			IHSS	

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
711 S Park AV	c. 1940	Colonial Revival	C					
714 S Park AV	c. 1915	Tudor Revival	S	HS			IHSS	
719 S Park AV	c. 1915	Craftsman	S					
722 S Park AV	c. 1935	Colonial Revival	C					
728 S Park AV	c. 1925	Classical Revival	C					
729 S Park AV	1990s		NC					
735 S Park AV	c. 1925	French Eclectic	C	HS			IHSS	
736 S Park AV	c. 1925	Tudor Revival	C					
312 Princeton RD	1990s		NC					
320 Princeton RD	1950s		NC					
512 Princeton RD	1970s		NC					
530 Princeton RD	1960s		NC					
2 E Seventh ST	1990s		NC					
16 E Seventh ST	1960s		NC					
26 E Seventh ST	1960s		NC					
30 E Seventh ST	1970s		NC					
110 E Seventh ST	1886	No Style	PC	HS			IHS/plaque	
115 E Seventh ST	1950s	Colonial Revival	NC					
121 E Seventh ST	c. 1925	French Eclectic	C					
122 E Seventh ST	1990s		NC					
127 E Seventh ST	c. 1925	French Eclectic	S					
135 E Seventh ST	c. 1940	French Eclectic	C					
210 E Seventh ST	1925	Spanish Colonial Revival	S	HS			IHSS	
219 E Seventh ST	c. 1940	Colonial Revival Cottage	S					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
220 E Seventh ST	1990s		NC					
225 E Seventh ST	1950s		NC					
228 E Seventh ST	1990s		NC					
311 E Seventh ST	1990s		NC					
312 E Seventh ST	c. 1940	Colonial Revival	C					
321 E Seventh ST	c. 1935	Colonial Revival	C					
324 E Seventh ST	(1927)	Tudor Revival	SNR	HS	Bassett and Washburn Boiler House		IHSS; DuPage County	
335 E Seventh ST	1927	Tudor Revival	S	HS			IHSS; IDOT	Zook, R. Harold
338 E Seventh ST	c. 1925	French Eclectic Cottage	S					
344 E Seventh ST	c. 1925	French Eclectic Cottage	S					
405 E Seventh ST	1927	Tudor Revival	SNR	HS	Hiatt, Houston House		IHSS; Zook list; Arch Gems	Zook, R. Harold
420 E Seventh ST	1927	Mediterranean Revival	SNR	HS			IHSS	
425 E Seventh ST	c. 1920	Colonial Revival	S	HS			IHSS	
430 E Seventh ST	c. 1935	Colonial Revival	C					
114 E Sixth ST	1990s		NC					
118 E Sixth ST	c. 1935	Colonial Revival	S					
124 E Sixth ST	c. 1910	American Foursquare	C					
132 E Sixth ST	c. 1925	Tudor Revival	S					
138 E Sixth ST	c. 1925	Colonial Revival	C	HS			IHSS	
144 E Sixth ST	c. 1920	Craftsman	S	HS			IHSS	
205 E Sixth ST	c. 1870	Italianate	S	HS	Cary House		IHSS; Arch Walks; HTB	

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
208 E Sixth ST	1926	Tudor Revival	S	HS	Everett Residence		IHSS; Arch Gems	Poole, Benjamin
217 E Sixth ST	1990s		NC					
218 E Sixth ST	c. 1925	Colonial Revival	C					
222 E Sixth ST	1892	Classical Revival	S/NR	HS	Merrill House		IHSS; IHLS; Arch Walks; HTB	
231 E Sixth ST	c. 1935	Colonial Revival	PC					
303 E Sixth ST	1960s		NC					
308 E Sixth ST	1927	Tudor Revival	S	HS			IHSS	
311 E Sixth ST	c. 1935	Colonial Revival Cottage	C					
316 E Sixth ST	c. 1925	Tudor Revival	S	HS			IHSS	
319 E Sixth ST	c. 1925	Renaissance Revival	C					
326 E Sixth ST	c. 1925	French Eclectic	S					
329 E Sixth ST	1899	Colonial Revival / Queen Anne	S/NR	HS	Basset House		IHSS; Arch Walks	
407 E Sixth ST	c. 1920	Colonial Revival	S	HS			IHSS	
414 E Sixth ST	c. 1935	Colonial Revival	C					
418 E Sixth ST	c. 1925	Craftsman	S	HS			IHSS	
422 E Sixth ST	c. 1935	Colonial Revival Cottage	C					
425 E Sixth ST	1864/c. 1935	Colonial Revival	S	HS	Robbins, William/Basset House "Woodside"		IHSS; IHLS; Arch Gems; Arch Walks; HTB; DuPage	
433 E Sixth ST	1950s		NC					
434 E Sixth ST			NC					
439 E Sixth ST	1937	Colonial Revival	C	HS	Prescott, Frank House		Zook list; Arch Gems	Zook, R. Harold
444 E Sixth ST	c. 1935	Colonial Revival	C					

# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
448 E Sixth ST	1960s		NC					
453 E Sixth ST	c. 1925	Colonial Revival	C	HS			IHSS (449)	
118 E Third ST	1917	Craftsman	C				IHSS	
119 E Third ST	c. 1885	No Style	PC					
122 E Third ST	1883	Queen Anne	S	HS			IHSS/plaque	
127 E Third ST	1980s		NC					
130 E Third ST	1892	Queen Anne	S	HS	Collins House		IHSS/plaque; Arch Walks	
205 E Third ST (not on map)	1950s		NC					
219 E Third ST	1890/1995	Queen Anne	NC					
222 E Third ST	1892	Queen Anne	S	HS	Phillips House		IHSS/plaque; Arch Walks; HTB	
231 E Third ST	1910	Prairie	S/NR	HS	True, A. W. House		IHSS	Roberts, E. E.
234 E Third ST	c. 1895	Queen Anne / Free Classic	S	HS			IHSS	
241 E Third ST	1990s	Colonial Revival	NC					
242 E Third ST	1895	Classical Revival	S/NR	HS			IHSS	
306 E Third ST	c. 1910	Craftsman	S	HS			IHSS	
311 E Third ST	c. 1925	Colonial Revival	C					
316 E Third ST	c. 1925	Colonial Revival	C					
319 E Third ST	1890	Colonial Revival	C	HS	Holverscheld House		IHSS/plaque; Arch Walks; HTB	
327 E Third ST	c. 1895	Colonial Revival	C					
334 E Third ST	c. 1915	Craftsman	S					



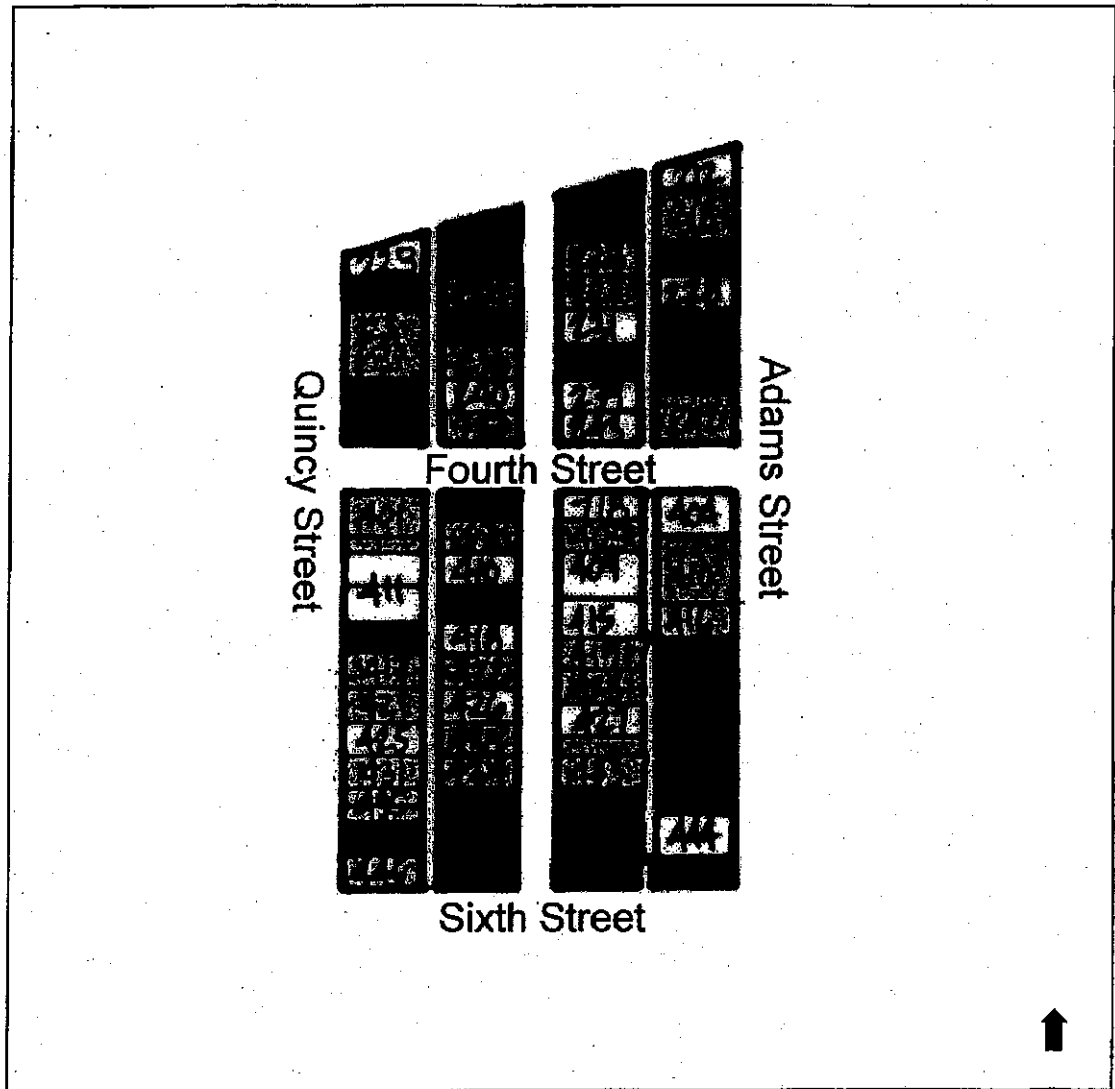
# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
337 E Third ST	1895	Colonial Revival	S	HS	Dean House		IHSS; HHS/plaque; Arch Walks	
348 E Third ST	c. 1925	Classical Revival	S					
406 E Third ST	c. 1925	Colonial Revival	S					
407 E Third ST	c. 1915	Craftsman	S					
411 E Third ST	1990s		NC					
417 E Third ST	1882 or 1895	Classical Revival	S	HS	Williams, H. House		IHSS; IHLS; HHS	Zook, R. Harold (1937 remodeling)
420 E Third ST	1950s		NC					
425 E Third ST	1893	Colonial Revival	S	HS	Raymond House		IHSS; HHS; Arch Walks; HTB	
430 E Third ST	1936	Tudor Revival	S	HS	Lapham, Robert P.		IHSS; Zook list; Arch Gems	Zook, R. Harold
433 E Third ST	c. 1910	Craftsman	S	HS			IHSS	
434 E Third ST	1928/1998	Tudor Revival	NC					Zook, R. Harold
441 E Third ST	c. 1910	Prairie	S	HS			IHSS	
511 E Third ST	1970s		NC					
522 E Third ST	1960s		NC					
525 E Third ST	c. 1925	Colonial Revival	C					
529 E Third ST	c. 1935	Mediterranean Revival	S					
539 E Third ST	1970s		NC					
605 E Third ST	c. 1935	Tudor Revival	S					
711 S Washington ST	c. 1915	Dutch Colonial Revival	C					
727 S Washington ST	1990s		NC					




