



## MEMORANDUM

**DATE:** June 30, 2020  
**TO:** Chairman Steve Cashman and members of the Plan Commission  
**CC:** [www.villageofhinsdale.org](http://www.villageofhinsdale.org)  
**FROM:** Christine M. Bruton, Village Clerk  
**RE:** Plan Commission Application A-14-20, 180-day Moratorium

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Attached please find the email communication received by the Village Clerk for the record in the above named Plan Commission application.

To date, the public hearing on this matter was opened at their meeting of June 10, and was continued to June 24.

If you are an individual who has submitted comment in this matter prior to the date of this memorandum, and you do not find your communication included in this file and wish to correct the record, please contact the Village Clerk at 630.789.7011 or [cbruton@villageofhindale.org](mailto:cbruton@villageofhindale.org).

This file will continue to be updated when additional comments are received.

Thank you.

## Christine Bruton

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**From:** [REDACTED]  
**Sent:** Wednesday, May 27, 2020 7:37 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

I recently learned that the village is contemplating a moratorium on demolition permits for homes in Hinsdale. As a long-time homeowner whose home is listed as "contributing" in a survey done in 1999, I am shocked that the village is contemplating an action that will immediately lower the value of my property. When I moved to this town and bought my property, I bought a modest home on a nice plot of land hoping that the land value would support my home value. Your action would immediately reduce the options a buyer would have in purchasing my home. I pay significant taxes because of the size of my lot. Are you going to re-assess the homes put under the moratorium to reflect the lower market value so that my taxes are reduced? What other compensation are you offering me to reduce the value of my property? Is it fair that only homes built before a certain year are subject to this arbitrary classification? If you are going to impose a moratorium, at least do it on all Hinsdale residents so that we all suffer equally.

I am constantly amazed that a small group of people attempt to impose their values and aesthetics on an entire town. You already have control over approval of new homes. If someone buys my lot, takes down my modest home, and builds a much larger home that you approve the entire neighborhood benefits. The house will be nicer, it will command a higher market value and pay higher taxes, and increase the value of all the other homes in the area. This is called progress. If you think homes should be preserved, either state that when people purchase them, or have the town buy them and pay for the upkeep. Does the town want to pay for my new roof or boiler while I wait for the moratorium to be lifted?

Please respect my property rights and do not impose a moratorium.

Phil Allen

## Christine Bruton

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**From:** Andrew Running [REDACTED]  
**Sent:** Wednesday, May 27, 2020 7:00 PM  
**To:** Christine Bruton  
**Cc:** laura running  
**Subject:** Public Comment—Demolition Moratorium

To: Hinsdale Village Clerk Christine Bruton

Dear Ms. Bruton:

We are writing to oppose the proposed 180-day moratorium on the issuance of demolition permits for any homes designated in the 1999 Hinsdale Reconnaissance Survey (hereinafter “the 1999 Survey”) as being either historically “significant” or “contributing.” We have lived in Hinsdale since 1993. Tear-downs have been a subject of discussion and at times controversy as long as we have lived here. While we would not oppose the enactment of additional voluntary incentives to encourage property owners to preserve houses that truly are historically significant and worthy of preservation, there is no need for a sweeping “demolition moratorium” to accomplish that. To forestall the demolition of three prominent homes, the advocates for this demolition moratorium would ban all demolition permits for the vast majority of homes in the Village that are more than 70 years old. The market for older homes in Hinsdale is already depressed. This moratorium would further depress the market values of the hundreds of affected homes, while accomplishing no commensurate public benefit.

The proposed moratorium would apply to all homes designated as either “significant” or “contributing” in the 1999 Survey. The overbroad nature of any moratorium that includes all “contributing” homes is apparent from the definitions used in preparing the 1999 Survey. Unlike a “significant” home, a “contributing” home need not have any “[a]rchitectural merit.” A “contributing” home “[d]oes not necessarily possess individual distinction but is a historic structure with the characteristic design and details of its period.” (Survey Report at 5-6) Nor does a “contributing” home have to display anything more than “a fair degree of integrity....” (Id.) It just has to have “a common design with no particular distinction to set it apart from others of its type.” (Id.)

But the authors of the 1999 Survey, a firm called Historic Certification Consultants, obviously did not adhere to even these minimal requirements for classifying a home as “contributing” versus “non-contributing.” For example, in the neighborhood where we live, the Robbins Park Historic District, the 1999 Survey categorizes only 118 of the 484 structures as “non-contributing.” And all but two of those 118 homes were disqualified from the status review simply because they were built after 1950. **In other words, of the 368 homes in the Robbins Park District that were more than 50 years old, only two were classified as “non-contributing.”** All of the rest were classified as either “significant,” “contributing” or “potentially contributing.” While the “potentially-contributing” homes would not be included in the proposed moratorium, only 29 homes were so classified. So in the Robbins Historic District, the proposed moratorium would apply to all but 337 of the 368 homes that were at least 50 years old in 1999 (unless, of course, the home has been torn-down since 1999).

The 1999 Survey was clearly over-inclusive in its identification of “contributing” homes. It is entitled to no weight, and should not be the basis for any decisions by the Plan Commission or the Board of Trustees.

Our home, 22 South County Line Road, is a good example of the arbitrary and capricious classifications in the 1999 Survey. The Survey classifies our home as "contributing," presumably because the Survey lists it as having been constructed in 1915. (Our next-door-neighbor, 12 South County Line Road, which was constructed by the same builder a few years earlier, is classified as "non-contributing" because the Survey erroneously lists it as having been constructed in the "1970s.")

The Village arranged for the same consulting firm, Historic Certification Consultants, to prepare another historical survey of our home three years after the 1999 Survey. In her July 10, 2002 report, Jennifer Kenny classified our home as non-contributing ("NC"). Ms. Kenny's report listed no "significant features" and no "reason for significance." She classified our home as non-contributing because of the "major alterations and/or addition(s)" that have been made to it.

In sum, under the proposed moratorium, our home would be classified as "contributing" and subject to the demolition permit ban, even though Historic Certification Consultants indiscriminately classified the vast majority of homes built before 1950 as being either "significant" or "contributing" in its 1999 Survey, and even though three years later the same firm concluded our home was actually "non-contributing."

Any future modifications to the Zoning Ordinance and Village Code should focus on incentivizing owners to preserve historic homes that are architecturally significant and distinctive. The Village benefits from the continual renewal of its housing base. If the only attribute that distinguishes a home is its age, the Village should not restrict the right of owners to make the highest and best use of their property.

For the foregoing reasons, the Plan Commission and the Board of Trustees should not adopt the proposed moratorium.

Respectfully submitted,

Andrew and Laura Running  
22 South County Line Road

Andrew.R.Running@gmail.com

Done

Petition.docx



Dear Village Trustees,

By signing below I am indicating my opposition to the moratorium on tear-downs in the Robbins Historic District as well as elsewhere in the Village of Hinsdale. This moratorium was discussed by Tom Cauley at the Village Trustees meeting Wednesday February 26, 2020 and also referred to by John Bohnen at the Hinsdale Preservation Committee meeting on Wednesday, March 4, 2020.

I am vehemently opposed to the lack of notice given to the residents of the Robbins Historic District as well as the remainder of the Village. I believe that the residents of the Robbins Historic District are woefully uninformed about the ramifications of the historic district, both positive and potentially negative. Information needs to be disseminated before any actions are taken so that the townspeople can express their support or lack of support prior to any action.

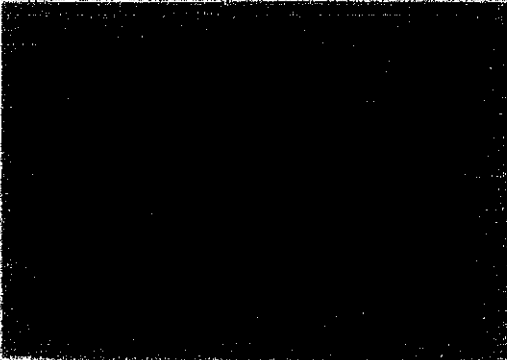
I believe that this moratorium has a potentially detrimental impact to property values as well as a negative economic impact to the Village as the Village will no longer be as appealing to incoming residents.

