

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

February 8, 2017

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:00 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on February 8, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner D'Arco and Commissioner Prisby,

Absent: Commissioner Gonzalez , Commissioner Willett and Commissioner Shannon Weinberger

Also Present: Applicants for Case HPC-06-2016, HPC-07-2016 and HPC-08/09-2016

Minutes

Chairman Bohnen introduced the minutes from the January 11, 2017, meeting and asked for any questions. With no comments, Chairman Bohnen asked for a motion to approve the minutes. Commissioner D'Arco made the motion and Commissioner Gonzalez seconded. The motion passed unanimously, 6-0.

Public Hearing – Certificate of Appropriateness

Case HPC-06-2016 – 120 E. 5th Street – Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-06-2016

The applicant representing the homeowner gave a brief summary of the application, and explained nothing has changed since the previous meeting.

A motion to deny the Certificate of Appropriateness was unanimously approved, 6-0.

Case HPC-07-2016 – 112 E. 4th Street – Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District to construct a new house.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-07-2016

A motion to approve the Certificate of Appropriateness to demolish the house, with a condition to caucus with the builder, owner and architect on the style/façade of the house, was approved, 4-2.

Case HPC-08/09-2016 – 444 E. 4th Street – Request for Certificate of Appropriateness to Relocate the Existing Zook House in the Robbins Park Historic District (HPC-08-2016) and Certificate of Appropriateness to demolish the Zook House (HPC-09-2016).

Please refer to Attachment 3, for the transcript for Public Hearing Case HPC-08/09-2016

The homeowner reviewed the applications and reasons for the requests to relocate the home in Robbins Park Historic District or to demolish it. He explained the Zook house is not viable in its current location, and he has no intent for it to remain there. Since the relocation to preserve the Zook house will take him 5 months of entitlement review, and the result is uncertain, he is also applying for the Certificate of Appropriateness to demolish the Zook house.

A few HPC members felt there is a third option, and that is to market the house the way it is. The applicant explained that he already has two buyers ready to buy the property to demolish the Zook house to construct a new home. However, the applicant said that he lives next to the property, and does not want a very large new house constructed next to him.

There were a few neighborhood residents that expressed their support to save the Zook house. The Parker's are the contract buyers of the Zook house, and was present to explain their plan to buy the home and live in it. They would also invest in the relocation of the Zook house.

Chairman Bohnen expressed that more time is needed to discuss the application (around 7:33 PM, the Plan Commission meeting is scheduled at 7:30 PM). To that end, a motion to continue the public hearing for the next regularly scheduled HPC meeting was unanimously approved, 6-0.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. Commissioner Weinberger made the motion and Commissioner Gonzalez seconded. The meeting was adjourned at 7:35 PM. on February 8, 2017.

Respectfully Submitted,



, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC 06-2016)
120 East 5th Street.)

CONTINUED REPORT OF PROCEEDINGS had and
testimony taken at the Certificate of
Appropriateness Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, at 19 East Chicago
Avenue, Hinsdale, Illinois, on the 8th day of
February 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. JANICE D'ARCO, Member;
- MR. JIM PRISBY, Member;
- MR. TOM WILLETT, Member;
- MS. SHANNON WEINBERGER, Member;
- MR. FRANK GONZALEZ, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. PETER COULES, Attorney for
4 Applicant.

5

6 CHAIRMAN BOHNEN: We are going to have
7 a motion to reopen the public hearings for the
8 first two items, 5th Street and 4th Street.

9 May I have a motion to reopen the
10 hearings, please?

06:07:50PM

11 MS. D'ARCO: Motion to reopen.

12 CHAIRMAN BOHNEN: Second, please?

13 MR. WILLETT: I second.

14 CHAIRMAN BOHNEN: All in favor?

15 (All aye.)

16 The hearings are now opened and the
17 first item on the agenda will be 120 East 5th
18 Street, and I see Mr. Coules.

19 MR. COULES: Thank you, Mr. Bohnen.

06:08:16PM

20 Once again, Peter Coules, on behalf of the
21 Barbara Stucker Revocable Trust, the owner of
22 the property in question.

1 When we were on January 11th, we
2 only had three of the commissioners, now it's a
3 full board, there's six of you now, and at that
4 point in time only Janice and Jim had had a
5 chance to visit the home prior to that hearing.
6 I put everything in the minutes. I don't have
7 any additions or changes to what you already
8 have in your transcript.

9 I know you have a lot of business
10 before you tonight and I know since that time,
11 Mr. Willett, Mr. Gonzalez and Mr. Bohnen were
12 able to go out and see the home. I guess when
13 John called me, it's not in the same condition
14 as when Jim and Jan saw it because I guess
15 there's some stuff moved all over in the house
16 because the daughter had moved out.

06:08:42PM

17 When we were here on January 11th
18 for the first hearing the house was still being
19 lived in and was very easy to get around and see
20 everything.

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21 So I'm here to answer anyone's
22 questions, but I have nothing new to add to the

1 testimony I gave last time.

2 CHAIRMAN BOHNEN: If I'm correct,
3 Mr. Coules, your client is looking to gain our
4 approval for the possibility of demolition on
5 this property?

6 MR. COULES: Correct.

7 CHAIRMAN BOHNEN: Because you are
8 currently at market with a realtor and no
9 determination has been made. You don't have any
10 contract at the current time?

06:09:36PM

11 MR. COULES: We do not at the current
12 time.

13 CHAIRMAN BOHNEN: Okay. So you are
14 trying to have your options open?

15 MR. COULES: Correct. There was a
16 contract that was under attorney review at one
17 point in time that was terminated upon attorney
18 review.

19 CHAIRMAN BOHNEN: I would compliment
20 the realtor that you have chosen; the promotion
21 materials are very nice. They depict the home
22 even though today the home is in a bit of

06:09:54PM

1 disarray, anybody that would care to look at
2 these is free to do so, and I brought copies
3 with me.

4 MR. COULES: Thank you. They are part
5 of the record too. I put them in color in the
6 record.

7 CHAIRMAN BOHNEN: Okay. Let's open
8 this up for discussion. Frank?

9 MR. GONZALEZ: As I did see the home
10 with Commissioner Willett, I did a walk through
11 and I reviewed the home for the aesthetics, the
12 aging 1863 home.

06:10:28PM

13 I do understand that the floor
14 plate within the home probably won't accommodate
15 a current family because of the -- there's
16 certain rooms that were slightly a little bit
17 smaller, staircases were narrow, areas -- the
18 home had a very interesting aesthetic appeal
19 from the street and the surrounding area. And
20 so I was trying to wrap my head around whether I
21 would live there, I would not live there, and
22 trying to understand also the significance of

06:11:06PM

1 the home.
 2 The home is a very steady, well-
 3 built home. The exterior, it's like any
 4 exterior in an 1863 home, it needs some work.
 5 Actually, very mild work because I didn't see
 6 any rotting. But I did see cracking of the
 7 paint. I saw deterioration but not something so
 8 significantly. I was prepared to see a home
 9 that was nearly in some form of collapse. I was
 10 impressed with the landscaping around it.
 11 I'm still grappling whether the
 12 home should be torn down or not. I still
 13 feel -- I always lean towards well, maybe
 14 there's always a possibility to renovate, to
 15 extend the house from some general direction to
 16 improve it and try to save it. It has a huge
 17 lot. It has room to expand the home.
 18 I would like to hear from what
 19 other people are thinking here and the
 20 commission because I'm still grappling. I'm not
 21 going to make a decision at this point in time
 22 one way or another.

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06:12:24PM

1 any part to do with the house.
 2 MR. GONZALEZ: Right. I see what you
 3 are saying.
 4 CHAIRMAN BOHNEN: And you testified to
 5 that on the record too, Mr. Coules. The front
 6 of the house has got, first floor has 10-foot
 7 ceilings, the second floor has 9-foot ceilings.
 8 It's not dissimilar to the house to
 9 the west that Peter Holsten redid Tom Nelson's
 10 house. I used to live on that block on the
 11 corner of Garfield and 5th and that whole block
 12 on either side is populated with older homes
 13 except for one that Mr. Portillo built but he
 14 built it in an old-fashioned style.
 15 So it's a pretty iconic-looking
 16 block when you are standing there looking down
 17 the block. This being one of the real
 18 showplaces, however, I agree with you. When you
 19 get into the additions, it's a hodgepodge. It's
 20 not atypical. And a lot of our older houses, I
 21 mean, you have seen recently when we did 134
 22 South Park and you were involved in that and we

06:13:40PM

06:14:10PM

1 MR. COULES: John, at any point can I
 2 interject at all?
 3 CHAIRMAN BOHNEN: Sure.
 4 MR. COULES: Frank, did you see -- and
 5 I know you are an architect and I am not. The
 6 front part of the house, the side that you see
 7 from 5th Street, those front four rooms, the two
 8 down below and two above are the original
 9 portion of the house.
 10 Everything else has been built over
 11 time as numerous different additions to; they
 12 have no heating in them, one has no air
 13 conditioning in them. They are not from 1863.
 14 That's why the rooflines are different outside,
 15 the rooflines are different inside. That one
 16 back staircase I don't know how they even got a
 17 permit to get it built, to be honest with you,
 18 and that's why the house, I call it the
 19 Hollywood facade because when I first walked up
 20 to it, the front of the house is beautiful. If
 21 you walk into the first two rooms they are
 22 really nice, and then the house, nobody wants

06:12:46PM

06:13:14PM

1 talked about the addition that was going on the
 2 back of that house to accommodate a family room
 3 and a kitchen and a blow out top with a master
 4 which is kind of a typical addition that we see
 5 when we are dealing with these older houses.
 6 Also doing that over on Biggerts' house on 425
 7 East 6th Street, Mr. Robbins' own house, the
 8 founder of Hinsdale, where the gentleman that
 9 bought that house literally took off the back
 10 half of the house. The back half was a 1897
 11 addition and they took that off and they are
 12 digging a basement and making a new back of the
 13 house and they are accommodating a new kitchen,
 14 family room. That's the kind of thing that
 15 people do with older houses.
 16 MR. COULES: Somebody may want to take
 17 two thirds of this house off. They may want to
 18 take it down to the stick. That's why I brought
 19 it up saying that the only people that have been
 20 showing any interest at all are asking these
 21 questions of what they could do with this house.
 22 MS. D'ARCO: Can I ask, the contract

06:14:54PM

06:15:18PM

1 that didn't go through after attorney review,
 2 what were some of the reasons?
 3 MR. COULES: Well, there's some
 4 attorney/client privilege, but I will tell you
 5 that the person they wanted to tear the house
 6 down while they are designing another house.
 7 They refused to live there because of the
 8 condition of the lower level and the condition
 9 of the back part of the house. They would not
 10 let their family live in that house after they
 11 had an inspector go through it, yes.

06:15:46PM

12 MS. D'ARCO: So they wanted to tear
 13 down the house?

14 MR. COULES: After they had an
 15 inspector go through it house, yes.

16 MR. PRISBY: But their biggest issue
 17 was the rear of the house and the basement?

18 MR. COULES: Yes, they didn't find the
 19 house to be safe to live in because the
 20 additions were actually built with the cloth
 21 wiring. No one ever added a new electrical box.
 22 I think it was all done before people did

06:16:00PM

1 inspections and the like, but the man would not
 2 have his family live there at all.