# ROBBINS PARK HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
739 S Washington ST	1916	Craftsman	S	HS			IHSS	Barfield, William Gibson
424 Woodside AV	1950s		NC					
425 Woodside AV	1980s		NC					
440 Woodside AV	1990s		NC					
455 Woodside AV	1950s		NC					
526 Woodside AV	1950s		NC					
530 Woodside AV	c. 1935	Tudor Revival	S					
535 Woodside AV	1990s		NC					
545 Woodside AV	1990s		NC					

# STOUGH HISTORIC DISTRICT



Base map, Courtesy of the Village of Hinsdale

-  Locally Significant (S) Buildings
-  Contributing (C) and Potentially Contributing (PC) Buildings
-  Non-contributing (NC) Buildings

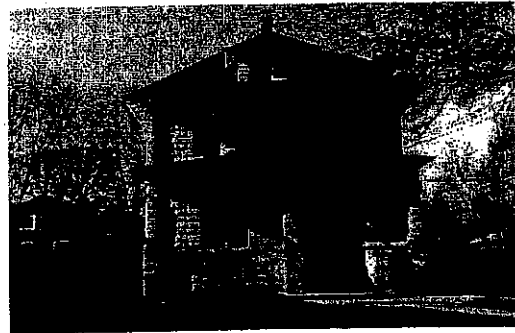
HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

# STOUGH HISTORIC DISTRICT

With such a wealth of large high-style buildings in the community it is easy to overlook neighborhoods of modest, vernacular type buildings. And because of the strong redevelopment pressures that exist today in Hinsdale, areas of small homes are a prime target for demolition and new construction. The Stough Historic District is a four block area within Stough's Second Addition of 1868, lying south of the railroad tracks in the southwestern part of Hinsdale. The larger area is generally characterized by modest, vernacular type houses on small lots from a range of time periods. Some are quite early from the 1870s, while the blocks farther south have many 1950s and 1960s houses mixed in between. As in the rest of Hinsdale, some small homes have already been demolished for larger new construction. The section selected for intensive study is the area that contains the best concentration of vernacular buildings in Hinsdale with the fewest non-contributing buildings in between.



425 South Quincy Street



212 South Adams Street



243 South Bruner Street

There are 65 principal structures in the Stough Historic District, of which 42 or 63% are either significant (18), contributing (17), or potentially contributing (7) to a historic

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HINSDALE RECONNAISSANCE SURVEY  
HISTORIC CERTIFICATION CONSULTANTS, 1999

district. 23 buildings are non-contributing to the historic district. The buildings range in construction dates from 1870 through the 1990s. The earliest building in the district is the 1875 Queen Anne House at 233 S. Quincy Street.

High styles represented include Tudor Revival houses and cottages (6), Craftsman Bungalows (5), and Colonial Revival houses and cottages (4). Predominant vernacular types include Bungalows (11), and Gable Front houses (4). There are no buildings that have been considered as eligible for individual listing on the National Register of Historic Places.

# STOUGH HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
217 S Adams ST	c. 1910	American Foursquare	S					
218 S Adams ST	c. 1915	Bungalow	C					
224 S Adams ST	c. 1920	Bungalow	NC					
228 S Adams ST	c. 1880	Gable Front	S					
234 S Adams ST	1990s		NC					
238 S Adams ST	1950s		NC					
242 S Adams ST	c. 1915	Bungalow	C					
404 S Adams ST	c. 1935	Colonial Revival	S					
410 S Adams ST	c. 1910	American Foursquare	C					
416 S Adams ST	c. 1920	Bungalow	C					
422 S Adams ST	1990s		NC					
428 S Adams ST	1950s		NC					
432 S Adams ST	1960s		NC					
438 S Adams ST	1980s		NC					
444 S Adams ST	c. 1895	L-Form	S					
446 S Adams ST	1990s		NC					
217 S Bruner ST	1980s		NC					
220 S Bruner ST	c. 1915	Bungalow	NC					
223 S Bruner ST	c. 1935	Tudor Revival	PC					
224 S Bruner ST			NC					
227 S Bruner ST	c. 1915	L-Form	PC					
228 S Bruner ST	c. 1915	Bungalow	C					
231 S Bruner ST	c. 1915	Craftsman Bungalow	S					

# STOUGH HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
232 S Bruner ST	c. 1915	Bungalow	NC					
235 S Bruner ST	1960s		NC					
236 S Bruner ST	c. 1915	Bungalow	C					
239 S Bruner ST	c. 1925	Tudor Revival Cottage	S					
240 S Bruner ST	c. 1915	Bungalow	S					
243 S Bruner ST	c. 1925	Tudor Revival Cottage	S					
402 S Bruner ST	1990s		NC					
405 S Bruner ST	c. 1925	No Style	C					
406 S Bruner ST	c. 1935	Colonial Revival	C					
409 S Bruner ST	c. 1915	Craftsman Bungalow	S					
410 S Bruner ST	c. 1910	Craftsman Bungalow	S					
414 S Bruner ST	1970s		NC					
415 S Bruner ST	c. 1925	Craftsman Bungalow	S					
418 S Bruner ST	c. 1890	Gable Front	S					
419 S Bruner ST	c. 1935	No Style	C					
422 S Bruner ST	c. 1890	L-Form	C					
423 S Bruner ST	c. 1925	Bungalow	C					
426 S Bruner ST	c. 1910	Bungalow	S					
427 S Bruner ST	c. 1925	Jerkinhead Cottage	S					
430 S Bruner ST	c. 1895	Gable Front	PC					
433 S Bruner ST	c. 1945	Ranch	C					
434 S Bruner ST	c. 1895	Gable Front	C					
438 S Bruner ST	1980s		NC					

# STOUGH HISTORIC DISTRICT

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
439 S Bruner ST	1950s		NC					
441 S Bruner ST	1950s		NC					
718 W Fourth ST	c. 1925	Tudor Revival	S					
727 W Fourth ST	c. 1935	Tudor Revival Cottage	C					
743 W Fourth ST	1990s		NC					
223 S Quincy ST	1870	Italianate (Villa)	S	HS	Boerger, H. Residence		IHSS, HHS	
229 S Quincy ST	1990s		NC					
233 S Quincy ST	c. 1875	Queen Anne	PC					
401 S Quincy ST	c. 1920	No Style	PC					
411 S Quincy ST	c. 1935	Tudor Revival Cottage	S					
415 S Quincy ST	1980s		NC					
417 S Quincy ST	c. 1935	Dutch Colonial Revival	C					
421 S Quincy ST	c. 1935	Colonial Revival Cottage	C					
425 S Quincy ST	c. 1915	Craftsman Bungalow	S					
431 S Quincy ST	c. 1915	No Style	PC					
435 S Quincy ST	c. 1935	Colonial Revival Cottage	PC					
443 S Quincy ST	1950s		NC					
445 S Quincy ST	c. 1925	Craftsman	C					
727 W Sixth ST	1980s		NC					



## SCATTERED SITES

In addition to the potential historic districts outlined above, buildings were identified throughout Hinsdale that are locally architecturally significant. There are 184 significant buildings on scattered sites. Of these, one may be eligible for individual listing on the National Register of Historic Places: the 1937 Tudor Revival, Earl Porter House at 20 Center Street designed by R. Harold Zook. Many of these buildings could be considered for individual local landmark designation. There are also 63 buildings that have been rated as non-contributing significant buildings. These are buildings less than 50 years old which possess architectural merit and may be potential landmarks in the future.

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
York at Spring	c. 1863	Greek Revival	S	HS	Ben Fuller House			
605 47th ST	c. 1875	L-Form	S					
312 E 55th ST	c. 1890	Queen Anne	S				HHS/moved	
40 E 55th ST	c. 1940	Minimal Traditional	S					
24 N Adams ST	c. 1915	Bungalow	S					
118 N Adams ST	c. 1940	Colonial Revival	S					
203 N Adams ST	c. 1940	Cape Cod	S					
204 N Adams ST	1947	Ranch / Colonial Revival	S					
210 N Adams ST	1949	Ranch / Colonial Revival	S					
222 N Adams ST	1937	Colonial Revival	S					
322 N Adams ST	c. 1945	French Eclectic	S					
436 N Adams ST	c. 1945	Tudor Revival	S					
520 N Adams ST	1955	Modern	NC/S					
8 S Adams ST	c. 1925	Bungalow	S					
108 S Adams ST	c. 1875	Italianate	S					
111 S Adams ST	c. 1875	Gable Front	S					
116 S Adams ST	c. 1935	Colonial Revival	S					
122 S Adams ST	1886	Gable Front	S	HS			HHS/plaque	
235 S Adams ST	c. 1890	Queen Anne	S					
411 S Adams ST	c. 1915	Craftsman Bungalow	S					
625 S Adams ST	c. 1940	Colonial Revival	S					
723 S Adams ST	c. 1935	Spanish Colonial Revival Cottage	S					
25 E Ayres ST	1896	Queen Anne	S	HS	Boetinger House		HHS; Arch Walks	