I am in support of the Hinsdale Preservation committee in its mission to preserve the character of the town. I welcome the process whereby the committee can give constructive thoughts and ideas to petitioners looking for a certificate of appropriateness. I support the advisory nature of the committee.

I certify that I am a resident of the Village of Hinsdale and have indicated my address or if not I am signing indicating the reason for my interest in this matter. I am also certifying that I am at least 18 years of age.

Printed Name: Susan Claffey  
Signature: *Susan Claffey*  
Address: 704 W. Chicago Hinsdale

to Village of Hinsdale (either resident or describe)  
*Resident*



Christine Bruton

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**From:** ren mum [REDACTED]  
**Sent:** Thursday, May 28, 2020 12:58 PM  
**To:** Christine Bruton  
**Subject:** Demolition Moratorium

Dear Village of Hinsdale,

**NO** it's too late for a moratorium. Teardown fever began many decades ago.

Property owners and potential buyers should not be forced into historic preservation contingencies. All the belly-aching about demolition of historic homes seems to occur after historic properties have been sold. Too late!

Our opinion is, property rights supersede historic preservation dreams that should have become a reality in oh say, 1990 when teardowns began in earnest.

It's too late Hinsdale. It's time to reconcile with the fact, most buyers do not want an old relic. They want the location and the lot. Just about all of these old relics are going for the price of dirt anyway. Look how long the Georgian on Oak and Fourth languished for sale. No one wanted it until the price dropped substantially. That is the reality of the situation. Sad; but true.

Seller and buyer should be free of an historic preservation contingency.

We are not in favor of any kind of moratorium on teardowns.

Sincerely,

Phil and Renee Mumford  
406 E 3rd St  
Hinsdale

## Christine Bruton

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**From:** JANE GRIMM [REDACTED]  
**Sent:** Thursday, May 28, 2020 3:15 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To whom it may concern -

I support the proposed 180 day demolition moratorium in the Village of Hinsdale as laid out in the Village of Hinsdale Notice of Plan Commission Public Hearing for a meeting on June 10, 2020 at 7:30 pm. The moratorium will allow the Village time to consider changes to rules, regulations, zoning etc. to preserve our historic homes and the special nature of our community. There is a great public interest in preserving the historic dwellings in our village. Too many significant homes have been demolished and are currently being considered for demolition. If too many of our historic homes are lost the entire atmosphere of Hinsdale will be changed and will ultimately result in a reduction in the property values for those residents that remain. In the meantime, the developers who built the gigantic new homes will be long gone. Hinsdale should be for the benefit of its residents; NOT for the benefit of real estate developers who just want to make bigger, more expensive houses so they can make a larger profit.

I support the 180 day moratorium and urge the Village to consider and approve enforceable regulations that will protect historically significant homes in Hinsdale.

Jane Grimm



**Christine Bruton**

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**From:** Susan [REDACTED]  
**Sent:** Thursday, May 28, 2020 7:00 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To Whom It May Concern,

I would love to see our village preserve its charming history with protecting as many historical homes as possible. It saddens me to see old homes being destroyed regularly. I also think it is not environmentally responsible to tear down and build new. I support any attempts to stop the demolition and instead encourage restoration of old homes.

It is becoming embarrassing for Hinsdale with the "tear down culture" and I have encouraged friends who are interested in living in historical areas with beautiful architecture to instead explore communities like Riverside, LaGrange, Western Springs and Glen Ellyn.

Thank you,  
Susan  
- Resident of a historical Zook home in Hinsdale

(I would like to remain anonymous if possible but my name is [REDACTED]  
in Hinsdale)



May 29, 2020

Hinsdale Plan Commission

Ladies and Gentlemen,

As a former member of the Hinsdale Plan Commission, I would like to share my thoughts regarding the possible moratorium on tear-downs in the Village. As an architect and consulting engineer, I personally know the significance of older residential and commercial structures. In my career I have completed due diligence reports on many older commercial facilities as well as residential, designed and built additions to older homes and have first hand knowledge of what it takes financially and physically to bring older properties into the modern age and also be code compliant.

In my humble opinion, I believe most individuals don't have the understanding of what it takes to rehab an older residence. The costs of construction usually exceeds what was initially stated, a result of unknown conditions which lead to additional expenses and the inevitable change orders by the contractors. I have witnessed many new technological advances in my 40 years in the "building business." Also, another issue is finding qualified tradesmen with knowledge of older homes can be difficult and time consuming. Charm after all, is really having a deep checkbook.

We tried to sell our house and were informed by potential buyers it wasn't up to the expectations for Hinsdale. We were then told, it was a tear down. Finally, today after 33 years in our 100 year old house which I remodeled years ago and now is outdated and with the land more valuable than the house, I strongly oppose anyone telling me I cannot sell my house to a builder who is reacting to market forces. Why should I be subject to any delay in selling when my neighbor who doesn't have a 100 year old house can sell it in a timely fashion. I want to move on with my life and don't need government setting a moratorium as to when and if our house can be knocked down. This puts us at a huge disadvantage trying to attract a potential buyer.

Hinsdale remains a wonderful place to live but I cannot live my life based on a third party deciding if my home can be demolished or not. The United States was not founded by central planners.

Respectfully,



Jim Brody

## Christine Bruton

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**From:** Bruce Wance [REDACTED]  
**Sent:** Saturday, May 30, 2020 3:25 PM  
**To:** Christine Bruton; Robert McGinnis  
**Cc:** Bruce Wance  
**Subject:** Public Comment – Demolition Moratorium

2020.05.30

Re: Public Comment – Demolition Moratorium

Village of Hinsdale Plan Commission:

This memo is in favor of the temporary demolition moratorium being considered by Village of Hinsdale Plan Commission.

Google Hinsdale, IL and you'll see it is historic and affluent and known for its excellent public school system. It is also known as the epicenter of the tear down phenomenon that started in the 80's. In "good" times, 100+ Hinsdale homes may be demolished in one year. How many of these demolished homes were considered historically significant or contributing? How many insignificant replacement homes now exist in their place? In the 90's, Newsweek magazine made mention of the phenomenon and referred to Hinsdale's replacement homes as detrimental to its historic fabric.

More than 20-years later, nothing has really changed. Regretfully, the perception is that Village of Hinsdale cares little for its historic fabric. Case in point, Hinsdale Zoning Board of Appeals voted unanimously last year against the will of (50) residents who signed a petition against multiple variances to a structure that would in the opinion of the (50) impact the quality of their adjacent residential neighborhood. During the proceedings, one ZBA member was heard to say he was unconcerned with the petition or the impact his approval had on future such requests for variance. ZBA, made up of litigants, and not preservationists or architects, apparently felt something more important was at issue than the opinion of (50) residents when they unanimously voted against what those (50) residents felt was important to maintaining the historic fabric of their Hinsdale neighborhood.

If it is Village of Hinsdale's will to maintain the historic fabric of this great community, they will find a way to make it happen. Hinsdale will always be an affluent community with excellent schools but this vote will show if Hinsdale's government is interested in preserving its historic fabric. To that end, this is a test and so I ask those voting to reflect how important their opinion is to Hinsdale's future, the precedent this vote sets and how much of Hinsdale's history they may help save from demolition by voting unanimously to approve the moratorium now being considered.

Thank you.

Bruce J. Wance, AIA

122 South Clay Street  
Hinsdale, Illinois 60521

[REDACTED]

**Christine Bruton**

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**From:** Julie Ludwig [REDACTED]  
**Sent:** Saturday, May 30, 2020 4:46 PM  
**To:** Christine Bruton  
**Subject:** Public Comment- Demolition Moratorium

Dear President Tom Cauley and Hinsdale Plan Commission, Something must be done to save the beauty, charm and heritage of Hinsdale. What is the point of an historic district once the historic houses are gone? Please place an emphasis on preservation in our town.