3 CHAIRMAN BOHNEN: Actually, there's
 4 nothing wrong with having tube wiring as long as
 5 you are not putting nails in the wall and
 6 disturbing the cloth sheathing.

7 MR. COULES: You duck in the -- bob and
 8 weave down there if you went downstairs. I was
 9 too tall to go there.

06:16:30PM

10 MR. PRISBY: So when I went through
 11 this house, obviously it was in better condition
 12 than it is recent weeks. The front part, these
 13 original rooms of the house, were in terrific
 14 shape. I didn't see anything wrong with them.
 15 I think it's a grand-looking house, especially
 16 coming up 5th Street with the piers and the
 17 gate. There's just so much about this original
 18 house that I like that worked really well on
 19 that block and I just question whether that part
 20 of the house could be saved and this series of
 21 really bad additions can get chopped off and
 22 like John had mentioned and I have seen a

06:16:58PM

1 million times get done, you take off the stuff
 2 that was done in the '60s, '70s, and early '80s
 3 that were done when the numbers weren't so great
 4 and people were building lower ceilings and
 5 cheaper materials, save that house and add on to
 6 it. And a lot of these times when they add on,
 7 we have been doing deeper basements, sink deeper
 8 basements and the older parts become mechanical,
 9 storage, wine cellars. In fact, you already got
 10 a beautiful rustic old basement to put a wine
 11 cellar in. And I just have a real issue tearing
 12 down the front part of this house, which is in
 13 such great condition, works well on the block
 14 and if somebody can take down the back like have
 15 been done in probably several other locations in
 16 this part of town, I'd like to see that
 17 opportunity granted first. It seems like --
 18 when did this come on the market?

06:17:36PM

19 MS. D'ARCO: About two months ago.

06:18:06PM

20 MR. GONZALEZ: October.

21 MR. PRISBY: I'd almost like to see the
 22 thing sit for a little while. I know that's not

1 what the homeowner wants to hear, right? But
 2 see if somebody wants to come in and actually do
 3 a type of addition off the back and make the
 4 original part of the house viable, we can keep
 5 this thing.

6 MR. GONZALEZ: Yes, I'd be open to that
 7 idea rather than a complete teardown. I mean, I
 8 saw a potential for that home, someone that
 9 understands, could be creative, we would be open
 10 to some form of expansion, renovation and
 11 keeping the streetscape.

06:18:36PM

12 If you tear that home down, now you
 13 are changing the streetscape. When you look
 14 left, you look right, you look in front of you,
 15 it has a sense of appeal that changing it would
 16 drastically create a very forthcoming change to
 17 that block.

06:19:00PM

18 Not only that, then the other
 19 houses are in jeopardy because now one house
 20 doesn't reflect another in the streetscape, so I
 21 would be open to something like that much more.
 22 You can't save everything and you

1 can't -- that I understand. But more so, many
2 homes have been saved particularly. I think if
3 it's well-priced, because I buy homes that
4 people don't see certain things and I explain
5 them in an email, in a letter, what I plan to do
6 and this is my offer and many times it gets
7 accepted. So it's something to explore.

8 MS. D'ARCO: I agree with that as well.
9 I mean, I have all sentiments here.

06:19:40PM

10 I think that I personally would not
11 want to make any decision today on a demo just
12 to make it more marketable because I think that
13 there's a buyer out there that can come in and
14 preserve some of this house, maybe not in its
15 entirety. God knows you have the square footage
16 to do it. It's a huge lot. You can build out
17 as far --

18 MR. COULES: I would rather get a no.
19 I mean, this is an advisory board. This
20 property is not on the registry of any kind, not
21 on the village one. Max Stucker did not put it
22 on the village register. He did not put it on

06:20:00PM

1 Robbins home over on 6th Street took us over two
2 years to get the right buyer for that. Probably
3 had 30 different people seriously consider it
4 and demur it for one reason or the other.

5 But the ones that went pretty far
6 down the road in their considerations we made
7 them aware of the potential tax freeze, the
8 eight-year tax freeze that's available for
9 people that buy historic homes and renovate
10 them, and we educate our buyers in that.

06:21:30PM

11 In fact, we had a seminar sponsored
12 by this group last year for the village so
13 people could understand how they could access --
14 essentially access dollars by tax savings that
15 might incentivize them to buy older houses and
16 fix them up.

17 And when this property on 5th
18 Street went on the market, I called the agent
19 that listed it and I just gave her a fast email
20 and said I just want you to be aware that this
21 is in a historic district and as such, she was
22 marketing it as a house or as land and I said,

06:22:00PM

1 the national register. It's in the district
2 that was created for people to come here to get
3 an opinion as to what they would like to see
4 done but not a binding opinion.

5 So I personally -- this is a
6 property owned by a trust with a very sick woman
7 who is the beneficiary of the trust. I'm better
8 off with a no, because I have been here twice
9 now, than to have you say you want to see me
10 come back in another month.

06:20:34PM

11 MS. D'ARCO: That's not what I'm
12 saying.

13 MR. COULES: I understand. I will pass
14 on every comment that's being made today and I
15 give you my word on that. I will put it in my
16 report to the trustee what people would like to
17 see.

18 CHAIRMAN BOHNEN: Peter, I would -- I
19 testified to this in our last discussion, but
20 for better or for worse, I get involved in
21 selling a lot of the vintage real estate in
22 Hinsdale and the bigger home, the original

06:20:54PM

1 it really cannot be torn down before it comes to
2 our commission for an opinion. Our opinion is
3 advisory. We explained that the last time and
4 you understand that.

5 MR. COULES: I do. I would love to see
6 someone try to chop off the back of the house.
7 I do not know the economics of that.

8 CHAIRMAN BOHNEN: I don't either.

9 MR. COULES: I think the front four
10 rooms when I first walked in, as I said, I put
11 it on the record, they are amazing. Then you
12 walk in the rest of it and you are like, what
13 the heck was going on here.

06:22:26PM

14 CHAIRMAN BOHNEN: Which is kind of
15 typical, frankly, of a lot of older houses as
16 people tried to add on and make them more
17 livable.

18 I would suggest, No. 1, this hasn't
19 been on the market long enough to really have
20 sampled the potential buyers, okay? It also --
21 the person representing this is not necessarily
22 conversant in the tax-freeze program and may be

06:22:48PM

1 interested in learning more about it and I'd
 2 like to talk to her about that.
 3 I think it takes a best effort to
 4 save these houses on the part of our commission
 5 and the realtors involved and certainly the
 6 buying public. But I don't think this house has
 7 had a fair chance to be retailed, if you will,
 8 and so my opinion is that to make any decision
 9 about tearing it down would be very premature.
 10 That would be my own opinion.

06:23:24PM

11 MS. WEINBERGER: I'm looking at the
 12 national register and it was marked as a
 13 significant building, correct.

14 I would agree. This is way too
 15 early to decide to tear it down, to give you
 16 permission to tell a buyer they can tear it
 17 down. I think that would change just looking at
 18 the home once it has this approval already or
 19 this idea that it might be okay to tear it down.

06:23:56PM

20 I think that changes who's looking at it. So I
 21 would think this is way too early to make that
 22 decision.

1 CHAIRMAN BOHNEN: You might be aware,
 2 Peter, I don't know, but up in Lake Forest
 3 there's a one-year moratorium on any old house
 4 that petitions to be knocked down. If it's
 5 decided that that's going to be the fate of the
 6 house, there's a one year moratorium before they
 7 can knock the house down.

8 MR. COULES: But that went to a public
 9 vote of a referendum by the village itself.

06:24:22PM

10 CHAIRMAN BOHNEN: Correct. But it was
 11 a cooling off period to give the opportunity, if
 12 you will, the best effort to find somebody that
 13 would buy the older properties before you
 14 succumb to the wrecking ball.

15 MR. COULES: As I stated, I will put
 16 all this in the memo to the trustee about having
 17 talked to the realtor about the tax breaks and
 18 that, but I really think, like I said, I have an
 19 obligation to a client who wants a vote. And
 20 they are going to try to market the house and
 21 show it as the house that it is and it being the
 22 beautiful old house it is that's the pictures

06:24:46PM

1 everyone can see.

2 It's not being marketed as just
 3 showing the survey and saying, let's just sell
 4 the property. But a trustee needs the
 5 flexibility to be able to do what's best for the
 6 person that's being taken care of out of the
 7 money out of this thing.

8 Max had a right, who sat on this
 9 plan commission, to go and do certain things if
 10 he so chose to do with registering the house.
 11 He understood all the laws very well. He chose
 12 not to. And now we are trying to take care of
 13 his wife, so they need the flexibility of
 14 possibly selling this property. I'm not saying
 15 that I have a buyer come knocking on my door
 16 tomorrow giving me a contract to have it torn
 17 down. I don't know who is going to be the buyer
 18 of this property.

06:25:14PM

06:25:34PM

19 CHAIRMAN BOHNEN: Just so you folks in
 20 the audience understand, this commission, items
 21 such as this, we are advisory. Whatever our
 22 findings are can go to the board of trustees and

1 they can vote down our findings.

2 When you have locally -- because
 3 these homes we are talking about are in a
 4 historic neighborhood, all right, the Robbins
 5 Park historic neighborhood as designated, if a
 6 home is actually locally landmarked in Hinsdale,
 7 then that's a different type of landmarking and
 8 when that sort of thing comes before this
 9 commission, our decision is final.

06:26:14PM

10 MR. COULES: Correct. No one can even
 11 do an addition, can't put a porch, can't do
 12 anything.

13 CHAIRMAN BOHNEN: Just so you
 14 understand the distinction on that.

15 MR. WILLETT: So I would also like to
 16 opine some of the things that have been
 17 mentioned previously. I do want to underscore
 18 the fact that it is very early in the process.
 19 I understand the role that we have but from a
 20 standpoint of the commission and our mission is
 21 just to preserve historic -- the homes of
 22 Hinsdale, I think it is extremely early in the

06:26:32PM

1 process in talking to the realtor. While she
 2 has certainly best intentions and she has a
 3 mission just as yourself, which we certainly
 4 respect, it has been on the market since
 5 October 2016, not entirely a long enough time to
 6 find that very passionate buyer in my opinion.
 7 I think it's premature. And if you are looking
 8 from a buyer standpoint as people walk into the
 9 house as we were over this weekend, it does not
 10 sell and show well at all.

06:27:14PM

11 So, again, an opinion that in terms
 12 of buying and what your goal as I think that
 13 that is at this point hampering the ability to
 14 sell the home and I think one of the points that
 15 one of the commissioners had mentioned about if
 16 this was in the case of a teardown, there is a
 17 very high-impact ramification of a domino effect
 18 that could be created in this district which is
 19 where this house is currently built.

06:27:46PM

20 A lot of the houses are very much
 21 in a very classic manor and 425 East 6th is a
 22 house that has done an amazing job, old house

1 though it may be, a good job reconfiguring the
 2 layout to match today's buyers' lifestyle and
 3 preference. So I'd make that as a note, 425
 4 East 6th, great example of reconfiguring a home
 5 that is of a very classic sense.

06:28:30PM

6 So in a nutshell, what we saw and
 7 what the house offers, which is a tremendous
 8 jewel within Hinsdale, I am not in favor of a
 9 teardown of any kind. I think it's a beautiful
 10 house and it can be reconfigured with the right
 11 passionate buyer who is willing to invest.