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
39 E Birchwood AV	1959	Ranch / Colonial Revival	NC/S					
16 W Birchwood AV	1980		NC/S					
21 W Birchwood AV	1950s	Modern	NC/S					
33 W Birchwood AV	1950s	Ranch / Colonial Revival	NC/S					
35 W Birchwood AV	c. 1940	Colonial Revival Cottage	S					
202 W Birchwood AV	1950s	Tudor Revival	NC/S					
210 W Birchwood AV	1974		NC/S					
215 W Birchwood AV	1977	Tudor Revival	NC/S					
225 W Birchwood RD	c. 1940	Ranch / Colonial Revival	S					
401 Birchwood RD	1953	Ranch / Modern	NC/S					
422 Birchwood RD	c. 1945	Art Moderne	S					
20 S Bodin ST	c. 1915	Craftsman Bungalow	S					
39 S Bodin ST	c. 1915	Craftsman Bungalow	S					
15 Bonnie Brae RD	c. 1940	French Eclectic	S					
16 Bonnie Brae RD	1958	Tudor Revival	NC/S					
201 Bonnie Brae RD	c. 1945	French Eclectic	S					
401 Bonnie Brae RD	1956	Split Level / Modern	NC/S					
307 Briargate TE - A		Log Cabin Gate House	S					
422 Briargate TE	c. 1940	Tudor Revival	S					
430 Briargate TE	1956	Split Level / Modern	NC/S					
10 S Bruner ST	c. 1910	Gable Front	S					
44 S Bruner ST	c. 1870	Italianate	S					
404 Canterbury CT	1956	Ranch / Modern	NC/S					
7 Center ST	c. 1920	Tudor Revival	S					

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
20 Center ST	1937	Tudor Revival	SNR	HS	Porter, Earl House		IHSS; Zook list; Arch Gems	Zook, R. Harold
628 W Chestnut ST	c. 1885	Queen Anne	S					
19 E Chicago AV	1927	Colonial Revival / Government	S	HS	Hinsdale Memorial Building		IHSS; DuPage County	
441 E Chicago AV	c. 1875	Railroad Station / Stick	S	HS	Highlands Railroad Station	Highlands Railroad Station	IHSS	
615 W Chicago AV	c. 1935	Tudor Revival	S					
137 N Clay ST	1883	Gable Front	S	HS			HHS/plaque	
420 N Clay ST	1956	Contemporary	NC/S					
15 S Clay ST	1874	Italianate	S	HS	Chapin, Henry House	Hinsdale Historical Society	HHS/plaque; DuPage County	
411 S Clay ST	1951-52	Classical Revival / Church	S		St. Isaac Jogues Roman Catholic Church	St. Isaac Jogues Roman Catholic Church		
421 S Clay ST	1932	Classical Revival / School	S		St. Isaac Jogues School	St. Isaac Jogues School		
427 S Clay ST	1954	Classical Revival / Convent	S		St. Isaac Jogues Convent			
822 S Clay ST	1962	Modern	NC/S					
801 Cleveland RD	c. 1940	Tudor Revival	S					
855 Cleveland RD	c. 1925	Tudor Revival	S	HS			IHSS	
213 N County Line RD	c. 1910	American Foursquare	S					
223 N County Line RD	c. 1900	Gable Front Cottage	S					
228 N County Line RD	c. 1920	Craftsman	S					
303 N County Line RD	c. 1910	Gable Front	S					
326 N County Line RD	1952	Modern	NC/S					
340 N County Line RD	1950	Modern	NC/S					

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
416 N County Line RD	1951	Ranch	NC/S					
533 N County Line RD	c. 1945	Minimal Traditional	S					
719 S County Line RD	c. 1925	Tudor Revival	S	HS			IHSS	
801 S County Line RD	c. 1925	Tudor Revival	S					
807 S County Line RD	1962	Modern	NC/S					
841 S County Line RD	c. 1935	Tudor Revival	S	HS			IHSS	
5601 S County Line RD - A	c. 1925	Tudor Revival	S					
5900 S County Line RD	1950s	Ranch	NC/S					
5901 S County Line RD	1927	Tudor Revival	S	HS	Legge, Katherine Memorial Lodge		Zook list; Arch Gems	Zook, R. Harold
5901 S County Line RD - A	c. 1930	Sculpture	S					
5903 S County Line RD	c. 1935	Colonial Revival	S			Hinsdale Center for the Arts		
5907 S County Line RD	c. 1925	Barn	S					
6 E Eighth ST	c. 1935	Classical Revival	S					
24 E Eighth ST	c. 1925	Colonial Revival	S					
106 E Eighth ST	1888	Colonial Revival	S	HS	Matthews House		HHS/plaque; Arch Walks; HTB	
120 E Eighth ST	1950	Ranch / Prairie	NC/S					
134 E Eighth ST	c. 1945	Colonial Revival	S					
223 W Eighth ST	c. 1925	Craftsman	S					
340 E Eighth ST	c. 1875	Italianate	S	HS			IHSS	
420 E Eighth ST	1947	Tudor Revival	S	HS	Medici, Howard House		IHSS; Zook list; Arch Gems	Zook, R. Harold
800 S Elm ST	c. 1935	Tudor Revival	S					
5526 S Elm ST	1950s	Ranch / Modern	NC/S					

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
33 E Fifth ST	1892	Queen Anne	PC	HS	Shinn/Crossette House		IHSS; HHS/plaque; Arch Walks; HTB	
306 W Fourth ST	1954	Classical Revival / Rectory	S		St. Isaac Jogues Rectory			
412 W Fourth ST	c. 1925	French Eclectic Cottage	S					
430 Fuller RD	1952	Ranch	NC/S					
520 N Garfield AVE	1869	Italianate	S	HS	Sawyer House		HHS/plaque; Arch Walks	
901 S Garfield ST	1950	Ranch	NC/S					
945 S Garfield ST	1962	Modern / Church	NC/S		Hinsdale United Methodist Church	Hinsdale United Methodist Church		
5700 S Garfield ST	c. 1900	American Foursquare	S					
24 N Grant ST	1910	Craftsman	S	HS			HHS	
138 N Grant ST	1921	Craftsman	S	HS			IDOT	Barfield, William G.
216 N Grant ST	c. 1920	Dutch Colonial Revival	S					
545 N Grant ST	c. 1945	Minimal Traditional	S					
550 N Grant ST	c. 1940	French Eclectic	S					
606 N Grant ST	1954	Raised Ranch	NC/S					
828 S Grant ST	c. 1945	Colonial Revival Cottage	S					
929 S Grant ST	1951	Ranch	NC/S					
933 S Grant ST	c. 1940	Art Deco	S					
938 S Grant ST	c. 1940	Tudor Revival Cottage	S					
655 Harding RD	c. 1940	Tudor Revival	S					
430 E Hickory ST	c. 1925	Craftsman	S					
445 E Hickory ST	1953	Ranch	NC/S					

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
723 W Hickory ST	1953	Split Level	NC/S					
737 W Hickory ST	1955	Split Level	NC/S					
128 Hillcrest AV	1953		NC/S					
715 S Jackson ST	c. 1910	Gable Front Cottage	S					
721 S Jackson ST	c. 1910	Bungalow	S					
831 Jefferson ST	1966		NC/S					
506 N Lincoln ST	c. 1910	Craftsman Bungalow	S					
510 N Lincoln ST	1911	Craftsman Bungalow	S				HHS	
632 N Lincoln ST	c. 1885	Gabled Ell	S	HS			IHSS	
636 N Lincoln ST	c. 1885	Gabled Ell	S					
812 S Lincoln ST	c. 1940	Colonial Revival	S					
819 S Lincoln ST	1935	Tudor Revival Cottage	S	HS			Arch Gens	
833 S Lincoln ST	c. 1940	Tudor Revival	S					
843 S Lincoln ST	c. 1940	Tudor Revival	S					
221 N Madison ST	c. 1935	Colonial Revival	S					
318 N Madison ST	c. 1910	Craftsman	S					
721 N Madison ST	1951	Ranch / Modern	NC/S					
830 N Madison ST	1960s	Contemporary/Modern	NC/S			Salt Creek Club		
935 N Madison ST	1952	Raised Ranch / Prairie	NC/S					
46 S Madison ST	1872	Gable Front	S	HS	1/2 Park (Hinsdale House) Hotel		HHS; DuPage County	
404 S Madison ST	c. 1900	Queen Anne	S					
416 S Madison ST	c. 1900	American Foursquare	S					
543 N Madison ST	c. 1915	Tudor Revival	S					

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
611 S Madison ST	1927	Classical Revival / School	S		Madison Public School	Madison School		
620 S Madison ST	c. 1910	Flats	S					
708 S Madison ST	c. 1905	Gable Front	S					
505 W Maple ST	c. 1935	Colonial Revival	S					
543 W Maple ST	1906	Tudor Revival	S				HHS	
628 W Maple ST	c. 1915	Craftsman	S					
638 W Maple ST	c. 1935	Tudor Revival Cottage	S					
642 W Maple ST	c. 1935	Tudor Revival Cottage	S					
646 W Maple ST	c. 1935	Tudor Revival Cottage	S					
743 McKinley LN	c. 1940	French Eclectic	S					
807 McKinley LN	c. 1940	Tudor Revival	S					
808 McKinley LN	c. 1925	Tudor Revival	S					
800 Merrillwoods RD		Mediterranean Revival	NCS					
534 Mills ST	1958	Raised Ranch	NCS					
206 N Monroe ST	c. 1925	Dutch Colonial Revival	S					
220 N Monroe ST	c. 1935	Colonial Revival	S					
306 N Monroe ST	1941	Colonial Revival	S	HS	Geol. George W. House		Zook list; Arch Gems	Zook, R. Harold
5 S Monroe ST	c. 1915	Craftsman Bungalow	S					
12 S Monroe ST	c. 1910	American Foursquare	S					
21 S Monroe ST	c. 1915	Craftsman	S					
24 S Monroe ST	c. 1920	Dutch Colonial Revival	S					
32 S Monroe ST	c. 1890	Gable Front	S					
230 S Monroe ST	c. 1915	Bungalow	S					



# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
425 S Monroe ST	1907	American Foursquare	S				HHS	
802 S Monroe ST	1956	Ranch	NC/S					
431 E Ninth ST	1946	Ranch / Craftsman	S					
325 W Ninth ST	1959	Ranch	NC/S					
421 W North ST	1940		S					
543 W North ST	1946	Ranch	S					
642 W North ST	c. 1945	Colonial Revival	S					
723 W North ST	1884	L-Form	S	HS	Gordon House		HHS/plaque	
135 N Oak ST	c. 1940	Gothic Revival	S			Hinsdale Family Medicine Center		
317 N Oak ST	1950	Minimal Traditional	NC/S					
345 N Oak ST	c. 1935	Colonial Revival	S					
419 N Oak ST	1950	Ranch	NC/S					
602 N Oak ST	c. 1925	Tudor Revival Cottage	S					
811 N Oak ST	c. 1915	Bungalow	S					
950 S Oak ST	1952-57	Modern / School	NC/S		Oak Public School	Oak School		
836 S Park AV	c. 1945	Colonial Revival	S					
910 S Park AV	1950s	Modern	NC/S					
5501 S Park AV	1950s	Ranch	NC/S					
218 Phillippa ST	c. 1910	Cable Front Cottage	S					
233 Phillippa ST	c. 1915	Craftsman Bungalow	S					
719 Phillippa ST	1950s	Ranch	NC/S					
812 Phillippa ST	1950s	Tudor Revival Cottage	NC/S					
12 N Quincy ST	1959	Contemporary	NC/S					