Thank You,  
Julie Ludwig



**Christine Bruton**

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**From:** Grace Sachanda [REDACTED]  
**Sent:** Sunday, May 31, 2020 7:36 AM  
**To:** Christine Bruton  
**Subject:** Public Comment: Demolition Moratorium

Good morning:

I am glad that the Hinsdale-Mommies have occupied their time with a non-5G quest.

What is historic preservation and what is historically significant?

First, who determines the aesthetic value of what stays? Why is a simple rambler not going to be part of the future of building preservation?

However well intentioned, you have picked another 5G. Is the village dumb enough that they would be owning several "historic" homes (asbestos, aluminum wiring, etc) after lengthy lawsuits involving domain.

If the city believes a Mommy group can, strictly on their own, fight and win civil lawsuits for every single buyer of property in the village that wants to improve his home.

If Hinsdale never allowed tear-downs, you would not be reading this because the property taxes received would be about 1/4 of current rates.

The US Constitution allows self determination. If the Hinsdale "preservation" society is to be taken seriously, they need to create an original village from the 1800s--sorry to tell you, but many of you live in twice torn down houses. You are seeing improvement. And if the village is stupid enough to attempt this "legislation", will need to consider legal fees and probably going to not be able to get that mandatory 9th and 10th lane to the Central pool.

The village and 5G Mommies are asking residents this:

Will you allow them to determine what to do with your own property that you purchased?

Who on Earth is going to oversee these environmentally difficult decisions: are the 5G Mommies going to take into account how much asbestos the attic has, go through the aluminum electrical system, or will they look at the outside and say, "that's nice how it is. Keeper." and let the Mommies head back to their tear downs?

Are the 5G Mommies next going to take on what outfits people can wear to downtown Hinsdale?

Before you bankrupt the village in pointless legal disputes that this would begin immediately and continue for the next decade.

When the least powerful group achieves power, they usually get the drunkest on it. If the village is willing to completely overhaul every single building code in Hinsdale, they will need to start now.

Instead of preserving a home or two, how about a 3rd layer of Tyvex on the unfinished house on 55th street. Or better yet, finish that 3 year siding project. I am proud of the building and village for getting that 4 feet high of vinyl siding along with the second layer or Tyvek.

Maybe clean your toilet houses before getting destroyed in the civil court system. For precedent, see every stupid little village with the same brainless idea cooked up by their very own yoga pants stay-at-home crew.

Regards,

Grace Robertson (owner of a non-significant house the 5G Mommies will let me smash)  
28 year resident

Christine Bruton

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From: Melissa Kearney Ehret <[REDACTED]>  
Sent: Sunday, May 31, 2020 5:28 PM  
To: Christine Bruton; Thomas Cauley  
Subject: Public Comment - Demolition Moratorium

Dear President Cauley and Ms. Bruton,

In my 26 years living in Hinsdale, I have seen many houses fall to bulldozers. Some were tired old frame houses. Some were 1950s ranches. Some were beautiful old structures whose only sin was having been constructed on a desirable, large lot. In many cases, the replacement homes were beautiful and architecturally compatible with neighboring houses. In other situations, the houses were lot-gobbling, vulgar monuments to greed, with no contextual design reference to the neighborhood.

And now, it appears three stars in our firmament of historic homes will be demolished. Residences I never thought would be vulnerable to replacement. This. Must. Stop. Our village has seen too much wanton destruction of homes. Our history is at risk. Homes with charm and character are crashing down for, among other things, ubiquitous white farmhouses that, while currently trendy, will be as much of a cliché as a split-level in ten years. Houses designed by beloved architect Harold Zook are fast disappearing. The replacement homes usually have not a hint of the delight inspired by a Zook home.

The teardown process also needs to be examined. For example, it has taken *three years* for the home next door to me to be completed. The older home was purchased in 2017, and sat vacant for a year while weeds grew and the property languished. When it was finally demolished, *two years* went by before it was finished. The constant presence of construction vehicles, noise, as well as six-foot-tall weeds and construction dust made the process a nightmare for my family and me. The Village was attentive

to our complaints, but the developer/resident should never have been allowed so much time to complete construction.

I fully support a moratorium on teardowns. Enough already. Too much of our housing stock and our history is gone. Perhaps there is still time to save the homes of character from out-of-control developers.

Thank you for your attention.

Sincerely

Melissa Ehret



**Christine Bruton**

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**From:** Jane [REDACTED]  
**Sent:** Monday, June 1, 2020 1:18 PM  
**To:** Christine Bruton  
**Subject:** Demolition Moratorium

Dear Hinsdale Plan Commisioners:

Please vote to approve a demolition moratorium for historic Hinsdale homes to keep the character of our village intact.

Thank you for your consideration in this matter.

Respectfully,  
Jane Hardies  
514 Pamela Circle  
Hinsdale

Sent from my iPhone



Christine Bruton

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**From:** Larry Emmons [REDACTED]  
**Sent:** Monday, June 1, 2020 1:28 PM  
**To:** Christine Bruton  
**Subject:** Hinsdale Tear downs

Dear Miss Bruton:

A couple of things. Before someone buys a home in Hinsdale and signs on the dotted line he or she should be asked what they intend to do with the home if this house falls within the landmark status or falls into the historic significant category and advised of the Village's stand. As of now the "horse is pretty much out of the barn" on existing sites. I think the Village would lose a lawsuit if they prohibit a teardown as it stands now. On another venue there are old, vacant houses in Hinsdale that should be torn down immediately. One is located at 217 North Garfield and another at 700 Wilson Lane on the corner. Both homes are WRECKS! I think the village should tear them down and then charge the builder for the demolition cost.

Larry Emmons

216 No Garfield Street

Christine Bruton

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**From:** Vera Shively [REDACTED]  
**Sent:** Monday, June 1, 2020 5:20 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moritorium

Dear Christine Bruton,

I am sending this comment in support of the Demolition Moratorium as proposed by the Village Board of Trustees.

My husband and I have been residents of Hinsdale since 1987. The historical charm of the village influenced the decision to make Hinsdale our home. We have seen many beautiful vintage homes torn down over the years. A demolition moratorium is overdue. It is time to take a breath and consider ways to save some of these homes, and by extension, the character of the village. Many years ago a Hinsdale resident wrote a letter to the editor of The Doings bemoaning the number of teardowns that included this catchy line, "Oak Brook is nice, but we don't need it twice".

Sincerely,

Vera and Tom Shively  
112 N Washington St  
Hinsdale, IL 60521  
[REDACTED]

## Christine Bruton

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**From:** ROBERT LENNOX JR. [REDACTED]  
**Sent:** Tuesday, June 2, 2020 11:41 AM  
**To:** Christine Bruton  
**Subject:** Public Comment-demolition moratorium

There are a lot of bullies in Hinsdale. Now they want to tell you what to do with your property under the label of "historic preservation". These are the same people who bullied and insulted the Board of Trustees when the old Hinsdale theater was the object of "historic preservation". This same group wanted the Village to own and operate the Theater. Think what a hole in the budget that would be today if the bullies had prevailed, and the Village would have been stuck with that turkey. Now where does the Village stand on the Zook House over in KLM?

Now this same small group of people want the Village to take over your property, shame you if you don't remodel your kitchen every five years and force you to spend money and pay taxes because no one will buy your property when the Village denies permits. Budgets for schools and the Village depend on new construction to generate more revenue-this would slow and perhaps eliminate this source of new funds. Budgets are already out of control-did you look at the last real estate tax bill? Double digit increases. Where are the President Bill Whitney's and his 3.5% budget increases? Proposed "historic preservation" rules will make a bad situation worse.