06:29:02PM

12 MR. PRISBY: Peter, I have just seen so
 13 many of these in town over the last 25 years
 14 that have done exactly that, the front part,
 15 great historic, want to keep it, you know, take
 16 down or fix the back and do a tremendous
 17 addition and make it extremely liveable.

18 I, too, am just under the same
 19 opinion, it's too early yet. I'd like to see
 20 some more effort put into that before we just
 21 knock it down.

22 CHAIRMAN BOHNEN: Are there any further

1 comments about our house on 120 East 5th Street?

2 MR. GONZALEZ: No comment from me.

3 CHAIRMAN BOHNEN: Anything else that
 4 needs to be said prior to taking this to a vote?

5 MR. PRISBY: No.

6 CHAIRMAN BOHNEN: May I have a
 7 motion -- what are we moving here?

8 MR. COULES: For a certificate of
 9 appropriateness?

06:29:34PM

10 CHAIRMAN BOHNEN: So we want to have a
 11 motion to deny the certificate of
 12 appropriateness for tearing down this home.

13 MR. PRISBY: I believe that's correct.

14 CHAIRMAN BOHNEN: May I have a motion?

15 MS. WEINBERGER: I move to deny the
 16 certificate of appropriateness for 120 East 5th
 17 Street.

18 CHAIRMAN BOHNEN: May I have a second,
 19 please?

06:30:00PM

20 MS. D'ARCO: I second.

21 CHAIRMAN BOHNEN: All those in favor,
 22 say aye.

1 (All aye.)

2 Nay?

3 (No response.)

4 Motion carries.

5 MR. COULES: I will promise you I will
 6 get a copy of the transcript and pass it on to
 7 the trustee of what your concerns are and what
 8 you would like to see happen with this house.

06:30:14PM

9 CHAIRMAN BOHNEN: Is that trustee
 10 Northern Trust; is that correct?

11 MR. COULES: Correct.

12 CHAIRMAN BOHNEN: Fine. Good. Okay.
 13 That would be great.

14 (WHICH, were all of the
 15 proceedings had, evidence
 16 offered or received in the
 17 above entitled cause.)

18
 19
 20
 21
 22

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

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

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 15th day of February, A.D. 2017.

19
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KATHLEEN W. BONO,
C.S.R. No. 84-1423,
Notary Public, DuPage County

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22

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1 ALSO PRESENT:
 2 MR. CHAN YU, Village Planner;
 3 MR. MICHAEL BUHR; Architect for
 4 Applicant;
 5 MR. JOEL ANDERSEN; Builder for
 6 Applicant;
 7 MR. DAN HILLEGASS, Applicant.

06:30:46PM

8 CHAIRMAN BOHNEN: Next item we have 112
 9 East 4th Street, the Hillegass' sold that home
 10 to their son Dan and Dan is proposing that the
 11 current home be demolished and a new home be
 12 built.

13 Gentlemen, can you pick up where we
 14 left off? I'd ask that you speak into the
 15 microphone, please, for the folks at home that
 16 are watching this on channel 6.

17 (WHEREUPON, Mr. Andersen,
 18 Mr. Buhr, Mr. Hillegass were
 19 administered the oath.)

06:32:06PM

20 MR. ANDERSEN: So picking up from the
 21 detail we gave you last time, we did put
 22 together, hopefully, the nice rendering that

1 shows you what our client's new concept would be
 2 on how that would fit in nicely with what's
 3 currently existing, and then obviously was
 4 followed up with a tremendous letter of the
 5 history of the house and how it's been changed
 6 and modified to its current state and many, many
 7 changes have been made, but now I think for us
 8 to get the next family in and make changes that
 9 are going to work for their family, we feel we
 10 are better to teardown the home and start from a
 11 new foundation that fits in with the block.

06:32:50PM

12 CHAIRMAN BOHNEN: Would you like a copy
 13 of that letter to be put into the minutes of
 14 this meeting from Mrs. Hillegass?

15 MR. HILLEGASS: Yes.

16 MS. D'ARCO: I just have one question
 17 with regards to the new house. Is the square
 18 footage of that house, how does that compare to
 19 the existing versus the new? I read it was very
 20 little but I just wanted to confirm.

06:33:36PM

21 MR. BUHR: I don't know exactly what it
 22 is but it's fairly close to the same size.

1 MS. D'ARCO: Will you be pushing the
 2 boundaries of the house as far as possible?
 3 Because right now you have some room between the
 4 neighbors.

5 MR. BUHR: The existing house is like
 6 20-foot off the front of the property. The new
 7 zoning requires us to push it back about 45.
 8 And then on the sides there's a detached garage,
 9 I can't remember exactly how many feet off, it's
 10 less than 10-foot but we are going to be 20-foot

06:34:06PM

11 on one side and 11 or 12-foot on the other side.
 12 So we are going to be farther away from the
 13 property line on the east side, probably about
 14 the same on the west side and then farther back.

15 MR. ANDERSEN: Again, what is
 16 beneficial is we have driveways also on both so
 17 we are not creating such an enormous structure
 18 right next to something that's currently there.

19 MS. D'ARCO: My only concern was just
 20 putting a house that -- are you kind of just
 21 going, inching all the way to the end and it's
 22 all house, no space, cramming as much square

06:34:38PM

1 footage as you can in there. That's the only
 2 concern I would have.

3 MR. PRISBY: What were the side yard
 4 setbacks?

5 MR. BUHR: I believe it was 11 was
 6 required and we are at 12 on the west, and then
 7 we are 19 and a half and we are required 19, I
 8 believe, on the east side. Total 30 setback.
 9 We are about 31 total.

06:35:24PM

10 MR. ANDERSEN: Obviously that just
 11 creates even more air space.

12 MR. PRISBY: Just looking at the new
 13 plan, if you are only 19 feet, approximately on
 14 the side, what would be the east side, is that
 15 even enough room to get into that garage?

16 MR. BUHR: That is 19 to the wing wall
 17 that we have in the front. The garages
 18 themselves were closer to 22, I believe, and
 19 yes, that would be enough.

06:35:50PM

20 CHAIRMAN BOHNEN: 22 for the swing?

21 MR. BUHR: Yes.

22 CHAIRMAN BOHNEN: 22 is the minimum.

1 MR. PRISBY: That's good. Because that
2 means you are not really maxing out.

3 MR. BUHR: No. We have a wing wall
4 that we are contemplating taking off just to
5 give us more room to shift the house back and
6 forth but we left it on. We still have room,
7 obviously, from that point to the face of the
8 garage.

06:36:18PM

9 MR. PRISBY: As I'm looking at the
10 plan, there's the covered porches and sides that
11 still apply to that, so those are far back from
12 the front elevation; correct?

13 MR. BUHR: Correct.

14 CHAIRMAN BOHNEN: I guess I got to ask
15 you once again, what style do you call this
16 house?

17 MR. BUHR: I call it more like an
18 English manor type. Old world. There's a lot
19 of terms you can use.

06:36:46PM

20 CHAIRMAN BOHNEN: I spent a fair amount
21 of time on that block because we were involved
22 in the renovation of Scott Jones' old house,

1 which is about four houses down east of there,
2 the gray house next to Templetons, and I have
3 some familiarity with that block.

4 There probably -- the particular
5 side of that street from Garfield going over to
6 Park Street has had extensive work done on most
7 of those houses and a lot of it done recently.

8 The Jones house I mentioned, which Mr. Kendall
9 bought. The one next door to this where the
10 O'Haras used to live has been completely redone
11 recently.

06:37:28PM

12 This is an interesting block in
13 that each homeowner has gone through some extent
14 and some monetary extent to preserve the look of
15 this block. I think it's one of the nicer
16 blocks, if you will.

17 I'm a little concerned about what
18 your English manor does to this block, I'll be
19 honest with you.

06:38:04PM

20 MR. BUHR: We do have similar farmhouse
21 style next to it with a more old world style
22 house on 3rd Street just a block away. I think

1 we gave you some pictures of those houses.
2 There's also some down the street a little.
3 It's still falling in line with all the
4 different styles in the historic district, but
5 it's also an older house that needs a lot of
6 structural replacement, I mean, to the point
7 that we would have to tear a lot of it down and
8 just rebuild it anyways.

06:38:36PM

9 CHAIRMAN BOHNEN: I'm not questioning
10 that. We were through the house. I have known
11 two of the past owners and spent a lot of time
12 in that house actually. So I'm pretty familiar
13 with it, and I really don't -- personally, do
14 not have a quarrel with the request to demo this
15 house. I don't think that in my mind
16 architecturally it's particularly significant,
17 and it does have some structural problems that
18 you can easily sense. That part doesn't bother
19 me.

06:39:04PM

20 I'm really more concerned about
21 what you are going to put in its place. I'm
22 concerned about the streetscape. And to that

1 end, I mentioned to some of you, maybe in the
2 last meeting we had, I don't know, but when we
3 had Beth Barrow come in here, first house to be
4 landmarked in Hinsdale, lived up on North
5 Washington, and I happened to be sitting at this
6 dais about a year ago and Beth came in and
7 applied to have her house decertified. She
8 wanted to get it unlandmarked.

06:39:42PM

9 And for those of you that take the
10 time to read the Municipal Code, it's not that
11 easy to do to get it unlandmarked. You have to
12 meet certain standards. And I didn't feel she
13 met the standards but I was outvoted and
14 ultimately, she was allowed to decertify her
15 house.

06:40:06PM

16 But her argument was an interesting
17 argument, and I thought about it quite a bit
18 over the last year. She said that when she
19 landmarked her house, her house looked like all
20 the different houses in the neighborhood, but
21 over a period of 10 to 15 years, all these
22 houses had been knocked down and had been

1 replaced with houses of various size and type so
2 that her house really looked out of place.

3 So a house that was deemed to be
4 worthy of the first landmark designation in
5 Hinsdale now looked like an orphan because it
6 had been dwarfed by all these other things that
7 had occurred. So I'm very conscious about the
8 effect that we have when we teardown something
9 of some vintage and replace it with something
10 new. Because too easily have we seen it creep
11 and go from new to new to new because it didn't
12 fit into the old neighborhood anymore.

06:40:38PM

13 So when we take issue with these
14 things on the side, it isn't a personal thing,
15 please, accept that. We are just concerned
16 about what sort of momentum we are creating and
17 in what direction is it going. And in my mind,
18 the purpose of this commission is to be a
19 resource for owners, architects and people that
20 are trying to create housing in our town and we
21 would hope that any criticism that we give is
22 taken constructively so that at the end of the

06:41:10PM

1 decision-making process, the product that's
2 built is something that you are fond of and we
3 are fond of and life goes on and all the people
4 down the block who spent a lot of money
5 renovating their older houses are also fond of
6 it too because they feel that your new house
7 fits in nicely with their renovated older
8 houses.

9 I'm very, very concerned about that
10 as a whole and, of course, in your situation,
11 I'm still not convinced that this is a design
12 that I think fits in. This is a little generic
13 for me. You call it English manor. It looks a
14 little tract to me, if you will. And I don't
15 mean to denigrate your drawing, I don't, please.

06:41:44PM

16 I think that we possess the ability
17 here on this board with our two architects to
18 perhaps offer some constructive criticism for
19 your ultimate design. And again, we would offer
20 it up as suggestions and our decision on this
21 would only be advisory and we would hope that
22 you would take that sort of thing on the right

06:42:22PM

1 wing. Anybody else have comments?