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
413 N Quincy ST	1956	Contemporary/Modern	NC/S					
447 N Quincy ST	1964	Contemporary	NC/S					
17 S Quincy ST	c. 1900	Queen Anne	S					
42 S Quincy ST	c. 1920	Craftsman	S					
117 S Quincy ST	c. 1910	Bungalow	S					
735 S Quincy ST	c. 1935	Tudor Revival	S					
327 Ravine RD	1948	Raised Ranch	S					
541 E Seventh ST	c. 1945	Ranch / Colonial Revival	S					
707 E Seventh ST	c. 1925	Tudor Revival	S					
741 E Seventh ST	c. 1935	Tudor Revival	S					
605 E Sixth ST	1951	Ranch / Prairie	NC/S					
615 E Sixth ST	1950s	Ranch / Colonial Revival	NC/S					
405 W Sixth ST	c. 1925	Craftsman / Renaissance Revival	S					
35 Springlake AV	c. 1935	Tudor Revival	S					
25 S Slough ST	c. 1935	Tudor Revival	S					
114 S Slough ST	1891	Shingle	S	HS	Raffree Residence		IHSS, HHS/plaque	
109 Symonds DR	1940	Classical Revival / Post Office	S		United States Post Office - Hinsdale, IL			
130 Symonds DR	1928	Classical Revival / Well House	S		Well Number 3			
217-A Symonds DR	1925	Classical Revival	S	HS	Hinsdale Water Softening & Pumping Plant	Hinsdale Water Plant	IHSS	
217-B Symonds DR	1924	Classical Revival / Well House	S		Well Number 2			
701 Taft RD	1960s	Modern	NC/S					Keck and Keck, 1971 addition

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
707 Taft RD	c. 1940	Tudor Revival	S					
712 Taft RD	c. 1925	Tudor Revival	S					
810 Taft RD	c. 1925	Tudor Revival	S	HS			IHSS	
820 Taft RD	c. 1945	Classical Revival	S	HS			IHSS (822)	
827 Taft RD	c. 1935	Tudor Revival	S					
304 The Lane	1955	Ranch / Modern	NC/S					
407 The Lane	c. 1940	Dutch Colonial Revival	S					
616 The Lane	1969	Modern	NC/S					
807 The Pines	c. 1935	Tudor Revival	S					
815 The Pines	1932	Tudor Revival	S	HS			Arch Gems	Zook, R. Harold
821 The Pines	1932	Tudor Revival	S	HS	Kubat, Frank House		Zook list	Zook, R. Harold
824 The Pines	1930	Tudor Revival	S	HS	Beatty, Colwell House		Zook list, Arch Gems	Zook, R. Harold
2 S Thurlow ST	c. 1925	Bungalow / Chicago	S					
9 S Thurlow ST	c. 1920	Dutch Colonial Revival	S					
10 S Thurlow ST	c. 1915	Craftsman Bungalow	S					
13 S Thurlow ST	1926	Craftsman Bungalow	S				HHS	
14 S Thurlow ST	c. 1915	Craftsman Bungalow	S					
26 S Thurlow ST	c. 1915	Craftsman Bungalow	S					
45 S Thurlow ST	c. 1920	Dutch Colonial Revival	S					
421 S Thurlow ST	c. 1900	Gable Front with Bay	S					
18 N Vine ST	c. 1870	Italianate	S					
132 N Vine ST	1882	L-Form	S	HS			HHS/plaque	
304 N Vine ST	1934	Colonial Revival	S	HS	Burns Field Shelter		Zook list	Zook, R. Harold

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
504 N Vine ST	1959	Ranch	NC/S					
510 N Vine ST	1955	Ranch / Tudor Revival	NC/S					
546 N Vine ST	1960	Contemporary	NC/S					
444 S Vine ST	c. 1935	French Eclectic Cottage	S					
932 S Vine ST	1950	Modern	NC/S					
948 S Vine ST	c. 1915	Prairie	S					
244 E Walnut ST	c. 1910	Prairie	S					
403 Warren TE	1954	Ranch	NC/S					
412 Warren TE	1954	Modern	NC/S					
526 N Washington ST	c. 1890	Shingle	S					
560 N Washington ST	c. 1920	Prairie / Craftsman	S					
640 N Washington ST	c. 1910	Colonial Revival	S				HHS	
800 N Washington ST	1974	Modern	NC/S					
820 N Washington ST	1949	Modern	S	HS	Hendrickson, Edward House		Zook list, Arch Gems	Zook, R. Harold
844 S Washington ST	c. 1925	Colonial Revival	S					
3601 S Washington ST	c. 1925	Bungalow	S					
5628 S Washington ST	c. 1940	Minimal Traditional	S					
4 S Washington Circle	c. 1940	Tudor Revival	S					
20 S Washington Circle	c. 1940	French Eclectic	S					
36 S Washington Circle	c. 1940	Colonial Revival	S					
44 S Washington Circle	c. 1940	Colonial Revival Cottage	S					
710 Wilson LN	1957	Modern	NC/S					
510 Woodland AV	1948	Tudor Revival	S	IIS	Marquardt, George W. House		Zook list, Arch Gems	Zook, R. Harold

# SCATTERED SITES

Address	Date of Construction	Architectural style/type	Rating	Historic rating	Historic name	Common name	Landmark list	Architect
566 Woodland AV	1923	Spanish Colonial Revival	S	HS	Lyford, Philip House		Zook list; Arch Genes; IHSS	Zook, R. Harold
708 Woodland AV	1952	Ranch	NC/S					



## MEMORANDUM

**DATE:** August 11, 2020

**TO:** President Cauley and the Village Board of Trustees

**FROM:** Heather Bereckis, Superintendent of Parks & Recreation

**RE:** July Staff Report

The following is a summary of activities completed by the Parks & Recreation Department during the month of July.

### The Lodge at KLM Park

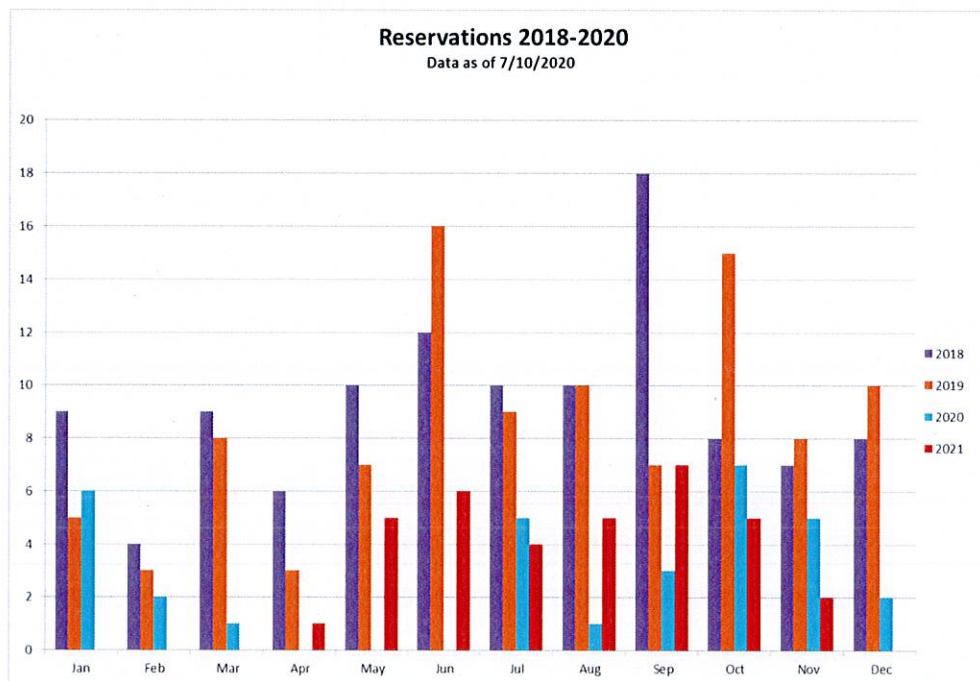
Preliminary gross rental and catering revenue for the calendar year-to-date is \$17,650. Rental revenue for the seventh month of the 2020 calendar year was \$7,650. The Lodge reopened for tours as of June 1<sup>st</sup>, and is now holding small events and outdoor gatherings. Lodge staff is currently working on an approximately \$60,000 rental for the duration of the school year with D86 Transitions program. This rental will begin August 17<sup>th</sup> and take place from 7am-1pm Monday-Friday. The school district will be paying a monthly fee for the space.

REVENUES	July		YTD		Change Over the Prior year	2020 Annual Budget	CY 20 % of budget	2019-20 Annual Budget	FY 19-20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
The Lodge Rentals	\$17,466	\$7,650	\$81,368	\$17,675	(\$63,693)	\$145,000	12%	\$150,000	54%
Caterer's Licenses	\$11,500	\$0	\$0	\$500	\$500	\$15,000	3%	\$15,000	0%
<b>Total Revenues</b>	\$28,966	\$7,650	\$81,368	\$18,175	(\$63,193)	\$160,000	11%	\$165,000	49%
EXPENSES	July		YTD		Change Over the Prior year	2020 Annual Budget	CY 20 % of budget	2019-20 Annual Budget	FY 19-20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
<b>Total Expenses</b>	\$11,879	\$3,069	\$81,848	\$29,004	(\$52,844)	\$167,220	17%	\$236,243	35%
<b>Net</b>	\$17,087	\$4,581	(\$480)	(\$10,829)	(\$10,349)				