Robert A. Lennox, Jr.  
Village of Hinsdale Trustee - 2001-2005



**Christine Bruton**

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**From:** Julie Laux [redacted]  
**Sent:** Tuesday, June 2, 2020 11:50 AM  
**To:** Christine Bruton  
**Cc:** Doug Laux  
**Subject:** Pre-registration Demolition moratorium

I would like to be pre-registered to speak at the meeting in June 10. Please let me know what further you need for me.  
Julie Jordan Laux  
[redacted]

**Christine Bruton**

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**From:** Scott Strausser [REDACTED]  
**Sent:** Tuesday, June 2, 2020 12:40 PM  
**To:** Christine Bruton  
**Subject:** Written comments for June 10, 2020 Public Hearing  
**Attachments:** draft letter to plan commission.docx

Dear Christine,

I am emailing a copy of our written comments related to the public hearing scheduled for June 10, 2020 regarding the proposed moratorium. I have also sent a copy of these comments via regular mail.

Please let me know if you have any questions.

Thank you

Scott Strausser

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Scott Strausser

mobile: [REDACTED]

email: [REDACTED]

May 27, 2020

Members of the Hinsdale Plan Commission,

We, Scott and Robyn Strausser, are writing this letter in opposition to imposing a moratorium on the issuance of demolition permits involving any single-family home that has received local landmark status but was not considered "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey. Relevant background of our situation and rationale for our opposition is outlined below.

We bought our house on 806 Wilson Lane in the summer of 2001. The house was built in 1926 in the Tudor Revival style. Upon purchase of the house, we invested significant time and money on improvements including new electrical/plumbing/HVAC, a new level for a master suite, expanded footprint for a new dining room and expanded footprint on the lower level to accommodate a living area and bathroom. While we both enjoy and appreciate the charm of an older home, we also made extensive changes to include many modern amenities. At the time we purchased the home, several other homes on our block were older and we liked the fact that our home, despite the improvements, seemed to fit the character of the neighborhood.

We were approached by members of the Hinsdale Preservation Commission and we agreed to apply for local landmark status. At the time, we thought there was little downside to the process and we were proud of the fact that we did not tear down the house but rather invested in improvements to update and upgrade many aspects of the home. We also applied for Landmark status with the State of Illinois but were denied due to the several upgrades and investments made in the home that in their view, clearly violated criteria for receiving landmark status. While we were disappointed that we would not receive a real estate tax "freeze", we had no regrets. Once again, while we enjoyed not tearing down an old home our priority was modernizing the home to include amenities and infrastructure that we considered important.

Since we purchased our home, virtually every home on the block has been either torn down or significantly renovated and expanded. While the homes on our street reflect a variety of architectural styles, there is absolutely no historic character or consistency of style.

Our children have grown and we are considering selling our home over the next few years. While we made the decision not to tear down our home, a decision of which we have no regrets, why should potential new buyers be denied the opportunity if it is in their interest? Our house, if anything, detracts from the more contemporary style of the other homes in our neighborhood. In addition, the Illinois Historic Preservation Agency concluded that the changes we made to the home upon purchase significantly altered the characteristics of the Tudor Revival style and our home was not considered "significant" or "contributing" in the 1999 local survey.

In conclusion, we are strongly opposed to the idea of a moratorium that could potentially preclude a family from purchasing a locally landmarked home that is not considered to be "significant" by the State of Illinois or the local Reconnaissance Survey.

Respectfully,

Scott and Robyn Strausser

Christine Bruton

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**From:** Nancy Janda <[REDACTED]>  
**Sent:** Tuesday, June 2, 2020 1:46 PM  
**To:** Christine Bruton  
**Cc:** Tom Janda  
**Subject:** Pre-Registration -- Demolition Moratorium

Ms. Bruton,

The Janda family would like to pre-register to comment on the proposed Demolition Moratorium at the June 10th meeting of the Plan Commission.

Please just list us as the Janda Family for now and we will select a representative from among our family members shortly.

Thank you.

Nancy C. Janda

[REDACTED]

☎ 858-603-2400

**G Howard & Patricia Ember Jr  
644 South Garfield  
Hinsdale, Illinois 60521**

To the Village of Hinsdale  
President and Board of Trustees  
Thomas Cauley Jr., President  
Cristine Bruton, Village Clerk  
Re: Hinsdale teardowns

Ladies and Gentlemen,

We have been residents of Hinsdale for about 35 years, and have watch the replacement of older and outdated houses for this entire period. Teardowns started about 30 years ago, so this is nothing new and we have debated and litigated this many times over the years. As we look back over the past 30 years, we must conclude that Hinsdale is a clearly a better place now (compared to 30 years ago) because of this housing replacement. Every once in a while we have observed a house that was torn down for which we had some fondness and we were sorry to see it removed. However, this was clearly the minority of house teardowns, and in almost every case, we applauded the replacement house and the resulting improvements that if brought to the Village. Can anyone really successfully argue that Hinsdale is not a better place today than it was 30 years ago? Let's make sure that we can say this 30 years from now!

We have a lovely white stucco home on South Garfield and 7<sup>th</sup> which was built in 1907 (113 years old) and we are very happy here. We lived in this house for 28 years (and another house on the same block for 6 years prior), raised all of our children here, and have many found memories. We plan to live in this house for as long as our health permits. We have spent a very significant sum of money over the years to maintain and make prudent improvements to our home. However, even though we are happy here, today's buyers do not want a house that has:

1. NO FAMILY ROOM,
2. NO OPEN EAT-IN LARGE KITCHEN,
3. NO ISLAND IN KITCHEN (TOO SMALL A ROOM TO ADD),
4. NO CENTRAL AIR CONDITIONING,
5. NO MASTER BEDROOM BATH,
6. NO MASTER BEDROOM WALK-IN CLOSET(S),
7. UNEVEN WOOD FLOORS THROUGHOUT,
8. SMALL GUEST BATHROOMS,



9. ONLY ONE BATHTUB IN THE ENTIRE HOUSE,
10. SMALL BEDROOM CLOSETS,
11. OLD WINDOWS (MOST ARE ORIGINALS) THAT LEAK WINTER COLD AIR AND ARE NOT ENERGY EFFICIENT (I USE HUNDREDS OF FEET OF "MORE TIGHT" CAULK EACH YEAR),
12. LIMESTONE FOUNDATION THAT HAS WATER SEAPAGE,
13. NO SUMPUMP OR DRAIN TILES TO KEEP THE BASEMENT DRY,
14. LOW BASEMENT CEILINGS THAT DO NOT ALLOW FOR FAMILY SPACE USE,
15. LIMITED NUMBER OF ELECTRICAL WALL OUTLETS AND MANY ARE LOWER AMPERAGE, AND
16. EXTERIOR CEMENT STUCCO THAT IS SUBJECT TO CRACKING AND REQUIRES HIGH AND COSTLY MAINTENANCE.

In summary, our house (as outline above) is obsolete by today's standards and there are no buyers for our house as currently configured. Moreover, it is not economically, and likely not physically, possible to update and reconfigure our home to meet the demands and needs of today's buyers. What we do have is a very nice lot which would be very appealing for a modern day family home with a desirable updated floor-plan and configuration, and all the amenities that are in demand today.

The world is constantly changing, and each generation is looking for new and different lifestyles and houses that meet their needs. Our generation's (the baby boomers) needs and desires are very different from our parents; and our adult children's (the next generation) needs and desires are yet different from our needs. Let's change with the times and not try to live in the past. What would Hinsdale be today if this proposed ordinance (i.e. no teardowns) was adopted 113 years ago when our house was built in 1907?

If we are forced to sell our real estate encumbered by this proposed restricted ordinance, it will significantly depreciate the value of our property. We, as do other aging home owners, look to the value of our personal real estate to help fund our retirement and possible future medical and/or assisted living costs. We therefore respectfully request that you not force us to sell our property at a price well below its true fair market value. Wouldn't a better option be to better control the architecture of new construction that is more in keeping with the vintage and style that some want preserved?

Yours truly,

Howard and Pat Ember

## Christine Bruton

---

**From:** Ember, Howard [REDACTED]  
**Sent:** Tuesday, June 2, 2020 2:39 PM  
**To:** Christine Bruton; Thomas Cauley  
**Cc:** ghember@gmail.com; Pat Ember  
**Subject:** Re: Village of Hinsdale - Teardown Proposal  
**Attachments:** Hinsdale home 2020.docx

Dear Mr. Cauley and Ms. Bruton,

Attached is our letter that we ask that you present to the entire Board of Trustees of Hinsdale at the earliest possible date.