2 MR. PRISBY: Does anybody object to the
3 house coming down first? Are we only focusing
4 on the design of what --

5 CHAIRMAN BOHNEN: It's an open subject
6 right now. They are in for demolition on this.

7 MR. PRISBY: I'd like to know if that's
8 an issue at all? If there's board members here
9 that don't want it torn down, then we are kind
10 of skipping a step in my opinion.

06:42:52PM

11 CHAIRMAN BOHNEN: How do you all feel
12 about this house? Have you all visited this
13 house?

14 MR. GONZALEZ: No, I haven't. I can't
15 make out anything with these photographs because
16 they are very dark. I mean, I'm not sure what
17 I'm looking at, just a shadow. So it's
18 difficult for me to get a sense of the house.

19 Certainly I'd like to go visit the
20 house and walk through it and understand the
21 structure and the difficulties or the issues
22 with the structure. Not saying it should be

06:43:16PM

1 saved, just so I can understand it and feel
2 better when I make a decision whether to
3 teardown or not.

4 Also, the drawings -- and I
5 understand they are 8 and a half by 11 sheet,
6 I'm trying to read the dimensions but having a
7 lot of trouble with it, so perhaps at another
8 time we can have a full set of drawings or even
9 a half set of drawings so we can get a sense of
10 the size.

06:43:50PM

11 MR. PRISBY: Having gone through the
12 house, I personally found really no historic
13 value to the house that made it anything more
14 than kind of a standard farmhouse.

15 The house on 5th Street has some
16 gothic influence, beautiful, symmetrical,
17 stately. This is just kind of a farmhouse
18 that's been added onto over the years and I
19 really didn't find anything worth keeping, that
20 I really had no issues tearing the house down.

06:44:20PM

21 MR. GONZALEZ: Well, I haven't seen it
22 so I can't pass judgment. I'm taking your word

1 then.
 2 MR. PRISBY: I'm giving you my opinion.
 3 MS. WEINBERGER: I was able to walk
 4 through this one today. I don't think there's
 5 very much that's original left. It's been
 6 really piecemealed. It's unfortunate but
 7 there's not very much original left.
 8 MR. PRISBY: I agree.
 9 MR. GONZALEZ: Okay.

06:44:46PM

10 MS. D'ARCO: I have not walked through
 11 the house. I just have walked by it many times;
 12 I'm familiar with it. I'll take everyone's word
 13 on the interior. I don't have an issue with the
 14 teardown.

15 My only concern is more of
 16 aesthetically what gets put in place and even
 17 though a red farmhouse isn't significantly
 18 historic, it's still a nice red farmhouse.

06:45:10PM

19 So not saying you have to put
 20 another red farmhouse up, it just would be nice
 21 to replace something new, something old with
 22 something new that's in the likeness of, and

1 that I would just like to see in general. Not a
 2 replica, not the exact same thing, but something
 3 similar. Unless what's going down is a complete
 4 eyesore, you don't want to repeat that, but
 5 there is some charm to your existing home on the
 6 exterior and I really appreciate the fact that
 7 you are keeping the land and the lot in the
 8 family; it has special meaning to you and I
 9 respect that, and I appreciate it

06:45:46PM

10 wholeheartedly. So I would like to see you
 11 build on it.

12 Obviously, this is all to your
 13 discretion, but I would really like to see
 14 something there that really goes with the true
 15 spirit of the street. Ultimately, it's your
 16 decision, but I agree with Jim's comments and
 17 John's comments and everyone else's comments.

06:46:08PM

18 MR. WILLETT: I have not seen the
 19 property but I plan to.
 20 As Frank had mentioned, I can't
 21 distinguish what is in the photographs, so maybe
 22 as a follow-up we can have that. And then also

1 the rendering in color that you had referenced
 2 in the last meeting.
 3 MS. D'ARCO: They did it. We got it.
 4 MR. WILLETT: I hadn't received that.
 5 MR. GONZALEZ: I hadn't received that
 6 either.
 7 MS. D'ARCO: It's just a rendering of
 8 the proposed home in between the two existing.
 9 MR. WILLETT: Okay. Gotcha.

06:46:52PM

10 CHAIRMAN BOHNEN: So you are in here to
 11 get a certificate of appropriateness to demolish
 12 the existing home.

13 MR. BUHR: Correct.

14 CHAIRMAN BOHNEN: I think that before I
 15 could vote for that I would have to see more as
 16 to what you are going to build there because I
 17 am very concerned about the streetscape.

18 MR. ANDERSEN: More than the elevation?

06:47:26PM

19 CHAIRMAN BOHNEN: Yes. I still have
 20 problem with the look of this, I'll be honest
 21 with you. I'm not an architect. I am an old
 22 house aficionado. I have a little bit of

1 architecture background on the undergraduate
 2 level but based on what I'm looking at, I would
 3 have to vote no.

4 MR. ANDERSEN: I mean, we discussed
 5 this, obviously, we were after a very toned-down
 6 monochromatic look last time. This isn't going
 7 to be standing out as another enormous stone
 8 structure. That's why it's being complemented
 9 with a combination of brick and stone so it
 10 eased in there.

06:48:04PM

11 CHAIRMAN BOHNEN: It just -- I have a
 12 hard time identifying your style, to be honest
 13 with you. It looks like you have taken things
 14 -- in fact, you suggest that you took certain
 15 features of things that you liked and put it
 16 together and it looks to me like it's a
 17 composite. I'm not sure that English manor
 18 would be what I would consider this to be.

06:48:30PM

19 If we were to approve the
 20 demolishing and don't voice our opinion on this,
 21 then you are free to do whatever you choose to
 22 do and of course, you are going to be free to do

1 what you choose to do anyway because we are
 2 advisory. But I really would feel better if we
 3 could have a little input with you going forward
 4 on some design features so that we could all
 5 approve this and be happy about it.
 6 I have some very distinct feelings
 7 for the people up and down that block who I
 8 happen to know most of them who have invested a
 9 lot of time and a lot of money into preserving
 10 the looks of their older houses and I'm not sure
 11 that they have any sense of what this might be
 12 and it isn't required that you send them all
 13 copies of your renderings certainly, but I would
 14 feel better if our commission could send them
 15 copies of what you have submitted to us so that
 16 they would know what's going to be dropped in
 17 their laps and see if they have some opinions.
 18 And again, you don't have to comply
 19 with our wishes. You can just proceed forward
 20 even if we voted no. You can go and try and get
 21 it overridden.
 22 MR. ANDERSEN: I think we tried to open

06:49:06PM

06:49:40PM

1 CHAIRMAN BOHNEN: Unfortunately, I
 2 don't see any neighbors out here. Well, I'm
 3 going to leave it up to you folks. If you want
 4 to make a motion.
 5 MR. BUHR: We would really like to have
 6 some kind of decision tonight so we can move
 7 forward. This has been a long process. We have
 8 been going through this since July.
 9 CHAIRMAN BOHNEN: I don't recall seeing
 10 you in July.
 11 MR. BUHR: We weren't with you in July.
 12 I mean the design process we were going through,
 13 making decisions, designing a home for these
 14 Hillegass' that they liked.
 15 CHAIRMAN BOHNEN: Again, we are not the
 16 sheriff's of this.
 17 MR. BUHR: I respect everybody's
 18 opinion and stuff, but you know what they say
 19 about opinions.
 20 CHAIRMAN BOHNEN: I understand. I feel
 21 responsibility to the other people on the
 22 street. I, frankly, do. And I'm not so sure --

06:50:54PM

06:51:14PM

1 up as many opportunities as we can in the last
 2 couple of months.
 3 CHAIRMAN BOHNEN: Have you talked to
 4 any of the neighbors?
 5 MR. ANDERSEN: I personally knocked on
 6 every single door.
 7 MR. HILLEGASS: My boss is the neighbor
 8 directly to the east, so I have spoken with him.
 9 CHAIRMAN BOHNEN: Sure you want to live
 10 there if it's your boss?
 11 MR. HILLEGASS: Yes.
 12 MR. YU: Chairman, just as a reminder,
 13 there was a certified mailing about this as well
 14 as part of the public hearing.
 15 CHAIRMAN BOHNEN: Okay. I'm sorry.
 16 MR. ANDERSEN: As I said, I personally
 17 knocked on every door.
 18 CHAIRMAN BOHNEN: When there's a
 19 mailing like that, so there's notice sent out
 20 that we were going to have a hearing?
 21 MR. YU: Right. And it was in the
 22 newspaper as well.

06:50:10PM

06:50:28PM

1 MR. BUHR: The longer we wait it's
 2 money out of his pocket. He's paying the bills
 3 and he wants to move in.
 4 MR. HILLEGASS: We want to move our
 5 family in.
 6 MR. BUHR: They have young kids. They
 7 want to move the family in, get their life
 8 started here.
 9 CHAIRMAN BOHNEN: Well, we can
 10 certainly have a vote. If you want a vote, we
 11 will get a motion for a vote. I'm not sure it
 12 will carry but then maybe you don't care about
 13 that.
 14 MR. ANDERSEN: I think we are prepared
 15 to have a vote.
 16 MR. HILLEGASS: Yes.
 17 CHAIRMAN BOHNEN: Okay.
 18 MR. PRISBY: What exactly are we voting
 19 on at that point? Just to let them demo and do
 20 whatever they want?
 21 CHAIRMAN BOHNEN: They are in here for
 22 a certificate of appropriateness to demo the

06:51:32PM

06:51:52PM

1 house.
2 MS. WEINBERGER: So can we approve that
3 with conditions?

4 CHAIRMAN BOHNEN: You can certainly
5 have conditions. If you want to approve it or
6 you can disapprove it. If you -- you can turn
7 it down unless conditions are met. Do you want
8 to do a positive phrasing or a negative
9 phrasing?

06:52:18PM 10 MR. BUHR: I do have a question. You
11 are talking about making some suggestions on
12 style and stuff like that but you have six of
13 you. Are we going to have six different ideas?

14 I mean, I have dealt with a lot of
15 clients and I can honestly tell you that all six
16 of you have different ideas. I used to deal
17 with schools and stuff like that trying to get
18 board members to decide on a school, it's hair
19 pulling.

06:52:46PM 20 CHAIRMAN BOHNEN: We would proffer to
21 you that in a perfect world, our two architects,
22 who sit on the commission, have an opportunity

1 to sit down with you and your owner and your
2 builder just to run through the plans and put
3 their minds at ease that I'm wrong.

4 MR. ANDERSEN: I don't think we are
5 unwilling to see some correspondence and stuff
6 from them. But like I said, at this point, we
7 want to at least get the approval going here for
8 the demolition.

9 But I would say if you are looking
06:53:16PM 10 for some type of condition or something, well, I
11 don't know what point that can go to, but then
12 by all means, we are willing to see some
13 correspondence between the two.

14 MR. PRISBY: At the moment I'm not sure
15 how far we go with that.

16 MR. ANDERSEN: I think we have to stay
17 on task.

18 CHAIRMAN BOHNEN: Let me rephrase so we
19 understand exactly.

06:53:36PM 20 We could have a vote and we could
21 have a vote to approve the demolition with
22 conditions or to deny the demolition with

1 conditions. If we deny the demolition, you
2 don't get your certificate of appropriateness
3 and you can either try and work with us on
4 conditions, or you can go over our heads to the
5 board of trustees and plead your case there and
6 say that you want to proceed. That would be the
7 difference. It's just a positive approach or a
8 negative. So what would you like to vote on?