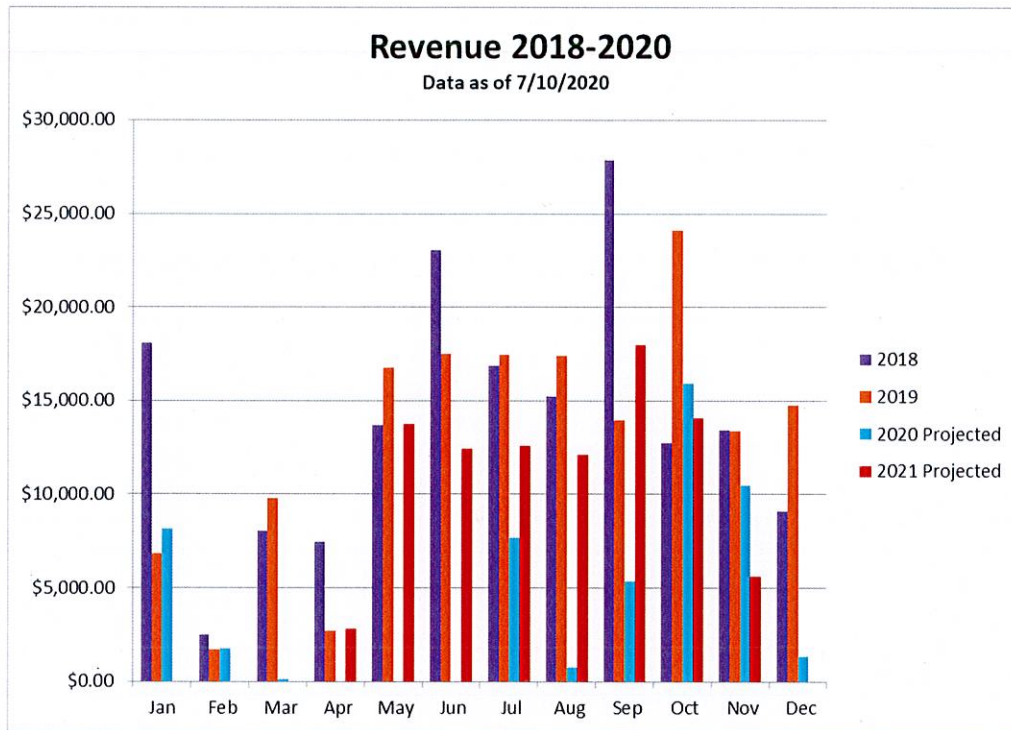
## MEMORANDUM

The Lodge Gross Monthly Revenues										
Month	2011/12 FY	2012/13 FY	2013/14 FY	2014/15 FY	2015/16 FY	2016/17 FY	2017/18 FY	2018/19 FY	2019/20 FY	2020 CY
May	\$ 8,561	\$ 8,801	\$ 16,796	\$ 13,745	\$ 16,000	\$ 12,200	\$ 9,725	\$ 13,675	\$ 16,744	\$ -
June	\$ 11,156	\$ 10,745	\$ 26,818	\$ 17,450	\$ 22,770	\$ 22,845	\$ 12,495	\$ 23,045	\$ 17,494	\$ -
July	\$ 13,559	\$ 9,786	\$ 18,650	\$ 12,909	\$ 27,475	\$ 12,550	\$ 15,000	\$ 16,874	\$ 17,466	\$ 7,650
August	\$ 17,759	\$ 18,880	\$ 19,579	\$ 25,350	\$ 24,775	\$ 11,500	\$ 18,555	\$ 15,205	\$ 17,395	
September	\$ 14,823	\$ 14,498	\$ 12,137	\$ 24,510	\$ 15,250	\$ 12,645	\$ 15,410	\$ 27,860	\$ 13,980	
October	\$ 16,347	\$ 15,589	\$ 14,825	\$ 23,985	\$ 25,580	\$ 21,045	\$ 15,180	\$ 12,770	\$ 24,085	
November	\$ 8,256	\$ 11,612	\$ 8,580	\$ 14,724	\$ 14,825	\$ 6,700	\$ 12,500	\$ 13,450	\$ 13,365	
December	\$ 8,853	\$ 10,265	\$ 13,366	\$ 17,290	\$ 17,200	\$ 13,457	\$ 8,125	\$ 9,125	\$ 14,774	
January	\$ 1,302	\$ 4,489	\$ 250	\$ 8,450	\$ 2,850	\$ 4,624	\$ 18,089	\$ 6,855		\$ 8,175
February	\$ 2,301	\$ 6,981	\$ 7,575	\$ 3,120	\$ 2,400	\$ 4,550	\$ 2,495	\$ 1,725		\$ 1,750
March	\$ 2,506	\$ 7,669	\$ 4,245	\$ 6,725	\$ 8,945	\$ 5,944	\$ 8,045	\$ 9,804		\$ 100
April	\$ 2,384	\$ 4,365	\$ 3,600	\$ 12,695	\$ 9,125	\$ 4,300	\$ 7,482	\$ 2,700		\$ -
total	\$ 107,807	\$ 123,680	\$ 146,421	\$ 180,953	\$ 187,195	\$ 132,360	\$ 143,101	\$ 153,088	\$ 135,303	\$ 17,675

The graph below shows the past three years of Lodge revenue and the upcoming years' projections. Future projections are based on what is currently booked. Also included is a graph indicating the number of monthly reservations. Typically events are booked 6-18 months in advance of the rentals; however, if there are vacancies, staff will accept reservations within 5 days of an event. These tracking devices will be updated monthly.





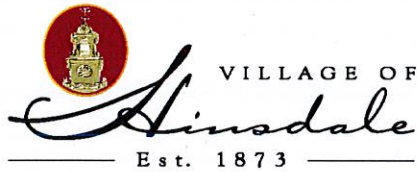


Staff is currently working with the approved marketing plan for the 2019/20 FY, including the addition of Search Engine Optimization (SEO) and progressive marketing through The Knot. The committee is now working on reviewing charges for caterers and single use vendors. Staff is recommending a stub year on vendor licenses, so they align with the new calendar year budget. Vendors would pay five months for 2020 (prorated from eight months due to COVID-19 and facility closure), and then a full 12 months starting in January 2021.

### Upcoming Brochure & Activities

The fall/winter seasonal brochure was released digitally on July 27<sup>th</sup>, and program registration began on August 3<sup>rd</sup>. The move to digital was due to the uncertainty still surrounding the COVID-19 pandemic. With the changes made to the summer programming, the print brochure was inaccurate and staff was unable to make changes to it. Instead staff has to recreate a digital brochure with accurate information. For the time being, moving to a digital brochure will not only allow staff flexibility in editing any programs and events that change, but will also save the village over \$7,000 for the season. Postcards were mailed to all residences informing them of this change, where to view the brochure, and highlighting important dates.





## MEMORANDUM

### Special Events

Even amid restrictions, six special events were able to be held this summer; all were well received by the community. Three of the events were Lunch on the Lawn in Burlington Park. These events featured entertainment provided by the Village and allowed guests have a socially distant picnic while enjoying the show. The other three events were movies. One was a drive-in movie at KLM Park and the other two were regular movies in the park at Robbins Park.

### Field & Park Updates

Staff is currently working to book fall fields with local user groups. Due to new restrictions on youth and adult sports, Falcon Football will be unable to have a season this year. Hinsdale Little League and AYSO both plan to offer fall seasons, though some changes will be made to both leagues to accommodate the new guidelines. Staff is seeing an increase in request for field space due to the lack of useable indoor space.

The lacrosse field regrading project at KLM Park has begun. The Hinsdale Meadows construction crews started striping top soil and moving in clay the week of July 27<sup>th</sup>. The regrading is expected to be completed by August 21<sup>st</sup>. The field will remain offline through spring of 2021 to allow time for turf conditions to properly establish.

### Pool Updates

The pool opened for a limited season on June 22<sup>nd</sup>. The pool is open from 5:15am-10pm for a variety of uses. Lap swim, open swim, wading pool swim, swim lessons, dive lessons and swim team rentals all take place during these hours. Use of the pool is restricted to reservations only, and a max of 100 in the facility during open swim hours. Swim teams are restricted to 48 swimmers at a time. Current revenue and staff expenses for the pool are listed below.

REVENUE TO DATE 8/5/2020		
Swim Club Rentals	\$	77,931.00
Daily Visits	\$	54,882.69
Lessons	\$	45,053.00
	\$	177,866.69
Staff cost to date	\$	46,506.42
*Net	\$	131,360.27
*staff expense only, total expenses will be provided at the end of the season		



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## MEMORANDUM

**TO:** President Cauley and the Board of Trustees  
**FROM:** Dan Deeter, PE  
**DATE:** August 11, 2020  
**RE:** Engineering July 2020 Monthly Report  
Executive Summary

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- **BNSF Bridge Improvements over I-294.** The Tollway's contractor, Walsh Construction, has completed the shoofly preparations. BNSF will construct the railroad tracks for the shoofly between 08/03/20 and 10/24/20. Due to train schedules, BNSF track construction will include some weekend and night work.
- **2020 Water Main Project (Phase 1).** John Neri Construction has completed watermain construction east and west of Garfield Street from the water plant on Symonds Drive to Washington Street. They will conclude the project by abandoning the old watermains and restoring the right-of-way - patching the trenches, replacing curb & gutter, and sodding the disturbed grass areas.
- **E. Chicago Watermain Project.** H Linden is scheduled to receive the StormTrap vaults beginning 08/11/20.

**TO:** President Cauley and the Board of Trustees  
**FROM:** Dan Deeter, PE  
**DATE:** August 11, 2020  
**RE:** Engineering July 2020 Monthly Report

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The Engineering Division activities include working with the Building Division to complete site inspections, managing Capital Improvement Projects, responding to drainage complaints, and addressing environmental permit obligations. In total, three Engineering employees performed 84 construction site inspections or drainage complaint inspections in June.

Per Hinsdale's combined sewer overflow (CSO) permit #IL0066818, in July 2020 staff submitted one monthly Discharge Monitoring Report (DMR) for each of the Village's four Combined Sewer Overflow (CSO). Staff also submitted the semi-annual Long Term Control Plan progress report to the Illinois EPA.

The following capital improvement projects and engineering studies are underway:

**2020 Watermain Phase 1 Project. (Symonds Drive and Chicago Avenue from Water Plant to Washington Avenue)**

**Project Scope:**

- 12-inch watermain replacement on Symonds Drive and Chicago Avenue from the water plant to Washington Avenue.
- 12-inch watermain replacement under the BNSF tracks from Symonds Drive to the intersection of Chicago Avenue and S. Park Street.

**Project Schedule: 06/01/12 – 08/31/12**

- 06/02/20 – John Neri Construction mobilizes their equipment.
- 07/08/20 – Construction of the watermain east of Garfield Street is completed including the watermain under the BNSF railroad tracks. Pressure and chlorination testing were successfully completed.
- 7/30/20 – Construction of the watermain west of Garfield Street is completed. Pressure and chlorination testing were successfully completed. The contractor is transferring services to the new water main and abandoning the old water main.



## MEMORANDUM

### **2020 E. Chicago Drainage Project**

#### **Project Scope:**

- Sewer separation and new storm sewer construction on the 000-blocks of S. Elm Street, Orchard Place, and S. Oak Street.
- Sewer separation and new storm sewer construction to drain the interior of the 000-block between Orchard Place and S. Oak Street.
- New storm sewer construction in Highland Park and underground detention basin construction under the Highland METRA station parking lot.

