

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

September 13, 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 September 13, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger and Commissioner Williams
Absent: Commissioner D'Arco, Commissioner Gonzalez and Commissioner Willett
Also Present: Applicant for Case HPC-05-2017

Minutes

Chairman Bohnen introduced the minutes from the August 9, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 4-0** (3 absent) the minutes.

Public Hearing – Certificate of Appropriateness

Case HPC-05-2017 – 434 E. Sixth Street – Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

The applicant reviewed the poor condition of the house and explained that the house has been vacant for 3 years. Mr. Coules also explained that the Census reported this house having “no style” in regards to historical architecture types. There were no questions by the HPC members, and with that, supported the request.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-05-2017

A motion to **approve** the Certificate of Appropriateness was unanimously approved 4-0, (3 absent) as submitted.

Signage in the Historic Downtown District

Case A-30-2017 — 50 S. Washington St., 2nd FL. – NL Custom Designs – 3 Window Signs application in the Historic Downtown District.

Village staff reviewed the request for window signage on the second floor of the building at 50 S. Washington Street. The HPC questioned the function of the signs because it is on the second floor and not noticeable from the street. There were also concerns for the language of

the Code, to allow each tenant up to 25 SF of signage in a multi-tenant building. In this example, the HPC expressed that each floor could potentially have 4 tenants, which allowed 100 SF of signage on the windows. The general consensus was to consider the bay window as a single window, with 3 bays. Additional concerns for the possibilities for cluttering based on the current Code ensued.

A motion to recommend the Plan Commission to review the language of the sign code regarding window signage and multi-tenant buildings was **unanimously approved, 4-0** (3 absent).

Case A-31-2017 – 33-37 Washington St.– Starbucks – 2 Sign Replacements in the Historic Downtown District

Village staff reviewed the request to replace the existing signage at the downtown Starbucks. In general, the HPC had no issues with the requested signs.

A motion to **approve** the sign application, as submitted, was **unanimously approved, 4-0** (3 absent)

Discussion Items

304 S. Lincoln Street – (Case HPC-04-2016)

Chairman Bohnen asked the HPC if they have seen the updated porch rails at 304 S. Lincoln Street in relation to the approved Certificate of Appropriateness. Due to the absence of 3 Commissioners, and requested update from the architect, Chairman Bohnen asked that this discussion item be carried over for next month's HPC meeting.

Schedule a Special HPC meeting for Historic District Process Awareness

Chairman Bohnen reviewed that the HPC should explore ways to promote the Historic District Certificate of Appropriateness process to receive housing plans as soon as possible. Since the Certificate of Appropriateness is advisory only for new construction homes in the Robbins Park District, the issue expressed by the HPC is that their recommendations to the architects and homebuilders are too late by the time they receive it for the public hearing. Chairman Bohnen requested that this discussion item be carried over for next month's HPC meeting.

In relation to Historic Preservation Awareness, staff from the Hinsdale Historic Society (HHS) visited the HPC to give the group/public an update with the Historic Tours mobile app. (The correspondence to the visit was received after the September 13 HPC agenda packet was delivered, but is attached as Attachment 2) It was explained, rather than launch the app on Sunday, September 17, 2017, as conveyed to the HPC at the June 14, 2017, meeting, the HHS is adding additional features to the app, which will take additional time to develop.

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The new launch date is approximately May 2018, along with the Hinsdale Kitchen Walk event by the HHS in May. A few Commissioners expressed concerns about the Kitchen Walk event possibly overshadowing the app launch. However, the HPC believed the delay for a better quality app is justifiable.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 7:02 PM. on September 13, 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-05-2017)
434 East Sixth Street.)

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 13th day of September 2017, at
the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. SANDRA WILLIAMS, Member;
- MR. JIM PRISBY, Member; and
- MS. SHANNON WEINBERGER, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. PETER COULES, Attorney for
4 Applicant;

5 MR. JIM GARBER, Applicant.

6 CHAIRMAN BOHNEN: I'm going to open the
7 public hearing for certificate of
8 appropriateness for Case HPC-05-2017 for the
9 home at 434 East Sixth Street.

06:05:10PM

10 Mr. Coules?

11 MR. COULES: Thank you, Mr. Bohnen.
12 Good evening, everyone. I represent -- it's
13 actually Garber backwards if anyone caught on,
14 the owner of the property Rebrag, Inc. Jim
15 Garber is here to explain anything we need to
16 explain on the new house that's being proposed
17 to be built.

18 So it was an interesting house to
19 go visit as you can see by the pictures I put in
20 your package. It's been empty almost three
21 years now. Elizabeth Pyle, the next-door
22 neighbor, actually came out, and I know the Pyle

06:05:30PM

1 family, and she's, like, please tell me this
2 house is coming down was her direct quote to me.
3 Because kids go in and vandalize it. That's why
4 I showed some of the pictures.