9 MR. ANDERSEN: Run that by me one more
06:54:12PM 10 time, please? I don't think I'm following
11 along.

12 CHAIRMAN BOHNEN: We can vote it up or
13 down on the demolition today. Yes, we approve
14 the demolition with conditions, and then we
15 would sit down, or we deny the demolition with
16 conditions.

17 In a sense if we deny you, then we
18 said a no. If you don't come with us and work
19 with the conditions, our no stands and then you
06:54:34PM 20 go to override us.

21 MR. ANDERSEN: I think we would go with
22 the approval with conditions, I suppose.

1 CHAIRMAN BOHNEN: Is that the
2 consensus?

3 MR. HILLEGASS: Yes.

4 CHAIRMAN BOHNEN: So if one of the
5 commissioners wants to make that motion, we can
6 vote on that. It could go up or down.

7 MS. D'ARCO: I'll make the motion to
8 approve demolition with conditions.

9 CHAIRMAN BOHNEN: State your
06:55:08PM 10 conditions.

11 MS. D'ARCO: Well, based on what I'm
12 hearing, I think -- I don't know if people will
13 disagree or agree, but some alternative proposal
14 to the facade of the house. The interior, your
15 design, everything can still remain the same,
16 architecturally, your rooms, your bathrooms. In
17 my opinion, I don't believe that fits the
18 street.

19 CHAIRMAN BOHNEN: So the conditions
06:55:36PM 20 that you are proposing we approve the demolition
21 with the conditions that we caucus with the
22 builder and the owner and the architect as to on

1 the style of the facade of the house?
 2 MS. D'ARCO: Yes.
 3 CHAIRMAN BOHNEN: Can I have a second?
 4 MR. GONZALEZ: Second.
 5 CHAIRMAN BOHNEN: Roll call vote,
 6 please?
 7 Frank?
 8 MR. GONZALEZ: Aye.
 9 CHAIRMAN BOHNEN: Tom?
 10 MR. WILLETT: Aye.
 11 MS. WEINBERGER: Aye.
 12 CHAIRMAN BOHNEN: Nay.
 13 MS. D'ARCO: Aye.
 14 MR. PRISBY: Nay.
 15 CHAIRMAN BOHNEN: Carries 4 to 2.
 16 (WHEREUPON, Ms. Hillegass was
 17 administered the oath.)
 18 MS. HILLEGASS: This is on the last
 19 one. My name is Louise Hillegass.
 20 So I'm curious as to the conditions
 21 that you put on here. And I'm just asking
 22 because I understood that this commission was

1 advisory and so you have approved demolition
 2 with the condition that you want to give or not
 3 give a certificate of appropriateness to a
 4 future house and you have decided that two
 5 architects are going to go against another
 6 architect or advise another architect? Is that
 7 within the purview of this commission?
 8 CHAIRMAN BOHNEN: No. 1, it isn't
 9 necessarily they are going to go against the
 10 architect. It is within the purview of this --
 11 MS. HILLEGASS: Actually, you made some
 12 derogatory comments about their plan. So I
 13 would not say that you are going to go with the
 14 architect.
 15 CHAIRMAN BOHNEN: It's within our
 16 purview to be concerned about the streetscape
 17 and to that end, our conditions are that your
 18 architect or your son's architect meet with our
 19 architects so that they can have a meeting of
 20 the minds and ideally --
 21 MS. HILLEGASS: But currently they
 22 don't have a meeting of the minds and so by

1 allowing them to tear down the house but not
 2 granting a certificate of appropriateness, you
 3 are putting them in a bind -- potentially
 4 putting the owner in a bind where he may not be
 5 able to do anything that he wants to do with his
 6 property.
 7 CHAIRMAN BOHNEN: We are advisory. We
 8 can meet. If they don't like the input of our
 9 architects, they go over our heads.
 10 MS. HILLEGASS: And that's what I
 11 understood. I'm not sure that that's what we
 12 all understood by what just happened here.
 13 I appreciated your no vote on it
 14 because it wasn't clear to me that they could
 15 have asked for essentially a vote and you could
 16 have denied them a certificate of
 17 appropriateness, and then the owner could have
 18 actually been allowed to go before not the
 19 village board but I believe the village building
 20 commissioner and received either his approval or
 21 not approval.
 22 CHAIRMAN BOHNEN: Not the village

1 building commissioner. The village building
 2 commissioner does not have the authority to
 3 override our decision.
 4 MS. HILLEGASS: I didn't think it would
 5 be overriding your decision. I would just be
 6 you didn't approve, you didn't give a
 7 certificate of appropriateness. So then they
 8 would be -- they are not allowed to build an
 9 inappropriate house?
 10 MS. D'ARCO: What we voted on was
 11 whether we would approve a certificate of
 12 appropriateness or not. Whether we provide it
 13 or not -- if we provide it, it makes everyone
 14 happy and easier to move along in the process.
 15 If we don't provide it, you are still able to go
 16 to the village and work with them. We just
 17 haven't, from an advisory perspective, given you
 18 a certificate of appropriateness. So we gave
 19 the option and said, do you want us to vote to
 20 demolish with conditions or do you want us to
 21 vote no?
 22 MS. HILLEGASS: Just so I understand.

1 I came up here just to ask questions so that I
2 could understand.

3 MS. D'ARCO: We went through it and we
4 explained it twice.

5 MS. HILLEGASS: But you didn't explain
6 it well enough that I can understand it and I'm
7 a policy person. I'm not like a person that
8 can't understand this.

9 So I understand you gave a vote to
10 approve demolition and you want another review,
11 okay, on the appropriateness of the building
12 plans.

13 So my question is: If you vote to
14 not give a certificate of appropriateness, what
15 is the remedy? And I understood tonight, which
16 I hadn't understood before, that you have to go
17 before the village board. That is -- okay.

18 CHAIRMAN BOHNEN: Yes.

19 MS. HILLEGASS: That's all I wanted was
20 that question answered. Thank you, very much.

21 MR. YU: Maybe I can clarify a little
22 bit.

1 to the village board on the decision that was
2 made today. But the decision is advisory only.

3 CHAIRMAN BOHNEN: We are trying to
4 create an atmosphere of cooperation so that
5 everybody can work through a few details. We
6 are not trying to be obstructionists.

7 MS. HILLEGASS: Yes, but it's --

8 MS. D'ARCO: The village board will get
9 our recommendation basically. They will note
10 that we approved the demolition but that we had
11 concerns about the style of the home and that
12 will be noted with them when they consider your
13 permit.

14 CHAIRMAN BOHNEN: We think we have an
15 obligation to the neighbors.

16 MS. HILLEGASS: Okay. I think I
17 understand now. It's not as clearly worded as I
18 would appreciate it. Thank you.

19 CHAIRMAN BOHNEN: Any further comments
20 on 4th Street?

21 (No response.)

22

1 The decision that they made is
2 advisory only and you can choose to appeal to
3 the board of trustees, however, the approval
4 with conditions would be written and given to
5 the building commissioner and it's advisory
6 only. This won't hold your permit up.

7 MS. HILLEGASS: I'm sorry if I'm, like,
8 dense, but so what that means is -- so there's
9 no certificate that has been voted on tonight?

10 MR. YU: It's a certificate of
11 appropriateness, but it's an approval with
12 conditions. So a decision has been made. So
13 with respect to a public hearing at the HPC this
14 is over.

15 MS. HILLEGASS: Okay. So then am I to
16 understand that the owner could decide to just
17 go on and go to the village manager for approval
18 or building commissioner for approval?

19 MR. YU: Yes.

20 MS. HILLEGASS: So they do not have to
21 go before the village board?

22 MR. YU: No. Unless you want to appeal

1 (WHICH, were all of the
2 proceedings had, evidence
3 offered or received in the
4 above entitled cause.)

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

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

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 15th day of February, A.D. 2017.

19
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KATHLEEN W. BONO,
C.S.R. No. 84-1423,
Notary Public, DuPage County

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1 ALSO PRESENT:
 2 MR. CHAN YU, Village Planner;
 3 MR. MATTHEW BOUSQUETTE, Applicant.

4
 5 CHAIRMAN BOHNNEN: We want to begin the
 6 discussion on 444 East 4th Street. Who is
 7 representing that?

8 MR. BOUSQUETTE: Me. Matthew
 9 Bousquette

07:04:02PM

10 (WHEREUPON, Mr. Bousquette
 11 was administered the oath.)

12 MR. BOUSQUETTE: So good evening. My
 13 name is Matthew Bousquette. I'm a resident of
 14 Hinsdale and I own 444 East 4th Street, 448 East
 15 4th Street, 445 Woodside, 443 Woodside. It
 16 represents 9 lots, a pile of pins, over
 17 94,000 square feet, approximately two and a
 18 quarter acres and it brings me a monthly tax
 19 bill of approximately \$8,000 per month.

07:04:44PM

20 I'm in the process of preparing to
 21 remove an existing house which sits on lots 1
 22 through 3 with the address 444 East 4th Street.

1 My current plan is to donate the
 2 house either one, in parts to a reuse company so
 3 various parts of the existing home can be reused
 4 throughout the Chicagoland; or two, donate the
 5 home in its entirety to Mr. and Mrs. Parker,
 6 residents of Hinsdale who are here tonight, so
 7 that they can reposition the house on lots 18
 8 and 19 facing Woodside so that the existing home
 9 could be enjoyed in the same neighborhood for
 10 many more generations to come.

07:05:28PM

11 I do appreciate that a number of
 12 you have taken the time to tour the house and
 13 others I know have come by the site so I
 14 appreciate time.

15 Being a 10-year homeowner on 4th
 16 Street and, hopefully, for many more years to
 17 come, the development of our little sub
 18 neighborhood is of extreme importance to me.
 19 The quality of life, the aesthetic appeal and
 20 from a financial standpoint, I have a very, very
 21 significant investment next door.

07:05:50PM

22 The existing home at 444 is not

1 viable in its current location. I have no
 2 intent of having it remain in that location.
 3 The house in its size, foundation and other
 4 issues, in addition to the size of the lot, the
 5 cost of the taxes, don't support its existence.

6 However, I do appreciate the
 7 history of the home itself. That is why I
 8 sought to donate the house in either parts or
 9 whole in an attempt to preserve it. Either

07:06:26PM

10 route comes at significant personal expense to
 11 me. The monthly caring cost for that house at
 12 this time are \$10,000. I apologize in advance
 13 if any of my frustration comes through today as
 14 I am in month seven of the process.

15 After this body rules, I am
 16 required to go to at least seven more village
 17 committees and board meetings over five months
 18 to allow the house to be repositioned.

07:07:00PM

19 Unfortunately, on the surface it appears that
 20 deconstruction of the house is by far faster and
 21 cheaper and thus, that is the case HPC-09-2016
 22 which is before you tonight.

1 Separately, there is a case
 2 HPC-08-2016 which is also on the agenda. This
 3 is a request to move and reposition the home on
 4 Woodside.