Thank you.

Yours Truly,  
Howard and Pat Ember  
644 S. Garfield  
Hinsdale, Illinois

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## Christine Bruton

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**From:** Patricia Ember [REDACTED]  
**Sent:** Tuesday, June 2, 2020 3:00 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Dear Tom Cauley:

As a resident of Hinsdale for 34 years, I am very disappointed to see us GOING DOWN THIS ROAD AGAIN! I have lived here long enough to have been witness to this subject being litigated with the residents of Hinsdale about 20 years ago. Ironically, one of the most vocal members of the past group to protect old homes 20 years ago ended up tearing down his own house and rebuilding a new home in the Woodlands. That old home was located on 3rd and Park. How hypocritical! It sounds like a good idea until it effects your individual property rights!

With all that Hinsdale has to deal with in the future, including an anemic downtown with many empty store fronts and fact that a MASSIVE CONCRETE JUNGLE of a middle school was approved and built in the middle of our beautiful village is unconscionable. How dare anyone dictate (particularly in a recession economy) who the property owner can sell to or deny a new structure. This is a complete overreach!

My home is located on the corner of 7th and Garfield. I love my home and my husband and I raised our 3 children here and have made many revisions and upgrades to our home. The fact remains however that our home is over 100 years old and the footprint of our house would not be desirable to a young modern family. The kitchen is small by all standards and there is no family room. Buyers and sellers should be able to make their own decisions without the interference of a group that would like to live in the past.

Many of the new homes that have been built over the last 20 years, in my opinion, are a huge improvement over the preexisting structure.

Property rights and decisions are best left up to the property owner and out of the hands of local government.

Thank you.  
Patricia Ember

Christine Bruton

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**From:** Carrie Wester [REDACTED]  
**Sent:** Tuesday, June 2, 2020 3:48 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

I (my family) support the moratorium.

We moved to this Village, as I am sure many have, due to many reasons - but one definitely was the charm and HISTORY of the downtown and homes in the area.

Please take the time to determine the right regulations to promote historic preservation.

Additionally - my daughter adds "the old homes give a look into the past that is needed to share with the community".

Regards,

The Rozich Family (Carrie & Frank & Ashton)

## Christine Bruton

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**From:** Brigden, Charlie [REDACTED]  
**Sent:** Tuesday, June 2, 2020 4:49 PM  
**To:** Christine Bruton  
**Cc:** Ruta Brigden  
**Subject:** public comment — demolition moratorium

My wife and I live in a historic residence located at 224 N. Park Avenue in Hinsdale.

We are aware of the upcoming public hearing intended to gauge residents' attitudes towards this topic and have the following comments:

1. Very few people are aware of, or understand, which properties are actually "at play" here. If the list is limited to those deemed "contributing" or "historically significant" from within the boundaries of the federal Historic Districts (National Register), then that list is considerably shorter than what is perceived by the general public. Although it exists, this list is not something that is widely known in our community.
2. Lacking precise definition may not be intentional but it serves to undermine a collective understanding about which Hinsdale properties the moratorium potentially applies to.
3. The Hinsdale Preservation Commission (HPC) lacks appropriate "teeth" to enforce its important mission. Future steps should include the creation of "local" historic districts that correspond to, or extend beyond, the current federal districts. Significant alteration or demolition within these districts would then become under the purview of the HPC with the requirement of a certificate of appropriateness.
4. The demolition moratorium is a significant step in the right direction, and is the path that many communities across the United States have "started with" in balancing the rights of property owners with the protection of our historic fabric.
5. We enthusiastically extend our support for the demolition delay initiative.

Charlie and Ruta Brigden  
224 N. Park Avenue  
Hinsdale, IL



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**Christine Bruton**

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**From:** Alexa Piemonte [REDACTED] <[REDACTED]>  
**Sent:** Tuesday, June 2, 2020 7:19 PM  
**To:** Christine Bruton  
**Cc:** Marco Piemonte♥  
**Subject:** Pre-Registration – Demolition Moratorium

Good evening Christine,

I am Alexa Piemonte and my Husband, Marco Piemonte, is attached to this email. We'd like to pre-register for the public hearing on June 10th. We are the owners of 419 S Oak.

Thank you,  
Alexa & Marco Piemonte

## Christine Bruton

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**From:** Mary Schoenthaler [REDACTED]  
**Sent:** Tuesday, June 2, 2020 8:28 PM  
**To:** Christine Bruton  
**Subject:** Public comments-

Demolition moratorium

My husband and I are in favor of the Demolition Moratorium. We believe that the historical homes can be updated on the inside. The houses should remain to keep the character of the Village. We don't want to be another Naperville.

Sincerely,

Mary & Robert Schoenthaler  
223 East Eighth Street  
Hinsdale

Sent from my iPhone

**Christine Bruton**

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**From:** Julie Sutton [REDACTED]  
**Sent:** Wednesday, June 3, 2020 8:07 AM  
**To:** Christine Bruton; Julie Sutton  
**Subject:** PRE-REGISTRATION DEMOLITION MORITORIUM

I'd like to register and attend the meeting.

Thanks!

Julie Sutton  
131 South County Line Road  
Hinsdale

--  
Julie Sutton  
Broker

36 S. Washington St, 2nd Floor  
Hinsdale IL 60521  
[REDACTED]



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June 3, 2020

To: Robert McGinnis  
Director of Community Development / Building Commissioner  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

From: David Peckenpaugh, Trustee  
Robert Peckenpaugh Trust

Regarding: Seeking waiver from proposed moratorium for address  
429 S. County Line Road, Hinsdale

Robert,

My dad, Robert Peckenpaugh moved our family to Hinsdale in 1959 and purchased this home on County Line Rd in the year 1965. He owned the house and lived there until his death in May 2019. The property was put up for sale in the fourth quarter last year and remains on the market today.

Before putting it up for sale, we had an appraisal done indicating there was no real value in the home and that the appraisal was for the land only. The realtors we have worked with agreed and they have both stated the only value in this sale will be the land. After almost a one year on the MLS we have had very little interest in the property with only 2 showings. While this was a wonderful home for our family, over the years it has deteriorated inside and out including a foundation that leaks in multiple areas. We think most would agree that outside of our family memories, there is simply nothing of historical value or character worth saving. As such, if it doesn't sell by the end of the summer, we had planned to tear down the house ourselves to focus on the large beautiful open wooded lot located in a great neighborhood.

My brother is a licensed architect and he estimated it would cost at least \$350,000 to bring the existing home up to Hinsdale finish and layout standards. This investment however would never be paid back as the economics simply are not feasible to make a remodel work at any cost (low ceilings and outdated floor plan). As trustee of my father's trust that owns this property, I have the responsibility to the six beneficiaries to manage and distribute the assets in a timely manner. With all the uncertainties in the economy today we are trying to make this sale as soon as we can. It appears like the activity is again picking up, so it is important that we are positioned to make a sale. If there any doubt that the house can be torn down, the value of the property could be negatively affected, bringing undue economic hardship to the family.

Therefore, on behalf of my siblings, we are asking that 429 S. County Line Rd. be excluded from the potential temporary moratorium as it is an older home but clearly not of historic value. Thank you for your attention to this and I appreciate anything you can do for our cause.