5 What was really interesting -- and
6 this house is not registered in any historic
7 registries -- was when the census was done for
8 Sixth Street, this was the only house on the
9 block where it said no style. Found it rather
10 interesting. There's a Tudor, there's a

06:05:58PM

11 colonial revival, there's a Queen Anne, there's
12 a contemporary and this was no style.

13 And the reason being, as you can
14 see from the photographs, is they did different
15 additions over time and one has a long tall side
16 vaulted ceiling which matches nothing. They
17 just attached on to the fireplace and attached a
18 two-car garage on to the front.

19 So a lot of things were done since
20 it was built in 1949, but the beautiful part was
21 the backyard is going to be kept in its
22 entirety. The backyard of this property is

06:06:28PM

1 beautiful, amazing.

2 The house that's being proposed
3 does not maximize the FAR. They are already
4 getting back their second comments because they
5 are in for permits, so they are getting very
6 close to being able to start the property.

7 There are people that are already
8 going to have the house built for themselves.
9 This is not a spec home. These are actual
10 people that lived in Hinsdale, sold their house,
11 they are renting for a year, found this to be
12 the right property for them and they are going
13 to be coming back into town.

06:06:52PM

14 So I just took some pictures to
15 show. It's kind of strange, you walk up and
16 down different levels all over the house,
17 besides the kids getting in there and beating it
18 all up.

19 This shows the ceiling lines that
20 go up and shows the two different additions
21 going one next to the other. So basically what
22 we have going on here is we have a house that

06:07:10PM

1 doesn't really have any kind of significance
2 architecturally. I believe Mr. Prisby would
3 agree with me being an architect sitting on the
4 board.

5 It's something that's been an
6 eyesore and on the market -- it actually sat
7 vacant for three years, was on the market almost
8 two and a half, people moved out and it was
9 being originally marketed by them when it was
10 empty. Then it's been on the market for almost
11 a little over two and a half years, empty three
12 years total.

06:07:36PM

13 So it was bought by Rebrag, Garber
14 backwards, and they are in the process of
15 presenting the house. It's called a -- we had
16 to ask the architect because Jim Garber and
17 myself didn't know what it was called. It's
18 called a Belgium farmhouse is what people
19 propose for the property. It's being proposed
20 to be in Chicago common brick with cream siding.
21 It's not another gray house; it's not a white
22 house. There's a white house to the one side of

06:08:00PM

1 it and it's going to fit in very nice with the
2 neighborhood. No variances being requested or
3 anything. They are ready to go forward on the
4 house. The proposal was to tear it down and
5 build a nice new home on this property.

6 Like I said, Jim is here to answer
7 any questions if anyone has questions about the
8 new house.

9 CHAIRMAN BOHNEN: Ladies?

06:08:30PM

10 MS. WEINBERGER: So the whole facade is
11 reclaimed Chicago brick?

12 MR. COULES: Is it all reclaimed?

13 MR. GARBER: Yes, all of it is. There
14 is some siding on it as well. It's about 70
15 percent brick.

16 MR. COULES: The siding is that cream
17 color. And it is reclaimed Chicago brick.

18 CHAIRMAN BOHNEN: Jim, any comments?

19 MR. PRISBY: Demo. No issues at all.

06:08:58PM

20 Done. The house is a disaster. Still looking
21 at the design.

22 CHAIRMAN BOHNEN: This is a custom

1 home?

2 MR. COULES: Correct. It's not a spec,
3 John, you are correct. People are really
4 interested in going and getting into their home.

5 MS. WILLIAMS: It is noncontributing to
6 the historic district obviously. It is a
7 1950ish home and I don't think it has any
8 redeeming qualities.

9 MR. COULES: I personally think the
10 house was named at one point because the man was
11 an architect who originally lived there. So I
12 think that's the only reason why -- the house --
13 sometimes houses get names. I think it was
14 named after him because he stamped the plans.

06:09:40PM

15 CHAIRMAN BOHNEN: Do we have any
16 questions for Mr. Coules?

17 (No response.)

18 Do we have any questions for
19 Mr. Garber?

06:10:14PM

20 (No response.)

21 May I have a motion to approve the
22 certificate of appropriateness, please?

1 MS. WILLIAMS: So moved.

2 CHAIRMAN BOHNEN: Second, please?

3 MS. WEINBERGER: Second.

4 CHAIRMAN BOHNEN: All in favor?

5 (All aye.)

6 Thank you very much.

7 MR. COULES: Thank you.

8 (WHICH, were all of the
9 proceedings had, evidence
10 offered or received in the
11 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 20th day of September, A.D. 2017.

19

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

21

22

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Chan Yu

From: Executive Director <Director@hinsdalehistory.org>
Sent: Friday, September 08, 2017 4:43 PM
To: Chan Yu
Subject: Historic Tours App Update
Attachments: Historic Tours App Update.pdf

Hi Chan -

We wanted to update the Historic Preservation Commission on the progress of the Historic Tours App. Please find an attached letter to submit in their meeting packet for next week.

Thanks!

Lynne Mickle Smaczny
Executive Director
Hinsdale Historical Society
630-789-2600
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