#### **Project Schedule: 05/26/20 – 08/24/20**

- 07/08/20 – H. Linden has completed the construction of the storm sewer on Orchard Place, S. Elm Street, and in Highland Park. They have completed the excavation for the underground detention in Highland station parking lot.
- 07/15/20 – The StormTrap concrete pad was poured and cured.
- 08/30/20 – Concrete curb & gutter poured on S. Elm St. and Orchard Place.
- 08/31/20 – Concrete driveway aprons poured on S. Elm St. and Orchard Place.
- 08/07/20 – Line existing 24-inch combined sewer.
- Week of 08/10/20 – Pave Orchard and Elm Streets.
- 08/11/20 – StormTrap to be delivered and placed in the Highland parking lot. Connection to the storm sewer, backfill and paving to follow.
- Due to utility and landscaping conflicts, the storm sewer draining the interior of the 000-block of Orchard/Oak Street will be open cut versus the planned directional bore. This will occur after the

**The Highland Station parking lot has been closed to the public for the duration of the project. Commuter parking has been relocated to the Veeck Park parking lot.**

### **Chicago Avenue Watermain Phase 2 – Chicago Ave. from Washington to Stough**

This project is currently scheduled for completion in 2021. Staff has submitted a grant application for funds from the REBUILD Illinois Fast Track grant. Should the Village receive the grant, then we would have to accelerate the construction to 90-days after grant approval.

### **Eighth Street Reconstruction**

Staff has issued a Request for Proposal (RFP) for engineering services for the design and construction observation for the reconstruction of E. Eighth Street from Garfield Street to County Line Road. This project is part of the Master Infrastructure Plan.



## MEMORANDUM

### **Other Engineering Activities**

#### **IDOT 47<sup>th</sup> Street Resurfacing**

IDOT has provided the Village plans for pavement patching and overlay of 47<sup>th</sup> Street from County Line Road east to Wolf Road. IDOT opened bids on this project on 07/31/20. Staff is awaiting information from IDOT on the results.

#### **ComEd Construction**

In June 2020, ComEd directionally bored a new cable on N. Stough and N. Quincy Streets from approximately Maple Street to Hickory Street. ComEd is waiting on cooler, wetter weather before completing restoration.

#### **BNSF Bridge Improvements over I-294**

Walsh Construction has completed construction of the abutments, temporary bridges, and approaches for the shoofly. BNSF will lay the railroad tracks for the shoofly between 08/03/20 through 10/24/20. **Due to train schedules, BNSF track construction will include some weekend and night work.**

The Tollway has a live camera view of the construction at:  
<https://www.illinoistollway.com/projects/tri-state/bnsf-bridge>

#### **Tollway/BNSF Sewer By-Pass Replacement**

The Tollway's sub-contractor has completed the replacement of the Village's 42-inch brick by-pass sewer north of Veeck Park with 42-inch reinforced concrete pipe. The Tollway will line the remaining portion of the by-pass sewer north of Highland Road in late August 2020. This sewer carries excess combined sewer flows from a junction chamber at the intersection of County Line Road and Highland Road to the Veeck Park Wet Weather Facility (WWF). These improvements, funded by the Tollway through the Intergovernmental Agreement, will reduce the number of loose bricks obstructing the WWF operations and extend the operational life of the by-pass sewer line for at least 50 years.

#### **Tollway/Flagg Creek Water Reclamation District (FCWRD) Interceptor Relocation**

As part of the Tri-State Tollway Improvements, the FCWRD interceptor must be relocated to allow for the Tollway expansion. This relocation will occur in the Tollway right of way (ROW) from I-55 to Ogden Avenue. Shoulder closures and work zone speed limits will be put in place on I-294 in the impacted area beginning last April 2020. The work will proceed from south to north. Relocations which impact the Village of Hinsdale (in the vicinity of Mills Street) is not expected to occur until Fall of 2020.

#### **2020 Nicor Plans**

## MEMORANDUM

Nicor has notified Staff that they may retire (replace) some segments of their "bare steel" gas system in Hinsdale in 2020. These segments include:

- 1-1/2" steel gas main on Chicago Avenue from Clay Street heading east about 250 feet.
- 4" steel gas main on Grant Street from the south side of Chicago Street to about 170 feet north of the north right-of-way line of Chicago Street.
- 2" steel gas main at the end of Clay Street south of Eighth Street.
- 2" steel gas main on Grant Street from 57<sup>th</sup> Street heading north about 600 feet.

**State and Federal Funding Opportunities** A summary of the Grant Funds awarded or applied for by the Village of Hinsdale is attached.

Veeck Park Wet Weather Facility  
Hinsdale, Illinois

Date	Overflow Ht. Above Weir (feet)	Precipitation (inches of water)	
07/01/20			
07/02/20			
07/03/20			
07/04/20			
07/05/20			
07/06/20			
07/07/20		0.25	
07/08/20			
07/09/20		1.15	
07/10/20		0.33	
07/11/20		0.03	
07/12/20			
07/13/20			
07/14/20			
07/15/20		0.58	
07/16/20			
07/17/20			
07/18/20			
07/19/20		0.28	
07/20/20			
07/21/20		0.05	
07/22/20		0.05	
07/23/20			
07/24/20			
07/25/20			
07/26/20		0.09	
07/27/20		0.01	
07/28/20			
07/29/20		0.18	
07/30/20			
07/31/20			
Total Precipitation:		3.00	YTD 26.67
Departure from Normal:		-0.70	6.45
		81%	132%

Notes:

1. Rain data from USGS Rain Gauge at 22nd Street/Salt Creek, Oak Bro

## Change Order Field Record

	Subtotal	
	Total	

\$	81,403.00	\$	100,920.00	\$	-	\$
				\$	(19,517.00)	Addition

Contractor Bid  
Updated Cost  
Updated Cost(%)

1,949,726.00  
1,930,209.00  
99.0%



[illegible]

1,949,726.00  
1,897,326.00  
97.3%

Village of Hinsdale

Source	Program	Purpose	Funds Available	Amount
Illinois Commerce Commission	Crossing Safety Improvement Program	Oak Street Bridge - 60% Funding	2015 Capital Budget	\$ 4,240,000
Senator Dillard	State Capital Bill	Oak Street Bridge	Effective January 1, 2011	\$ 825,000
West Suburban Mass Transit	Car Sale Proceeds	Oak Street Bridge Eng/Construction	50/50 Reimbursement	\$ 395,000
Illinois Dept of Transportation	Federal Highway Bridge Program	Oak Street Bridge Phase I	July 2010 - 80/20	\$ 680,000
DuPage Mayors & Managers	Federal Stimulus	S. Garfield Reconstruction	Paid Through IDOT	\$ 1,632,000
Senator Dillard & Rep Bellock	Emergency Repair Program	Street resurfacing	Upon Project Completion	\$ 300,000
Representative Bellock	State Capital Bill	N. Washington Reconstruction	Upon issuance of bonds	\$ 340,000
New Local Transportation Projects	State Capital Bill	Road Improvements	20% released October, 2010	\$ 389,540
Lyons Township	Bond Proceeds	KLM Park Pavilion	Upon Project Completion	\$ 150,000
DuPage Mayors & Managers	STP Program	Oak Street Bridge	2015 Capital Budget	\$ 3,830,000
IDNR	OSLAD	Improvements to KLM	Awarded	\$ 150,000
IEPA	ARRA/State Revolving Loan	Garfield Sewer Separation	Loan docs received 7/05/11	\$ 444,160
IEPA	ARRA/State Revolving Loan	Chestnut Sewer Separation	Loan docs received 8/16/11	\$ 3,728,196
West Suburban Mass Transit	Car Sale Proceeds	Highland Parking Lot	2/3 reimbursement	\$ 100,000
IDOT	Federal Highway Bridge Program	Oak Street Bridge Phases II & III	IDOT local agency agreem't	\$ 5,904,514
Illinois Dept of Transportation	Surface Transportation Program (STP)	Garfield Street (Chicago Ave. - 55th) resurfacing (letting Jan 2019)	70% SPT match	\$ 807,000
Illinois Dept of Transportation	Surface Transportation Program (STP)	Chicago Ave (IL Rte 83 - Garfield) resurfacing (letting Jan 2020)	30% local match	\$ 760,000
Illinois Dept of Natural Resources	OSLAD	Renovation of pool	70% SPT match	\$ 400,000
IDOT	Rebuild Illinois Bond Funds	Street construction/reconstruction	30% local match	\$ 1,108,241
Total			Six disbursements of \$184,706.76 over 3 years	\$ 25,713,550

Village of Hinsdale  
Grant Applications Under Consideration

Source	Program	Purpose	Status	Amount
IDNR	PARC	Renovation of KLM lodge to improve ADA accessibility	75% SPT match	\$ 2,500,000
DCEO	Rebuild Illinois Fast Track Public Infrastructure Grant	Public infrastructure projects that can begin construction within 90 days	25% local match Application submitted 05/19/20.	\$ 2,478,202
Total				\$ 4,978,202



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## MEMORANDUM

**DATE:** July 13, 2020  
**TO:** President Cauley and the Village Board of Trustees  
**CC:** Kathleen A. Gargano, Village Manager  
**FROM:** Robert McGinnis, Community Development Director/Building Commissioner *RM*  
**RE:** **Community Development Department Monthly Report-June 2020**

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In the month of June the department issued 95 permits including one new single family home and 21 residential alterations. The department conducted 381 inspections and revenue for the month came in at just under \$68,000.

There are approximately 80 applications in house, including 12 single family homes and 21 commercial alterations. There are 41 permits ready to issue at this time, plan review turnaround is running approximately 3 weeks, and lead times for inspection requests are running approximately 24 hours.

The Engineering Division has continued to work with the department in order to complete site inspections and respond to drainage complaints. In total, 80 engineering inspections were performed for the month of June by the division. This does not include any inspection of road program work and is primarily tied to building construction and drainage complaints.

We currently have 23 vacant properties on our registry list. The department continues to pursue owners of vacant and blighted properties to either demolish them and restore the lots or come into compliance with the property maintenance code.