5 In reviewing Title 14, the historic
 6 preservation document Chapter 5, Section 14-51
 7 and 2, it appeared that every building in the
 8 Robbins Historic District which seeks to make
 9 any alteration to the exterior must come before
 10 this committee for a ruling. Unfortunately, as
 11 all of you are aware, this process has not been
 12 followed for a number of years.

07:07:42PM

13 Further, it's my understanding, per
 14 the staff memo to the board, it was informally
 15 decided that only demolitions, new constructions
 16 and downtown signs were going to be brought
 17 before this committee.

18 The effort to move and reposition
 19 this house does not fall in any one of those
 20 three categories and as such, I want the record
 21 to reflect, my objection to what I believe is an
 22 arbitrary and capricious application of Title 14

07:08:06PM

1 in this case. There are a large number of homes
2 that are undergoing other alterations in this
3 neighborhood which have not been brought before
4 this board which fall outside of one of those
5 three.

6 A need for me to appear here has
7 extended our already six month and our next five
8 months by an additional two months and delay the
9 process and cost an additional \$20,000. With
10 that stated, in terms of HPC-08-2016
11 repositioning the house on Woodside, these are
12 the facts.

07:08:36PM

13 No. 1. There is a contract between
14 myself and Mr. and Mrs. Parker, residents of
15 Woodside, who are here tonight to answer
16 questions, to remove the existing house and
17 reposition it on Woodside.

18 2. The movement would include a
19 brand new foundation poured in the new location.

07:09:04PM

20 3. The house would be rotated 180
21 degrees from its current position.

22 4. Several professional moving

1 village attractiveness to perspective home
2 buyers.

3 3. To maintain and improve
4 property values.

5 4. To protect, preserve and
6 enhance the village's aesthetic appearance and
7 character.

8 It would seem to me allowing the
9 Zook house to be saved in its entirety and
10 repositioned on the lot, which would meet all of
11 the objectives, versus having the house
12 dismantled and used in part somewhere else.

07:10:28PM

13 Should the demolition approach be
14 taken and the movement in the lots not be
15 permitted, the sale of all six lots will occur
16 and it would be one of the largest under and
17 undeveloped lots in the village of Hinsdale. As
18 such, it would allow a home construction
19 significantly out of scale to our sub
20 neighborhood.

07:11:00PM

21 I would cite for you to draw your
22 attention to the construction currently going on

1 companies have been bidding on the project and
2 all indicate it's very doable, albeit expensive.

3 5. The house would be located on
4 lots 18 and 19 facing Woodside comprising 20,000
5 square feet. That would make it the second
6 largest lot on the entire street. There's only
7 one lot larger, which is approximately 1,000
8 square feet more. In most cases, there's 2 to
9 3,000 square feet larger than any other lot on
10 the street.

07:09:42PM

11 6. The movement would include
12 maintaining the existing footprint and the
13 exterior of the house in its new location.

14 7. With the exception of allowing
15 for a 20,000 square foot lot, the repositioned
16 home would require no other variances from the
17 village for front yard, side yards or back
18 yards.

19 Recognizing that the goal of this
20 body is to 1. Preserve, promote and maintain
21 the village historic resources and character.

07:10:04PM

22 2. To protect and enhance the

1 on 8th Street between Park and Elm,
2 affectionately called the east coast girls'
3 school or the home on Taft basically called
4 Buckingham Palace.

5 Both of those houses are on lots of
6 similar size and two different architects have
7 come to us and said with all of the FAR
8 requirements and all of the setback
9 requirements, either one of those houses could
10 be constructed on this lot should it be sold in
11 its entirety and the Zook house removed.

07:11:28PM

12 I fail to understand how that
13 endgame would be the right solution for our sub
14 neighborhood or would fulfill your charter. As
15 such, I urge you to vote to affirm our petitions
16 tonight.

17 I'd like to see the house preserved
18 and moved, however as I stated, in this process
19 I started in June of 2016 and at a cost of
20 \$10,000 a month, \$10,000 a month, my emotional
21 desire to preserve the house meets a pocketbook
22 which is quickly drained.

07:11:54PM

1 So I would urge you to make a
2 decision tonight and I know that I have already
3 spent \$90,000 in my attempt to save this house
4 and if this process continues to drag out, I
5 will note I will be able to sleep soundly
6 knowing that if I knocked it down, I went over
7 and above making an attempt to save it. I would
8 be happy to answer any questions. The Parkers
9 are here to answer any questions. Thank you.

07:12:30PM

10 CHAIRMAN BOHNEN: Okay. So you come
11 before us with two proposals?

12 MR. BOUSQUETTE: Yes, sir.

13 CHAIRMAN BOHNEN: Am I to understand
14 this is an either or situation?

15 MR. BOUSQUETTE: Yes. It's a binary
16 choice.

17 CHAIRMAN BOHNEN: Either or. You are
18 telling us we can pick one or pick the other,
19 one of two?

07:12:54PM

20 MR. BOUSQUETTE: Yes, sir.

21 CHAIRMAN BOHNEN: Kind of a veiled
22 threat frankly.

1 MS. D'ARCO: Is it 10,000 square feet?

2 MR. BOUSQUETTE: I don't know.

3 MS. D'ARCO: I'm curious because I
4 think that the argument of having a large home
5 next to your home is not a legitimate one.

6 MR. BOUSQUETTE: I know there's a lot
7 of neighbors here and I would ask each one of
8 them if they want the east coast girls' school
9 built in that --

07:13:56PM

10 MS. D'ARCO: We are not talking about
11 other homes. We are talking about your lot and
12 your rationale for wanting --

13 MR. BOUSQUETTE: My house was built in
14 1987. The facade of my house is still the same
15 it was in 1987 and it fits in the neighborhood
16 quite nicely.

17 MS. D'ARCO: It does. I love your
18 house. Beautiful.

19 MR. BOUSQUETTE: Okay. So it's not
20 overbuilt. My house is on a 40,000 square foot
21 lot. I do believe it's one of the larger house
22 in the neighborhood. So I think my house is

07:14:12PM

1 MR. BOUSQUETTE: No. I'm spending
2 \$10,000 a month.

3 CHAIRMAN BOHNEN: I believe I sold you
4 that house as a realtor.

5 MR. BOUSQUETTE: Yes.

6 CHAIRMAN BOHNEN: Have you ever thought
7 about just putting it back on the market?

8 MR. BOUSQUETTE: Yes, I have. And I
9 have been approached by several people, who are
10 currently in construction, all of which wanted
11 to knock the house down. All of which had plans
12 to build enormous houses.

07:13:12PM

13 And today, if I don't split the
14 lot, I have two people who would like to buy it
15 today and knock the house down and build
16 enormous houses. I live next door. I don't
17 want to live next to a hotel.

18 MS. D'ARCO: Mr. Bousquette, how big is
19 your house?

07:13:32PM

20 MR. BOUSQUETTE: How big is my house?

21 MS. D'ARCO: Yes. Square footage wise.

22 MR. BOUSQUETTE: I don't know.

1 appropriate relative to the lot size so I'm not
2 quite sure where you are going with the
3 question.

4 MS. D'ARCO: I'm just trying to
5 understand the rationale for wanting to
6 subdivide a lot and increase density in a
7 historic district in a town that is known for
8 larger land lots and not squeezing homes onto
9 smaller lots. That's what I'm trying to
10 understand.

07:14:36PM

11 MR. BOUSQUETTE: I'll explain again.
12 Maybe I'm not clear.

13 If you go to 8th Street, are you
14 familiar with the large house currently being
15 built over the last two years?

16 MS. D'ARCO: Yes.

17 MR. BOUSQUETTE: That stone house could
18 be placed on 444 East 4th Street. Are you
19 familiar with the large house on Taft. Okay.
20 That house could be placed on 444 East 4th
21 Street. I would say that none of my neighbors
22 would call either one of those houses in scale

07:14:48PM

1 with our street and our neighborhood.
 2 MS. D'ARCO: I agree with that but you
 3 don't know what people are going to build there
 4 until it's sold.
 5 MR. BOUSQUETTE: I do. I don't want to
 6 sell it to them when I know what they are going
 7 to build there. I, as the seller, I can ask
 8 them what they are trying to build. I do know.
 9 MS. D'ARCO: Because just for the
 10 record, I am not -- I do not support the
 11 demolition of a Zook home in Hinsdale period.
 12 Because that home is in wonderful condition. I
 13 walked through it the other day.
 14 The Parkers are willing to buy it
 15 as is and reposition it and it's not an option
 16 to demolish that. I just in my heart don't
 17 believe that. I feel that there are supporters.
 18 We have gotten various letters in
 19 support of the Parkers to please not demo the
 20 home but we are given one alternative. And the
 21 only alternative here is to reposition it and
 22 there's got to be other alternatives. I just

07:15:18PM

07:15:48PM

1 MS. D'ARCO: They may not knock it
 2 down.
 3 CHAIRMAN BOHNEN: Why would you say
 4 that, Mr. Bousquette, when we pride ourselves on
 5 being able to find buyers for older homes who
 6 would take that house -- I'm very familiar with
 7 that house -- would take that house and would
 8 add a kitchen and a family room off the back and
 9 put a master suite above it and have it as a
 10 lovely Zook home brought to today's standards.
 11 MR. BOUSQUETTE: Isn't that fabulous.
 12 That's great. But I have three contractors, all
 13 want to buy it, all want to knock it down.
 14 CHAIRMAN BOHNEN: So find another
 15 buyer, Mr. Bousquette.
 16 MR. BOUSQUETTE: No, I'll sell it.
 17 I'll sell it to them and let them knock it down
 18 then.
 19 CHAIRMAN BOHNEN: Are you going to
 20 continue to try and live in Hinsdale? You
 21 sought out Hinsdale, we didn't seek out you. It
 22 just doesn't -- you are not acting like a good

07:17:04PM

07:17:18PM

1 have to believe that.
 2 MR. BOUSQUETTE: At \$10,000 a month if
 3 you would like to make a payment.
 4 MS. D'ARCO: We have seen various
 5 houses being redone, Zoberis' on 3rd Street,
 6 beautiful home. I don't know if you have seen
 7 it.
 8 MR. BOUSQUETTE: I have no
 9 understanding what anybody else's financial
 10 condition is or what the terms were or what
 11 anything else is, but I have my situation, my
 12 financial situation, and my ownership and that's
 13 what I'm presenting you tonight.
 14 I'd like to save the house as well.
 15 I think it's a fantasy to believe that somebody
 16 is going to go buy the house in its existing
 17 location on the full lot and just renovate it a
 18 little bit. I guarantee you if I put that house
 19 on the market for the full lot, I guarantee you
 20 it will be short in a short period of time and
 21 they will be knocking the house down and it's
 22 advisory only.