Regards,

David Peckenpaugh  
1937 Coach Drive  
Naperville, Illinois 60565  
██████████ 0154

## Christine Bruton

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**From:** Laurel Dettore [REDACTED]  
**Sent:** Wednesday, June 3, 2020 12:37 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

My husband and I purchased a vintage home in Hinsdale in 1991 when teardowns were at their zenith. The property had been on the market for over eighteen months but its "image" had deterred potential buyers. Once a Grand Dame, our 1880 Victorian had fallen into disrepair, exhibiting obvious exterior deterioration in the form of peeling paint and interior neglect. As owners of another historic property in neighboring La Grange, we were drawn to this home because of what it could be, not what it had become. We spent three years delving into the building's history before we began our restoration/renovation. As lifelong residents of communities adjacent to Hinsdale, we had witnessed many changes to Hinsdale's housing market as developers erected homes reflecting their unique signature designs. Often there was a visible clash between the new construction and the existing noble homes so prevalent in Hinsdale. Over the thirty years we have occupied our Victorian on Fifth Street and Garfield, we have witnessed the transformation of a village so famous its tastefully executed and preserved properties to one with obtrusive structures devoid of elegance, warmth, and charm. How could this happen? Historic preservation has long been a Hinsdale hallmark. We revere our National Registry buildings. But, without proper oversight and community consensus, many more of our once prominent historic homes will vanish and be replaced with stark, unlivable "modern farmhouses" or whatever is popularly trending at any given moment. Unlike other affluent Chicago communities such as River Forest, Oak Park, and Lake Forest who have regulatory commissions overseeing property development and design integration within their neighborhoods, Hinsdale goes wanting. The implications for instituting appropriate guidelines to regulate demolition and new construction is paramount. The face of our unique and charming village will disappear forever if we do not act now and find an equitable solution to this problem.

Sincerely,

Laurel and Donald Dettore

Laurel Dettore, DNSc, PhD, MS, BSN

Christine Bruton

---

**From:** Michael Gambla [REDACTED]  
**Sent:** Wednesday, June 3, 2020 1:56 PM  
**To:** Christine Bruton  
**Subject:** Property 218 9th

Christine,

I was informed there are considerations of putting a stop or pause to new construction in Hinsdale.

I am currently in the process of selling a house and am in contract. It is an old 1950s house, that does not appear to be anything historic, that is beyond any repair and has been uninhabited for nearly 2 years. Clearly a new home would make better sense and ultimately generate more tax dollars. The benefit to neighbors would be better preservation of their home values and less of an eye sore ( if you will). I am fearful that if no new construction can take place I will not be able to sell nor find a new buyer. The house will then continue as is. I'm sure you understand.

Just wanted to share my thoughts with you.

Sincerely,

Michael Gambla  
[REDACTED]

Christine Bruton

---

**From:** Phillip Rooney [REDACTED]  
**Sent:** Wednesday, June 3, 2020 2:18 PM  
**To:** Christine Bruton  
**Subject:** Moratorium

We support the moratorium and encourage the towns officials to maintain the integrity of our town. Thank you.

Sent from my iPad

Christine Bruton

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**From:** Mary E Cooney <[REDACTED]>  
**Sent:** Wednesday, June 3, 2020 2:57 PM  
**To:** Christine Bruton  
**Subject:** Tear downs

## Christine Bruton

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**From:** Michael Burgstone <[REDACTED]>  
**Sent:** Wednesday, June 3, 2020 3:04 PM  
**To:** Christine Bruton  
**Subject:** Public Comment – Demolition Moratorium

Christine Bruton - I own a 100 year old historic home located at 711 S Park in Hinsdale. I am writing to you to express my strong opposition to the proposed demolition moratorium. One of the things that attracted us to Hinsdale was the charm of all of these beautiful old homes. The primary reason we purchased our home was because of its historic character. That said, I am a strong believer in property owners rights. I believe that no government entity should be allowed to dictate what a homeowner does with his or her property. While I would love for many of these old homes to be preserved, it is none of my business what each individual homeowner chooses to do with their property. My wife and I love our old home and we have invested significant dollars renovating and maintaining it. It is our hope that when we decide to sell many years from now that the new owner will choose to live in the home and not tear it down. Sadly, it is our belief that the real value is in the land and that it may be sold as a teardown one day. I hope that doesn't happen but I would not begrudge the new owners for doing so. Said simply, it is their money and they can do what they want with it. If demolition restriction were to be enacted by the Village I believe it would dramatically impair the value of my property. I love this town and I do not want to see it change, but each individual should be allowed to do as he wishes with his private property. I respectfully urge you not to enact or moratorium or any restriction on demolitions of historic homes.

Regards,

Mike Burgstone

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Christine Bruton

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**From:** Megan Noell [REDACTED]  
**Sent:** Wednesday, June 3, 2020 4:13 PM  
**To:** Christine Bruton  
**Subject:** Public comment - demolition moratorium

Hello Christine,

As the owner of an 1890s home in southeast Hinsdale I wanted to email in advance of the village meeting to voice our absolute support for the moratorium on demolitions of historically significant homes in the recognized Robbins Park area.

When we decided to look for homes in the area, it was paramount to us that we move to an area with an historic character, large developed trees, and some actual green space between homes.

Our concerns over the current "teardown climate" are many, but the same considerations we took in searching for our home I think are representative of the concerns we have. There is a reason our country recognizes significant historic areas and homes, and the rash of builders seemingly targeting older homes for demolition only to build characterless spec homes for no particular client puts us at great risk of losing the history and character of our town.

These builders do not care about safeguarding our town - they care about profits. They tear down trees that took over a hundred years to grow, and they send countless trucks to landfills only to construct homes so many of which won't stand the test of time. Not to mention the minimal green space most of them leave.

If a citizen wants to build a new home, I am fine with that. There are homes that cannot be saved for structural reasons, there are open lots, there are homes that don't exemplify classic or important architecture, and there are other areas nearby that aren't of a historically recognized nature. May they hire a real architect and happily build their new homes in any of those locations! But let's protect our historically significant area before it is too late. It at least bears a Pause while we consider our options!

Thank you for your consideration,  
Megan and John Noell  
138 E 6th St

Sent from my iPhone

Christine Bruton

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**From:** Suzanne Rooney [REDACTED]  
**Sent:** Wednesday, June 3, 2020 5:48 PM  
**To:** Christine Bruton  
**Subject:** June 10 meeting for the preservation of Hinsdale

Village Board,

I support the moratoriums and we need to keep Hinsdale Homes safe from demolition and hold the builders accountable for following the regulations of our town rules.

Cutting the lawns of these vacant homes is a necessity and maintaining building sites. I am embarrassed that I even have to tell you this our town looks terrible ...are we afraid of these builders that r in violation ...clearly they r in the wrong and should lose their license to build here but we continue to let these builder have the run of town.

37 years a resident and I never in my life have seen the likes of so many large homes being torn down and in the process never following the old rules that we never changed over the years!

Sadden To be a Resident at the time,

Suzanne Rooney  
348 east third street  
Hinsdale Illinois  
69521

Sent from my iPhone  
Suzanne Rooney



Christine Bruton

---

**From:** EMILY BRADOF [REDACTED]  
**Sent:** Wednesday, June 3, 2020 6:52 PM  
**To:** Christine Bruton  
**Subject:** Historic Homes

Hi,

I support the proposed moratorium to protect Hinsdale's historic homes.

Thank you,

Emily

Sent from my iPhone

Christine Bruton

---

**From:** Kimberly Arquilla [REDACTED]  
**Sent:** Wednesday, June 3, 2020 7:46 PM  
**To:** Christine Bruton  
**Subject:** I support the proposed moratorium to protect Hinsdale's historic homes

They are falling way too fast! However, I'm hoping for more leniency when the historic homes need updating that the commission will allow remodeling without changing the character of the home.

Sent from my iPhone

## Christine Bruton

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**From:** Colleen Napleton [REDACTED]  
**Sent:** Wednesday, June 3, 2020 7:42 PM  
**To:** Christine Bruton  
**Subject:** Public comment- demolition Moratorium

Just wanted to send a note to let you know as someone who grew up here, currently lives and works in Hinsdale, that I support the moratorium to protect the historic homes of Hinsdale.  
Thank you for your time.

Colleen M. Napleton, Psy.D.