**COMMUNITY DEVELOPMENT MONTHLY REPORT June 2020**

<b>PERMITS</b>	<b>THIS MONTH</b>	<b>THIS MONTH LAST YEAR</b>	<b>FEES</b>	<b>FY TO DATE</b>	<b>TOTAL LAST YEAR TO DATE</b>
New Single Family Homes	1	6			
New Multi Family Homes	0	0			
Residential Addns./Alts.	21	20			
Commercial New	0	0			
Commercial Addns./Alts.	2	13			
Miscellaneous	34	39			
Demolitions	0	4			
<b>Total Building Permits</b>	<b>58</b>	<b>82</b>	<b>\$ 53,621.00</b>	<b>\$518,128.00</b>	<b>\$642,057.00</b>
<b>Total Electrical Permits</b>	<b>18</b>	<b>21</b>	<b>\$ 5,235.00</b>	<b>\$ 30,235.00</b>	<b>\$45,924.00</b>
<b>Total Plumbing Permits</b>	<b>19</b>	<b>19</b>	<b>\$ 9,113.00</b>	<b>\$ 57,441.00</b>	<b>\$92,741.00</b>
<b>TOTALS</b>	<b>95</b>	<b>122</b>	<b>\$ 67,969.00</b>	<b>\$605,804.00</b>	<b>\$ 780,722.00</b>

<b>Citations</b>			<b>\$0</b>		
<b>Vacant Properties</b>	<b>23</b>				

<b>INSPECTIONS</b>	<b>THIS MONTH</b>	<b>THIS MONTH LAST YEAR</b>			
Bldg, Elec, HVAC	174	169			
Plumbing	40	34			
Property Maint./Site Mgmt.	87	82			
Engineering	80	54			
<b>TOTALS</b>	<b>381</b>	<b>339</b>			

**REMARKS:**



DATE: July 14, 2020

TO: Thomas K. Cauley, Village President  
Village Board of Trustees  
Kathleen A. Gargano, Village Manager

FROM: John Giannelli, Fire Chief

RE: Executive Summary - Fire Department Activities for June 2020

In summary, the Fire Department activities for June 2020 included responding to a total of **176** emergency incidents. There were **56** fire-related incidents, **90** emergency medical-related incidents, and **30** emergency/service-related incidents.

This month, the average response time from receiving a call to Department crews responding, averaged **1** minute and **12** seconds. Response time from receiving a call to Department crews arriving on the scene was **4** minutes and **57** seconds.

In the month of June, there was no dollar loss due to fires. Members assisted Clarendon Hills and Western Springs on various calls.

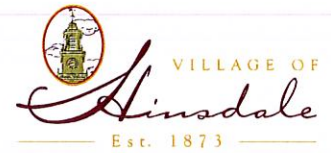
In the month of June, Chief Giannelli covered short shifts due to shift staffing shortages. The total hours covered were **16**, thereby saving the Village an estimated **\$960** in overtime.

Chief Giannelli and AC McElroy attended weekly phone in MABAS 10 Chief's, DuPage Chief's, and DUCOMM meetings. The Chiefs attended weekly calls with the Illinois Department of Public Health along with Hinsdale and LaGrange Hospital Administration.

Members drove by **9** resident's homes for birthday celebrations.



Hinsdale Fire Department – Monthly Report  
June 2020



## **Emergency Response**

In **June**, the Hinsdale Fire Department responded to a total of **176** requests for assistance, for a total of **1,092** responses this calendar year. There were **26** simultaneous responses and **zero (0)** train delays this month. The responses are divided into three basic response categories (Fire, Ambulance, and Emergency):

<b>Type of Response</b>	<b>June 2020</b>	<b>% of Total</b>	<b>Three Year Average June 2017-2018-2019</b>
<b>Fire:</b> (Includes incidents that involve fire, either in a structure, in a vehicle or outside of a structure, along with activated fire alarms and/or reports of smoke)	<b>56</b>	<b>32%</b>	<b>57</b>
<b>Ambulance:</b> (Includes ambulance requests, vehicle accidents and patient assists)	<b>90</b>	<b>51%</b>	<b>116</b>
<b>Emergency:</b> (Includes calls for leaks and spills, hazardous material response, power lines down, carbon monoxide alarms, trouble fire alarms, house lock outs, elevator rescues, and other service related calls)	<b>30</b>	<b>17%</b>	<b>52</b>
<b>Simultaneous:</b> (Responses while another call is on-going. Number is included in total)	<b>26</b>	<b>15%</b>	<b>32</b>
<b>Train Delay:</b> (Number is included in total)	<b>0</b>	<b>0%</b>	<b>1</b>
<b>Total:</b>	<b>176</b>	<b>100%</b>	<b>225</b>

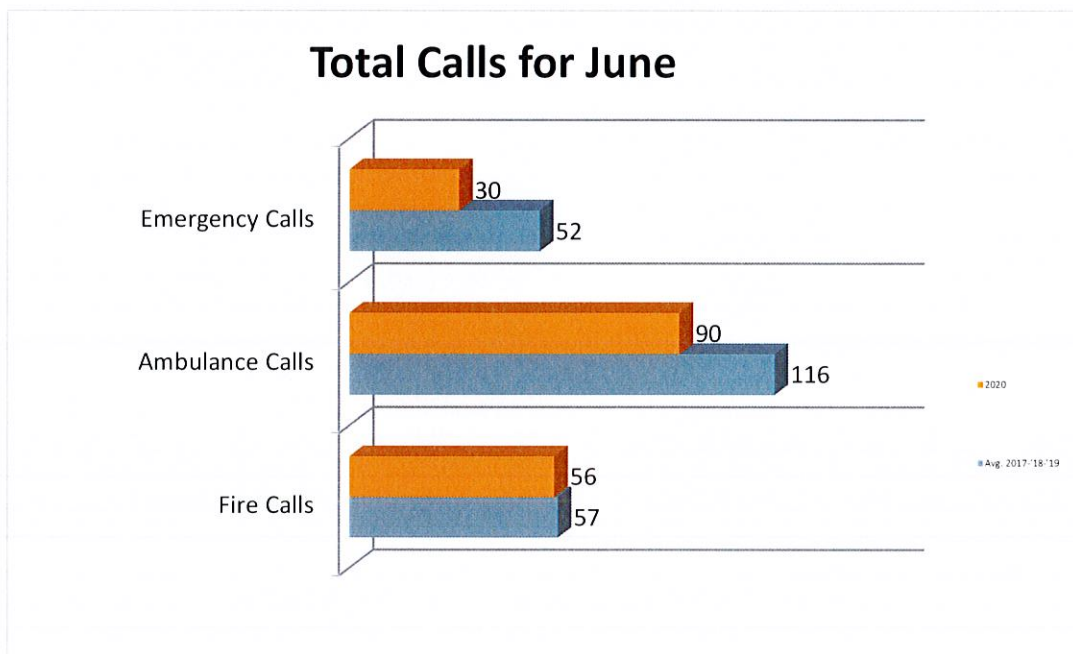
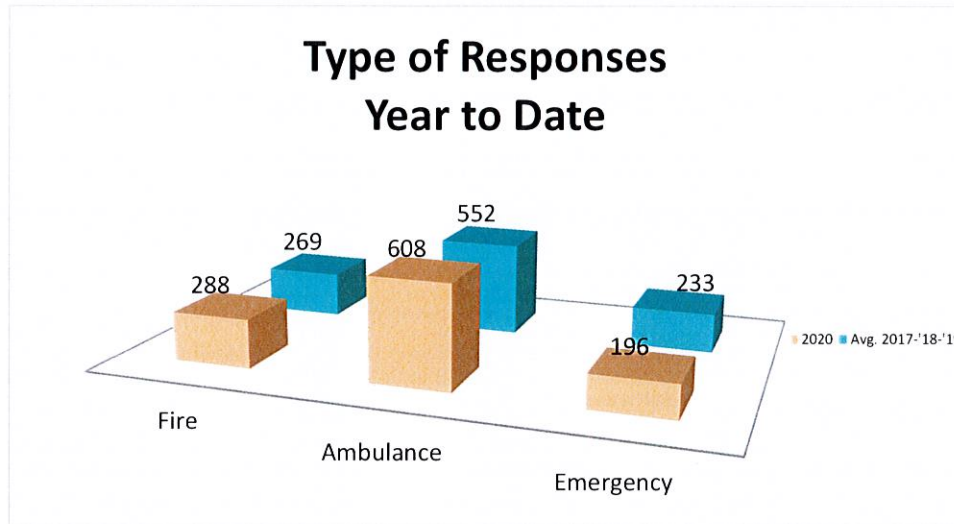
### **Year to Date Totals**

<b>Fire: 232</b>	<b>Ambulance: 518</b>	<b>Emergency: 166</b>
<b>2020 Total: 916</b>	<b>2017-18-19 Average: 883</b>	



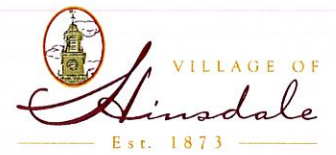


## **Emergency Response**



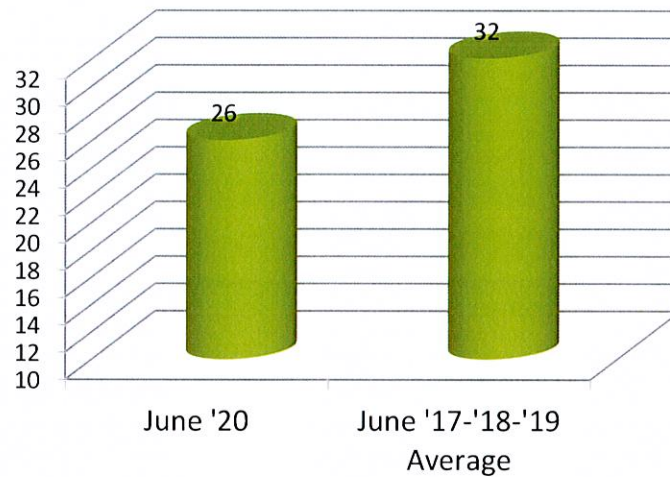


Hinsdale Fire Department – Monthly Report  
June 2020

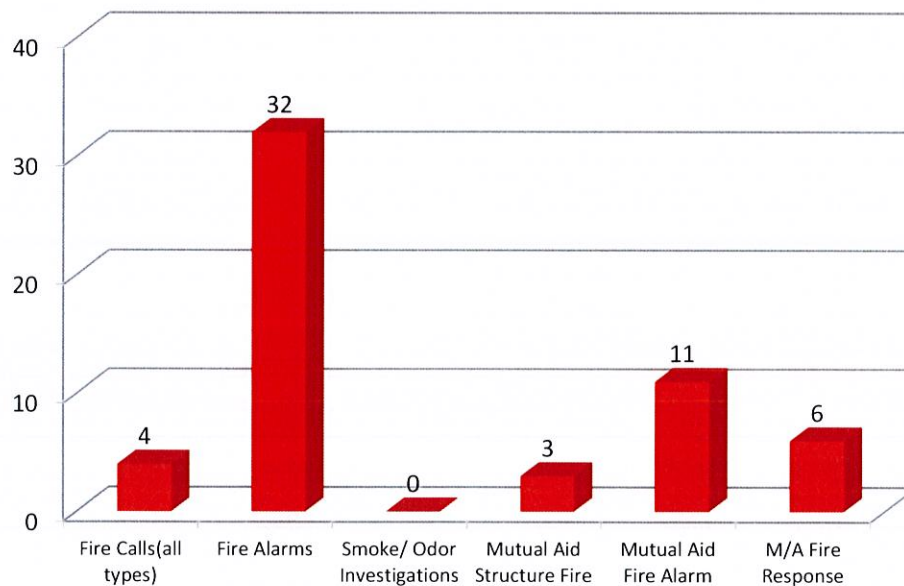


## **Emergency Response**

### **Simultaneous Calls**



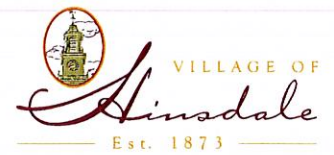
### **Distribution of Fire Related Calls**