07:16:12PM

07:16:38PM

1 neighbor and it's a veiled threat, and I'm
 2 really not pleased with it. And had I known you
 3 were going to take this approach, I never would
 4 have sold it to you.
 5 MR. BOUSQUETTE: John, I'm going to ask
 6 you you recuse yourself from this hearing
 7 because you are the gentleman who sold me the
 8 house and you told me it will probably have to
 9 be torn down.
 10 CHAIRMAN BOHNEN: That's not true.
 11 MR. BOUSQUETTE: It is true, John. So
 12 you had a financial interest in it. And the
 13 fact that you just brought that up and the fact
 14 that you made that accusation to me, I ask you
 15 to recuse yourself from this hearing because you
 16 are bias and you sold me the house and you had a
 17 financial interest in it and you are not telling
 18 the truth, I'm sorry.
 19 CHAIRMAN BOHNEN: I represented the
 20 estate in good faith. You wanted to buy it
 21 because of all the lawsuits that were going from
 22 4th Street to Woodside. This was a solution

07:17:42PM

07:18:00PM

1 where you could eliminate all that problem and
2 then you were going to live in the house while
3 you finished your --

4 MR. BOUSQUETTE: John, I'm not going to
5 argue with you about it. I'm asking --

6 CHAIRMAN BOHNEN: I'm not recusing
7 myself, Mr. Bousquette, just for the record.

8 MR. BOUSQUETTE: Okay. Fine.

9 CHAIRMAN BOHNEN: Thank you.

07:18:22PM 10 Ma'am, would you come to the
11 podium, be sworn in, please.

12 (WHEREUPON, Ms. Brickman was
13 administered the oath.)

14 MS. BRICKMAN: My name is Donna
15 Brickman. I live at 439 6th Street. I feel
16 I've come late to this party. This has gone a
17 little further than I realized.

18 We live on 6th Street and we didn't
19 get the notice about this hearing, nor did we

07:18:52PM 20 see it in The Hinsdalean. I wanted to hear from
21 Mr. Bousquette how did we get this far? I feel
22 like if I'm going back with a conversation that

1 we had before, I feel like a lot of this is over
2 that driveway that goes from Woodside to 4th or
3 is it just you don't want that lot? I'm just
4 trying to understand.

5 I feel like we should be able to
6 come up with a solution and make everybody
7 happy. I don't know what's transpired. Are we
8 not able to move the lot line and make it bigger
9 for what you need and maybe sell the Zook house

07:19:32PM 10 on a smaller parcel and then that way -- I
11 actually today talked to somebody who renovates
12 homes and he's looked at the home. He loves the
13 home but it comes down to money. He can't -- I
14 know an architect that will work with him to try
15 to work with the home but unless the lot is a
16 little bit smaller, they can't make the numbers
17 work. Even if he took a reduced profit. I just
18 had an idea. This is because I'm trying to save
19 it and I won't waste your time if I'm too late.

07:20:04PM 20 CHAIRMAN BOHNEN: No. You are in
21 plenty of time. There's nothing that's going to
22 be decided until all of this gets discussed out.

1 MS. BRICKMAN: Is that something that
2 Matt has already considered?

3 CHAIRMAN BOHNEN: If you are going to
4 speak, please come up and be sworn in, introduce
5 yourselves.

6 (WHEREUPON, Mr. & Mrs. Parker
7 were administered the oath.)

8 MR. PARKER: Kris Parker.

9 MS. PARKER: Tracy Parker.

07:20:36PM 10 MR. PARKER: The solution that you were
11 speaking to is the other proposal that's before
12 you tonight. And that is a proposal we like a
13 lot and we are the family that's intending to
14 buy the house and do exactly that. We want to
15 see the house saved.

16 We love Hinsdale. We moved here
17 from the city six years ago for a reason. This
18 town has a ton of character and a large part of
19 that character stems from its heritage with Zook

07:21:06PM 20 and there's not that many of these homes left in
21 the city and we want to see it saved and so
22 taking on this project, it's led a lot of our

1 friends to question our sanity. There's a lot
2 involved in the cost and a lot of risk but we
3 think it's worth it for us and we think that the
4 neighborhood and the city have more gain than we
5 do. A lot more. Especially the people on
6 Woodside.

7 If you go down that street right
8 now, you see stone house, gnarly woods, stone
9 house. And when I say gnarly, I love trees, I
10 love woods, but the particular group of trees
11 that are there right now, it's not becoming. It
12 doesn't fit with the rest of city. It doesn't
13 fit with the rest of the block.

07:21:42PM 14 Imagine putting a beautiful Zook
15 stone house in the middle of those two other
16 stone homes with a very well-manicured yard.
17 That would improve the neighborhood. That would
18 improve that street. That would be of value to
19 the whole city not just to us.

07:22:08PM 20 So we think there's definitely a
21 good solution. I think we are very in line with
22 the one you proposed. It seems like the one

1 that we are hoping is achieved here tonight.
 2 MS. BRICKMAN: I feel sort of like we
 3 are misunderstanding each other. Maybe I'm
 4 misunderstanding you. So you want to -- you are
 5 in favor or picking up the house and moving it
 6 close to Woodside. My proposal is cutting the
 7 lot on north/south because there's that one
 8 public drive -- you know, his driveway and it's
 9 a problem because it's a public piece of -- I
 10 think, I believe, isn't it a public --

07:22:44PM

11 MR. BOUSQUETTE: That is my personal
 12 driveway. It's not a public driveway. It
 13 belonged to 448 East 4th Street, the house
 14 immediately to the --

15 CHAIRMAN BOHNEN: That's why
 16 Mr. Bousquette wanted to buy the Zook house so
 17 he could settle out the problems that have gone
 18 on for many years about that little road going
 19 from 4th Street to Woodside. It was the subject
 20 of a number of lawsuits that went on and on and
 21 on with Mr. Buntrock and Mr. Buxbaum and then
 22 with Mr. Bousquette.

07:23:08PM

1 feet, which would be one of the largest lots on
 2 4th Street, code compliant and one which would
 3 be on Woodside, which would be slightly under
 4 20,500, the second largest lot on the street.

5 CHAIRMAN BOHNEN: Not code compliant.

6 MR. BOUSQUETTE: Not code compliant.
 7 However, I would also like to make a note that
 8 the city's own study showed that over 92 percent
 9 of the homes in the village of Hinsdale are
 10 noncode compliant. So the suggestion that we

07:24:38PM

11 have thousands of 30,000 square foot lots all
 12 over the city, we don't.

13 CHAIRMAN BOHNEN: So who would you go
 14 to -- I'm curious, Mr. Bousquette. So you have
 15 a zoning code that says 30,000 square feet, 125
 16 feet of frontage, and you are saying that 90
 17 something percent of the lots are noncode
 18 compliant but you are asking to subdivide into a
 19 noncompliant lot.

07:25:06PM

20 MR. BOUSQUETTE: Yes.

21 CHAIRMAN BOHNEN: So who would you go
 22 to to get the authority to subdivide?

1 MR. PARKER: Another problem is the
 2 house is right in the middle. So if you divided
 3 it the way you propose, the house would still
 4 need to get moved.

5 MR. GONZALEZ: What do you mean in the
 6 middle? Middle of what, a property line?

7 MR. PARKER: Well, she's talking about
 8 making a new property line from the north.

9 CHAIRMAN BOHNEN: If I may, while you
 10 are all conjecturing about this, I have a little
 11 background in zoning.

07:23:38PM

12 In the R-1 district where this
 13 house is, our minimum lot is 30,000 square feet
 14 and 125 feet of frontage, okay? How would you
 15 propose to subdivide that lot? Where would you
 16 go for relief to subdivide that lot?

17 MS. PARKER: Are you talking to us?

18 CHAIRMAN BOHNEN: Anybody that has the
 19 answer.

07:24:02PM

20 MR. BOUSQUETTE: Right now there's a
 21 proposal to subdivide the lot into two lots, one
 22 facing 4th Street, which would be 30,000 square

1 MR. BOUSQUETTE: Well, John, you are
 2 familiar with that.

3 CHAIRMAN BOHNEN: I'm very familiar
 4 with that. I want to see if you are.

5 MR. BOUSQUETTE: That's slightly
 6 insulting. But all of you have in front of you
 7 the list of meetings that I have to go to and
 8 the order I have to go to and you should know
 9 that I have been to several of them already to
 10 ask them conceptually if they are interested in
 11 doing this, including the board of trustees in
 12 June of 2016, which is when this process
 13 started.

07:25:22PM

14 So for clarity, the boogeyman here
 15 me has spent from June of 2016 to November of
 16 2016 seeking a buyer for the Zook house to move
 17 it and preserve it. So at a meter running at
 18 \$10,000 a month, I went to the board of trustees
 19 meeting in June of 2016 and said hey, I have
 20 this idea. I'd like to save the house. I don't
 21 want to see it knocked down. Would you be okay
 22 if I split the lot if I could find somebody who

07:25:48PM

1 would move it, maintain it, reposition it and
2 keep it in its architecturally significant
3 fashion. They said, yes. And unfortunately,
4 between then and now you guys have fired up your
5 committee and that's why I'm here versus going
6 back through the other process which I'm very
7 familiar with.

8 CHAIRMAN BOHNEN: But you would
9 concede, Mr. Bousquette, that no way possible
10 could we even talk about moving the Zook house
11 until it was determined whether or not a lot
12 could be created to move it.

13 MR. BOUSQUETTE: No, John. Actually, I
14 was told by the head of the community -- the
15 head of your department that they had gotten
16 direction from the board of trustees that I
17 should come here first.

18 CHAIRMAN BOHNEN: I don't disagree with
19 you.

20 MR. BOUSQUETTE: So here I am. And so
21 we have the chicken and the egg. So we are here
22 seeking you guys to say one or the other, either

07:26:18PM

07:26:38PM

1 for rent sign in it?

2 MR. BOUSQUETTE: It had a for sale and
3 a for rent and now we have a renter.

4 CHAIRMAN BOHNEN: I think it's
5 disingenuous of you to suggest that you have
6 been trying to sell it as a property. I just
7 want that on the record.

8 MR. BOUSQUETTE: Okay. Then I find
9 that insulting again. Thank you, very much. So
10 I'll advise the realtor who, John, you wrote to,
11 and so you are very familiar who the listing
12 agent is, and you wrote to her and told her that
13 we had --

14 CHAIRMAN BOHNEN: She should be aware
15 that it was in a historic district, which she
16 was not, and she was advertising a lot for sale
17 that was not subdivided which is against the law
18 of the MLS.

19 MR. BOUSQUETTE: I guess that as the
20 selling realtor, I would have expected you to
21 disclose that we would have to show up in front
22 of this committee and as all the realtors --

07:27:36PM

07:27:54PM

1 vote for it or against it and then we are going
2 to proceed to the next step and talk with those
3 people.

4 CHAIRMAN BOHNEN: Again, just for the
5 record, I want to ask you. There is a third
6 alternative and that's to place the property as
7 it exists for sale.

8 MR. BOUSQUETTE: It is and has been for
9 sale since June of last year.

10 CHAIRMAN BOHNEN: Not to my knowledge
11 and I'm a realtor.

12 MR. BOUSQUETTE: That's great. If you
13 go by, there's a sign there and it has been for
14 some time.

15 CHAIRMAN BOHNEN: In the MLS?

16 MR. BOUSQUETTE: Yes, it's in the MLS.

17 CHAIRMAN BOHNEN: Was it in the MLS?

18 MR. BOUSQUETTE: Yes.

19 CHAIRMAN BOHNEN: Was it in the MLS
20 since last summer?

21 MR. BOUSQUETTE: No.

22 CHAIRMAN BOHNEN: Okay. Did it have a

07:27:04PM

07:27:16PM

1 CHAIRMAN BOHNEN: You were going to
2 sell it as a property when you got done
3 remodeling your house. You never suggested any
4 of this to me.