Pronouns: she/her/hers

Inner Life Psychological Services

Executive Director

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.innerlifechicago.com%2F&data=02%7C01%7Cbruton%40villageofhinsdale.org%7C6c1e46dfbc00472393ab08d8082282a8%7C7c4315571a244ebd9a008629446dbc38%7C0%7C0%7C637268291604928276&msdata=UP6irbywpxS22ht7wXUCZqvINSx65o%2FPTya%2BXYLoY58%3D&reserved=0>

920 North York Road, Suite 300

Hinsdale, Illinois 60521  
[REDACTED]

1030 North Clark Street, Suite 303

Chicago, Illinois 60610  
[REDACTED]

J

**Christine Bruton**

---

**From:** Asif Malik <[REDACTED]>  
**Sent:** Wednesday, June 3, 2020 9:41 PM  
**To:** Christine Bruton  
**Cc:** Asif Malik  
**Subject:** public comment — demolition moratorium

Christine,  
I strongly support the proposed moratorium to protect Hinsdale's historic homes.

Thanks, Asif Malik  
620 S Elm St  
Hinsdale

Sent from my iPhone

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**Christine Bruton**

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**From:** Katharine Andrews [REDACTED]  
**Sent:** Thursday, June 4, 2020 12:45 AM  
**To:** Thomas Cauley; Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Hello Tom & Christine,

My name is Katharine Andrews and I'm a proud long-time Hinsdale resident who strongly advocates the preservation of architecturally significant and structurally sound homes and buildings. I moved to Hinsdale with my parents when I was 14 years old. As a young child, I loved driving slowly through town, stopping often to admire the beautiful historic estates that were sprinkled throughout the village.

As an adult, I have taken an active role in several organizations that support historic preservation including Landmarks Illinois, The National Trust for Historic Preservation, The Hinsdale Historical Society and I recently joined Hinsdaleans for Historic Preservation as I support the efforts of many local Hinsdale residents to stop the demolition of architecturally significant and structurally sound homes!

I believe we need to be proactive and educate residents in our community about the importance of architectural conservation and the impact teardowns have on the historic character and rich cultural significance of Hinsdale. Once these vintage homes are torn down, the memory of those adorned facades will fade away, transforming the village landscape forever.

My lifelong passion for architecture and design prompted me to pursue a Master of Arts degree in Interior Design at Harrington College of Design. My master's thesis focused on adaptive reuse and historic preservation as I strived to develop my skill set and expand my knowledge in this specialized field of study and apply it to my professional practice.

My husband and I returned to Hinsdale several years ago and have been privileged to reside in a Victorian-style home in the Robbins Park Historic District. My design studio is situated on the third floor which I renovated when I founded my interior design firm, Katharine Andrews Interiors, LLC.

As a professional interior designer, I aim to provide clients with timeless and functional design solutions that meet their aesthetic and lifestyle preferences. By seamlessly blending old and new design elements, I strive to achieve balance and add character to all interior spaces I create.

When it comes to preserving historic homes, each built environment needs to be carefully evaluated by considering their historical value, distinctive design/architectural features, and structural integrity. The craftsmanship and architectural details in vintage structures cannot always be recreated as the talented artisans and tradespeople who were trained with those particular skills have disappeared over time.

It would be great if the Village of Hinsdale would provide a list of local preservation professionals to residents seeking guidance from experts who can help them make informed decisions and provide appropriate solutions that will fit their budget and design needs. It is imperative historic homeowners see the added benefits of home renovation versus demolition and that they have access to information and resources to help them plan projects accordingly.

Thank you,

Katharine Andrews

Christine Bruton

---

**From:** Hunley, Kathryn [REDACTED]  
**Sent:** Thursday, June 4, 2020 6:50 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

I support the proposed moratorium to protect Hinsdale's historic homes.

Kathryn Hunley  
128 E Maple St  
Hinsdale, IL 60521

---

**Kate Hunley**  
Sr. Director  
Architecture Governance

[REDACTED]

**CME Group**  
20 S Wacker  
Chicago, IL 60606

[REDACTED]

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Christine Bruton

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**From:** Leslie M Savickas [REDACTED]  
**Sent:** Thursday, June 4, 2020 9:14 AM  
**To:** Christine Bruton  
**Subject:** Historic preservation

I am in favor of the moratorium.

Leslie M. Savickas  
[REDACTED]  
[REDACTED]



Christine Bruton

---

From: Suzie [REDACTED]  
Sent: Thursday, June 4, 2020 11:46 AM  
To: Christine Bruton  
Subject: Public Comment- Demolition Moratorium

Dear Hinsdale Plan Commission members,

I own 123 N. Grant Street, a 114 year old house which you have designated historically significant. This house should not be included on any demolition moratorium since the house is not functional or economically feasible to restore.

-It has knob and tube wiring

-No central A/C

-Small kitchen

-No family room

-Spent many thousands of dollars replacing water pipes, but still have weak water pressure.

-I have brand new construction on either side of us.

My husband and I are in our mid 70s and have purchased a one story ranch at 402 Warren Terrace in Hinsdale, which we recently moved in to. Please recognize and consider our right to use the property as we see fit. We need the land sale proceeds from 123 N. Grant Street for our future old age needs.

Sincerely,

Suzanne J. Cooper

Owner-123 N. Grant St. Hinsdale

Christine Bruton

---

**From:** Susan Peterson [REDACTED]  
**Sent:** Thursday, June 4, 2020 4:18 PM  
**To:** Christine Bruton  
**Subject:** Public comment - demolition moratorium"

I want to voice my support for preserving the beautiful historic homes in Hinsdale. It's sad that anyone would even think of tearing down these treasures.

Susan Peterson  
511 E. 7th St.  
Hinsdale, IL

## Christine Bruton

---

**From:** Dawn McKenna [REDACTED]  
**Sent:** Thursday, June 4, 2020 2:42 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

I will be joining the hearing next week.

Thank you,  
Dawn McKenna

**D A W N M C K E N N A**

Real Estate Broker | [REDACTED]

Dawn McKenna Group | Coldwell Banker Realty

Chicago | Hinsdale | Lake Forest | Winnetka | Naples



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✓

**Christine Bruton**

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**From:** Bari Kesner [REDACTED]  
**Sent:** Thursday, June 4, 2020 2:42 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

I will be joining next week.

Thanks,  
Bari Kesner

**B A R I K E S N E R**

Real Estate Broker & Client Relations [REDACTED]

Dawn McKenna Group | Coldwell Banker Realty

Chicago | Hinsdale | Lake Forest | Winnetka | Naples



This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

Christine Bruton

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**From:** Doug Laux [REDACTED]  
**Sent:** Thursday, June 4, 2020 3:28 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration-Demolition Moratorium

Village Clerk Christine Bruton

Dear Clerk Bruton,

I would like this email to serve as my request to pre-register for the June 10, 2020 Village Plan Commission meeting.

Doug Laux  
Current resident of 29 S. Elm St. Hinsdale, and owner of 641 S. Elm St. Hinsdale  
[REDACTED]

Christine Bruton

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**From:** [REDACTED]  
**Sent:** Thursday, June 4, 2020 6:54 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Hi Chris! Hope you and all are well, say hellos/best wishes for us, our comments below - Thank You!

Members of the Hinsdale Plan Commission:

In light of the current global pandemic and associated economic strains that have disrupted normal-life routines for the time being, and mindful of a broad resurgent interest among Hinsdale residents about historic preservation in the village, we think it is prudent and fair to impose a moratorium on the demolition of designated landmark structures, and other structures that have actual or potential historic-architectural significance, as described in the village's 1999 Reconnaissance survey and six subsequent district surveys (Town of Hinsdale, Robbins Park I, Downtown Commercial District, North Hinsdale, North Hinsdale East, Robbins II. For all surveys, see - [https://www.villageofhinsdale.org/residents/village\\_history/neighborhood\\_architectural\\_resource\\_surveys.php](https://www.villageofhinsdale.org/residents/village_history/neighborhood_architectural_resource_surveys.php)).