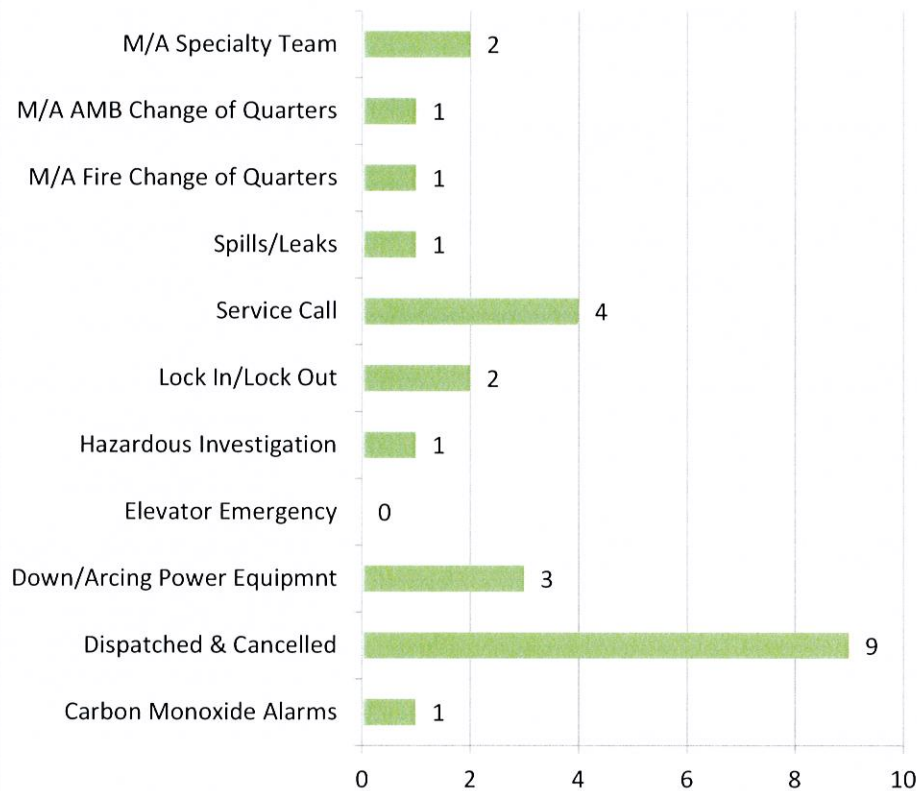


Hinsdale Fire Department – Monthly Report  
June 2020

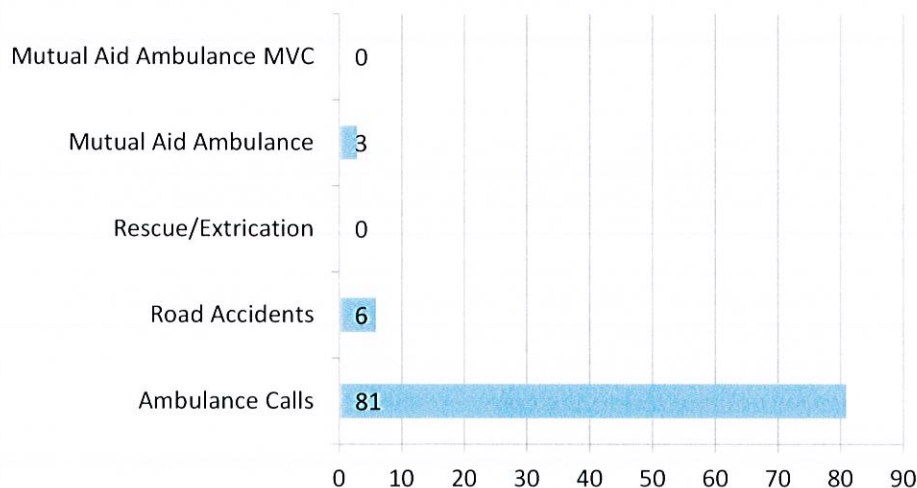


## **Emergency Response**

### **Distribution of Emergency Related Calls**

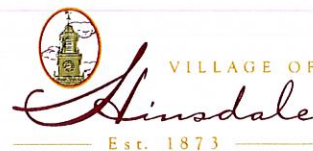


### **Distribution of EMS Related Calls**





Hinsdale Fire Department – Monthly Report  
June 2020



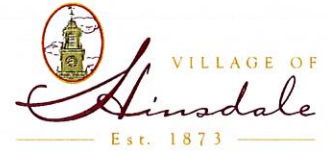
## **Incidents of Interest**

### **Call #**

- #20-0921** – Members of Medic 84 and Engine 84 responded to Manor Care for the patient having trouble breathing. Upon further assessment, the patient needed to be intubated. Crews worked aggressively to consciously sedate the patient to protect his airway before going into respiratory arrest. This patient was also COVID-19 positive.
  
- #20-0937** – Lt. McCarthy responded to 534 Adams St., Westmont for the DuPage County Task Force callout for a fatal fire. On arrival, he assisted with scene processing, reconstruction, and fire origin/cause determination.
  
- #20-1040** – Members of Engine 84 responded for the lightning strike at 261 Holmes Ave in Clarendon Hills. Upon arrival, Engine 84 was assigned interior and performed salvage and overhaul as well as used the TIC to look for hot spots in the living room.
  
- #20-0957** – Members of Station 84 responded to 44 S. Washington for the AFA. On arrival crews discovered a small fire in a garbage can located in the basement. The fire was out on our arrival, smoke was evacuated using fans.
  
- #20-0971** – Members of Medic 84 and Engine 84 responded to 21 Spinning Wheel Road for the ambulance request. On arrival, patient was showing signs and symptoms of a STEMI (heart attack). The condition was identified via 12 lead EKG, and the patient was treated ALS and taken to the hospital. The patient was immediately admitted to the Cardiac Catheterization Lab and received lifesaving treatment to clear a blockage.
  
- #20-0987** – Lt. McCarthy responded to 5510 Ridge Crossing, Hanover Park for the DuPage County Task Force callout at 5510 Ridge Crossing in Hanover Park. On arrival he assisted with scene processing, reconstruction, and diagramming.
  
- #20-1063** – Members of Engine 84 responded for the outside fire. On arrival they found a primary power line that had fallen in the yard, igniting rubber mulch and landscaping at the rear of the property. The area was isolated using scene tape and neighbors were notified to stay out of the yard. ComEd was dispatched and once on scene, disconnected the power. The fire was extinguished by E84.



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### **Training/Events**

In addition to the daily training in EMS, Technical Rescue, Hazardous Materials, Firefighting, and vehicle checks, members completed the following specialized training:

**06/06/2020** – Engine 84 lead the Hinsdale Hospital Wellness House Parade.

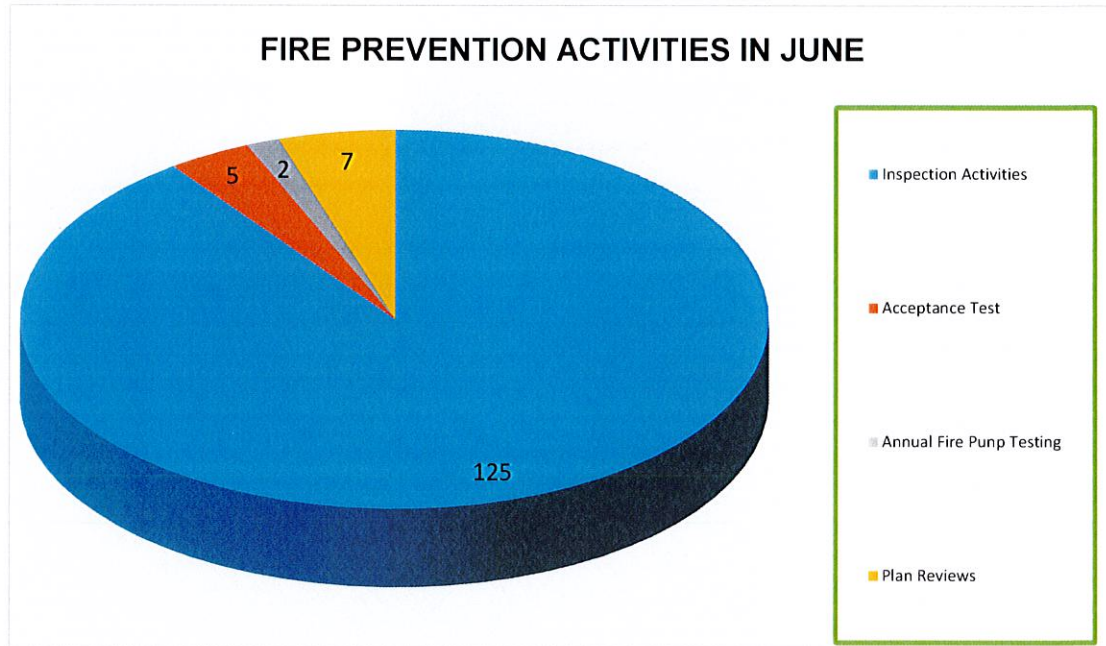
**06/10/2020** – Gold Shift Members received the Dr. Joseph Hartmann award presented by Good Samaritan Hospital for the below grade rescue to a worker.





## **Public Education**

The fire prevention bureau is responsible for conducting a variety of activities designed to educate the public, to prevent fires and emergencies, and to better prepare the public in the event a fire or medical emergency occurs.



## **Fire Prevention/Safety Education**

- The Bureau has transitioned all routine inspections through the use of the iPad. We will continue expanding the use into other scheduled inspection activities.
- Limited activities, outside of inspections, as we continued working with the activities leading towards the opening of the parking garage.



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## **Inspection Activities**

June 2020 had a total of 139 Fire Inspection Activities:

**Inspections 113**

- Initial (78)
- Fire Alarm (32)
- Sprinkler (1)
- Occupancy (1)
- Special (1)

**Re-inspections 11**

**Acceptance Test 5**

- Sprinkler (5)

**Plan Reviews 7**

- Sprinkler (5)
- General (2)

**Consultation 1**

- Fire Alarm (1)

**Annual Fire Pump Test 2**

There was **\$3,825.00** of inspection fees forwarded to the Finance Department for the month of June.

*The total inspection fees forwarded to the finance department for the 2020 calendar year total year to date (YTD) is **\$12,185.00**.*