5 MR. BOUSQUETTE: You knew I was going
6 to sell it as a property.

7 CHAIRMAN BOHNEN: How could I look into
8 a crystal ball to see what you had up your
9 sleeve?

10 MR. BOUSQUETTE: As an owner of a
11 brokerage and a member of this committee and to
12 the other brokerage on this committee, I would
13 suggest that in the future in your listings that
14 you disclose that if somebody is making any
15 alteration, not a demolition, any alteration to
16 the exterior of the house, that they are going
17 to have to come in front of this committee,
18 which you did not disclose, and you don't
19 disclose in your listings either, okay? So I
20 would suggest if we are going to do that, you
21 guys make sure you disclose --

22 CHAIRMAN BOHNEN: Part of the mission

07:28:14PM

07:28:40PM

1 that we have assumed when we reactivated this
2 commission to full strength was to educate the
3 public and the real estate community.

4 We are in the process of doing that
5 and we are going to do it during the month of
6 May, preservation month. We are going to
7 designate it Harold Zook month, and we are going
8 to have it dedicated to Mr. Zook and we are
9 going to have seminars throughout the month
10 educating the community and the real estate
11 community about historic districts and historic
12 downtown and how they can access tax freezes and
13 things of that nature. So thank you for being
14 concerned about that. We have taken your
15 suggestion.

07:29:06PM

16 Ma'am? You have to get sworn in
17 please and speak in the microphone.
18 (WHEREUPON, Ms. Braden was
19 administered the oath.)

07:29:32PM

20 MS. BRADEN: Alexa Braden, 436 East 1st
21 Street in Hinsdale. I have been following this
22 very closely. I have been very active in

1 historical society the past few years and I know
2 this home very well and obviously as neighbors,
3 I'm on 1st Street, I'm on 4th Street every day
4 picking up kids and carpool.

5 I am confused as to why this is a
6 debate amongst your board regarding moving the
7 home to face Woodside. I think that we have all
8 seen too many teardowns in southeast Hinsdale
9 and I'm going to evidence that by the home
10 directly behind me on East 3rd that was pink; we
11 loved it. And I know that was your listing and
12 we could see it from my third floor. My husband
13 wanted to buy it, my contractor went through it
14 numerous times and it could be salvaged.

07:30:22PM

15 CHAIRMAN BOHNEN: We were told by the
16 people that were buying that house, their
17 builder, that they were going to add on to the
18 back of that and before we knew it, they got a
19 demolition permit and that was one of the
20 reasons why we are sitting here tonight because
21 no demolitions will be done in the historic
22 neighborhood without coming before this

07:30:50PM

1 committee now.
2 MS. BRADEN: That makes me very happy
3 because we are still heartbroken over it.

4 CHAIRMAN BOHNEN: I am too.

5 MS. BRADEN: And to see a cookie-cutter
6 home placed there and to I think
7 Mr. Bousquette's point, I do agree that someone
8 who buys that home, they are going to tear that
9 Zook down and they are going to build either a
10 giant mansion or a white farmhouse with black
11 windows that we see on every other street. It's
12 lovely, it's lovely, but we need to appreciate
13 Harold Zook.

07:31:18PM

14 CHAIRMAN BOHNEN: Couldn't agree more.
15 And that's why a lot of us here are in the real
16 estate business, work very hard to find buyers
17 for our historic homes.

18 MS. BRADEN: I know. And I know you
19 and Penny are lovely people.

07:31:44PM

20 I just don't understand, though, if
21 if we have good people who are willing to rehab
22 this home and have it facing on Woodside, I

1 don't understand why this is so highly
2 contested.

3 CHAIRMAN BOHNEN: Because we probably
4 need to look for people that would buy the home
5 as it is and rehab it before we go to other
6 steps.

7 MS. BRADEN: But what worries me of
8 what you just said is you were under the
9 impression on the home on 3rd Street that they
10 were just going to add to the back of it which
11 they didn't. So then how can we learn from that
12 demolition and apply it to this?

07:32:08PM

13 CHAIRMAN BOHNEN: By having a full
14 commission and being more vigilant and having
15 our village being more vigilant. That's what we
16 are attempting to do.

17 MS. BRADEN: So you are an advisory
18 board.

19 CHAIRMAN BOHNEN: Except on landmarked
20 homes where we are final.

07:32:28PM

21 MS. BRADEN: Correct. But there's only
22 a few landmark homes in town.

1 CHAIRMAN BOHNEN: That's not so. There
2 are quite a few of them.

3 MS. BRADEN: Okay. I was under the
4 impression there were three or four of them in
5 the village.

6 MS. WEINBERGER: That's national
7 register.

8 MS. BRADEN: National register, sorry,
9 Shannon. So as a neighbor, I would really --

07:32:46PM 10 CHAIRMAN BOHNEN: We want to save the
11 Zook home too. We really want to save the Zook
12 home.

13 MS. BRADEN: It just doesn't give me
14 much confidence with the pink home being torn
15 down.

16 MS. D'ARCO: This commission was not
17 fully seated and actually, I don't think any of
18 us were on the board when that house -- it never
19 came forth. We never had a purview or any say
07:33:08PM 20 in that. We never saw that. And that's part of
21 the reason why you see the seats being filled
22 because it is happening very quickly in town.

1 You are seeing -- my concern is
2 subdivision of lots. This particular -- because
3 this particular section of Hinsdale southeast is
4 known not only for its lovely vintage historical
5 homes but it's lot sizes.

6 MS. BRADEN: Well, then subdivision of
7 lot, so really in a grand scheme of things make
8 these lots.

9 MS. D'ARCO: Yes. You are creating two
07:33:42PM 10 lots. You are creating two more families. You
11 are increasing density.

12 So there are other areas in town
13 where we see houses right next to each other and
14 that's the beauty of those parts of town. The
15 beauty of this part of town is that there is
16 space and there is room to have large stately
17 homes.

18 So while I don't want -- I will not
19 ever vote for this home to be knocked down.
07:34:08PM 20 Ever. Even if it's a new buyer that comes in,
21 Mr. Bousquette is able to find another buyer and
22 they still have to come before this commission

1 to teardown and it's not an automatic that that
2 would happen.

3 So my concern is more of a
4 subdividing, increasing density, and placing
5 another home in between two homes on a street
6 that is known to have a little more space.

7 MS. BRADEN: It's an awesome lot
8 though.

9 MS. D'ARCO: You are not on that
07:34:36PM 10 street. You are on a different street.

11 MS. BRADEN: I'm on 1st.

12 CHAIRMAN BOHNEN: We have a zoning code
13 that dictates what is a legal lot. The
14 subdivision of that lot would not be legal and
15 whether there would be relief sought and
16 granted, I don't know.

17 MS. BRADEN: Once again, I respect you
18 immensely, but if you look at the space between
19 the Peterson's home and the Chilos' home, look
07:34:58PM 20 between the space between the Chilos' home and
21 the Geramis' home. This lot is huge so it could
22 definitely a lot for another home.

1 MS. PARKER: So sorry to interrupt.

2 CHAIRMAN BOHNEN: We are backing up
3 against the Plan Commission here at 7:30 so I'm
4 going to have to bring this discussion to a
5 close. I'd like a motion --

6 MR. BOUSQUETTE: Can I make one closing
7 comment because I think people have been left
8 with the wrong impression.

9 Unfortunately for the Zook home,
07:35:26PM 10 there is nothing the city can do to stop the
11 future purchaser from knocking it down. And so
12 for clarity for all of my neighbors, me
13 included, my goal is to not let the house be
14 knocked down.

15 CHAIRMAN BOHNEN: Good.

16 MR. BOUSQUETTE: I know as a fact that
17 most, if not all, of the people that have
18 approached me to buy the house want to knock it
19 down. If we can't move it, I can't keep paying
07:35:48PM 20 \$10,000 a month for some fantasy person that
21 some day maybe come along and want to pay the
22 taxes on an acre and a half to expand a 5,000

1 square foot house.
2 CHAIRMAN BOHNEN: Mr. Bousquette, your
3 realtor is from Barrington area or somewhere,
4 she works for Baird and Warner. There has never
5 been a sign in front of your house for sale.

6 MR. BOUSQUETTE: John, that's not true.

7 CHAIRMAN BOHNEN: You have an out of
8 area realtor. If you had any real interest in
9 getting the house sold as it exists today, you
10 would take a different approach.

07:36:18PM

11 MR. BOUSQUETTE: Thank you, very much,
12 for your professional opinion.

13 CHAIRMAN BOHNEN: I'll close in saying,
14 I'm not going to close this hearing. Hinsdale
15 is on the endangered species with the state of
16 Illinois. You should know that. You also -- if
17 you have never looked at this book here, Shannon
18 can get you copies at the historical society.

07:36:40PM

19 This book will give you an idea of how many
20 beautiful homes we have lost in Hinsdale over
21 the last 30, 40 years.

22 Now, if you people want to preserve

1 Hinsdale, I suggest you work proactively and
2 help us do it. I think it's very important.
3 And that's all I really have to say tonight
4 about that and I'm going to close --

5 MR. PARKER: Before you close the
6 meeting can I ask one question?

7 CHAIRMAN BOHNEN: Yes.

8 MR. PARKER: It seems to pertain to a
9 couple of the cases that have come before you
10 guys tonight. You asked a previous case to give
11 it more of a college effort to try to sell the
12 home and it sounds like you are asking
13 Mr. Bousquette to do the same thing.

07:37:02PM

14 That concerns me because I don't
15 know that there's necessarily a concrete
16 nonsubjective standard for what constitutes a
17 college effort or a legitimate effort to sell a
18 home and even if there were one, that would pose
19 some serious consequences for the owner. It
20 also poses consequences for our family.

07:37:36PM

21 CHAIRMAN BOHNEN: Why don't you buy it
22 the way it is now?

1 MR. PARKER: Well, there's additional
2 money involved in that that we just don't have.
3 I wish we did. If you want to lend it to us or
4 you want to give it to us, we would be happy to
5 have it.

6 But I am a little concerned about
7 the just offhand remark that he should wait and
8 try longer to sell it while he's burning through
9 cash and so are we. We made a significant
10 investment in just getting the house up and
11 running already.

07:38:04PM

12 So I think what I was hoping we
13 were going to achieve tonight is that somebody
14 was going to say hey, why don't we put a motion
15 before you that if the commission is willing to
16 give us the zoning variance, that you guys are
17 on board with the house being moved.

07:38:30PM

18 CHAIRMAN BOHNEN: I don't think we are
19 anywhere near coming to that conclusion tonight
20 and we are going to have to adjourn because the
21 Plan Commission is already three minutes late
22 trying to get in the door.

1 I'm going to make a motion that we
2 roll this hearing over to the next meeting and
3 we will have to suspend the rest of our agenda
4 because we didn't have an opportunity to get
5 through that.

6 MR. GONZALEZ: I make a motion.

7 CHAIRMAN BOHNEN: Second?

8 MS. WEINBERGER: Second.

9 CHAIRMAN BOHNEN: All in favor?

07:38:58PM

10 (All aye.)

11 Motion carries.

12 Motion for adjournment, please?

13 MS. WEINBERGER: So moved.

14 CHAIRMAN BOHNEN: Second, please?

15 MR. GONZALEZ: Second.

16 CHAIRMAN BOHNEN: Voice vote, please?

17 (All aye.)

18 Meeting is adjourned. Thank you.

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

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