We agree with the purpose of the moratorium, as stated in the second paragraph of the May 22 village letter to residents with the revised notice for the Plan Commission's public hearing:

**The purpose of the moratorium, if imposed, would be to provide an opportunity for study by the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees of whether text amendments to the Village's Zoning Ordinance and Village Code should be made, in order to more effectively protect the many single-family homes and other structures, buildings, sites or areas that contribute to the Village's character, beauty and historic charm.**

Further, we particularly note what should be obvious, which is that historic preservation and its goals are official policy of the village of Hinsdale, as stated in the Village Code, Title 14, specifically Chapter 1, the Sections on Purpose and Goals, as below:

**14-1-1: PURPOSE:**

The purpose of this Title is to promote historic and architectural preservation in the Village. The Village seeks to protect, enhance, and perpetuate those historical structures, buildings, sites, and areas valued by the Village and its residents that are significant to the Village's history, culture, and architecture. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

**14-1-2: GOALS:**


This Title is created in order to:

- A. Foster civic pride in the beauty and accomplishments of the past as represented in the Village's landmarks and historic districts;
- B. Preserve, promote, maintain and enhance the Village's historic resources and character as a community comprised principally of well-maintained single-family residential neighborhoods and small, thriving business areas oriented to serve the day-to-day needs of local residents;
- C. Protect and enhance the Village's attractiveness to residents, businesses, visitors, and prospective home buyers and businesses;
- D. Maintain and improve property values in the Village;
- E. Protect, preserve, and enhance the Village's aesthetic appearance and character;
- F. Encourage the designation of landmark and historic district status upon structures, buildings, sites, and areas on a local, State, and national level; and
- G. Educate the general public as to the significance of historic preservation. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

We are former 23-year residents of Hinsdale who were active in (and at times consumed by) historic preservation in the village. We owned and diligently cared for one of the village's more notable older houses, which we sold to a young family that improved upon our improvements to the house - an example of the viability and durability of older structures. We could say much more in that regard, but suffice it to say that we feel this issue is of utmost importance to Hinsdale and its continued livability.

Thank you for your consideration of our opinion and what we hope will be long-overdue serious and effective village action on historic preservation.

Stay safe, and best wishes.

Patti and Bob Saigh  
25242 N. 44th Dr.  
Phoenix, AZ 85083-1689  


Former owners/caretakers of  
210 S. Lincoln St., Hinsdale (see Town of Hinsdale architectural resource survey)  
Constructed in 1894, Hinsdale Historical Society research  
Structure on property in 1888, Downers Grove Township Assessor

**Christine Bruton**

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**From:** David Risinger [REDACTED]  
**Sent:** Thursday, June 4, 2020 7:23 PM  
**To:** Christine Bruton  
**Subject:** In favor of demolition moratorium

Dear Christine,

I want to voice my support for the moratorium. Historical homes are part of the soul of Hinsdale, and it is critical that Hinsdale's unique heritage and culture be preserved.

I believe that the Village Board should champion historical homes...and encourage a culture in which homeowners aspire to refurbish historical homes rather than tear them down.

Action to ensure Hinsdale's great qualities are maintained for generations to come is paramount to the Village's future.

Regards,  
David Risinger



**Chan Yu**

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**To:** Angelo Malamis  
**Subject:** RE: Email address for Steve Cashman

**From:** Angelo Malamis [mailto:angelo.malamis@villageofhinsdale.org]  
**Sent:** Thursday, June 4, 2020 5:09 PM  
**To:** Chan Yu <cyu@villageofhinsdale.org>  
**Cc:** Timothy Ryan <tryan@villageofhinsdale.org>  
**Subject:** Re: Email address for Steve Cashman

Hello Chan,

Thank you for reaching out to me, and thanks Tim for the introduction.

I am the current homeowner of 844 S. Lincoln, Hinsdale. We purchased this property with the intention to build a new construction home. Due to some unforeseen circumstances, we have decided to sell our property. We are currently under contract with a local Hinsdale homeowner, who is looking forward to building a new home on 844. We are scheduled to close in 2 weeks time on June 19, 2020. However, there is strong concern and reluctance on the buyer's side to close given the moratorium on home demolition in the Robins Park District. While we understand and respect the need to protect historically significant homes in Robins Park, our home on Lincoln street is outside of the historical district. We understand there is some discussion as of late regarding which homes will fall into this category outside of the District. However, there are many implications for us and potential buyers who are looking to invest, beautify, and build in Hinsdale.

When we purchased this home, my wife and I completed all the necessary due diligence including soil testing, pre-plan review, and preliminary engineering plans. During our lengthy due diligence process, we determined the various parameters to build a new home on this lot with the Village. There was no indication whatsoever during this time that would prohibit us from building a new construction home. In addition, based on initial lender home inspections, the home was deemed uninhabitable and in disrepair. Upon receiving the pre-plan review, we naturally believed it was acceptable to proceed with our plans to build.

After feeling comfortable with our extensive due diligence process in part with the Village, we closed on this property with the sole intention of building a new construction home. If there was any inclination that this was not possible, we would not have proceeded with this purchase or taken on this endeavor. Our potential buyers are concerned with this as well, and stated they will not proceed with their plans to purchase 844 S. Lincoln if they cannot build a new construction home. We've had no formal mail notification or disclosure from the Village prohibiting our plans, yet there remains consternation on the buyer's side on whether this home can be demolished. This will undoubtedly jeopardize the closing of this home.

Unfortunately, we have been accruing holding costs during the pandemic, which is understandable given the crisis our nation is facing which is out of our control. Now that we have found a buyer, we are at another standstill. We are looking to create a win-win situation for the excited buyers, for us as homeowners/sellers, and for the neighborhood as a whole. We have had some neighbors inquire when we would start the process of knocking down the home and beautifying this corner lot.

Since this has all happened unexpectedly and after having purchased this property, we are humbly and respectfully requesting that 844 S. Lincoln be exempt from any inhibition to construct a new home on this property since it is demolition quality.

Thank you for taking the time to better understand our perspective and the implications this may have on various homeowner's in Hinsdale. Since the buyer's attorney just made us aware of this situation, time is of the essence since the scheduled closing is imminent.

We greatly appreciate your time and kindly request your assistance in resolving this matter.

Sincerely,

Angelo & Eleni Malamis

On Thu, Jun 4, 2020 at 8:22 AM Chan Yu <[cyu@villageofhinsdale.org](mailto:cyu@villageofhinsdale.org)> wrote:

Good Morning Angelo,

Please feel free to send me anything you'd like the Plan Commission to have. Thank you!

-Chan

-----Original Message-----

From: Timothy Ryan  
Sent: Thursday, June 4, 2020 8:16 AM  
To: Angelo Malamis <[angelomalamis@gmail.com](mailto:angelomalamis@gmail.com)>  
Cc: Chan Yu <[cyu@villageofhinsdale.org](mailto:cyu@villageofhinsdale.org)>  
Subject: RE: Email address for Steve Cashman

Good morning Angelo,

You can email Village Planner Chan Yu and he can forward your concerns to the Plan Commission. I have included Chan with this email.

Stay well,

Timothy S. Ryan, C.B.O.  
Deputy Building Commissioner  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, IL 60521  
P#630.789.7018  
F#630.789.7016  
Email: [tryan@villageofhinsdale.org](mailto:tryan@villageofhinsdale.org)

-----Original Message-----

From: Angelo Malamis [<mailto:angelomalamis@gmail.com>]  
Sent: Wednesday, June 3, 2020 2:45 PM  
To: Timothy Ryan <[tryan@villageofhinsdale.org](mailto:tryan@villageofhinsdale.org)>  
Subject: Re: Email address for Steve Cashman

Christine Bruton

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**From:** Mary Lyne <[REDACTED]>  
**Sent:** Thursday, June 4, 2020 8:01 PM  
**To:** Christine Bruton  
**Subject:** public comment-demolition moratorium

Dear Village Plan Commission members,

We have lived in the Village of Hinsdale since 1999. We love our historic village and have been proud owners of two older homes. Our first home on East Hickory Street was built in 1929 and our current home on East Sixth Street is turning 100 this year. We have extensively remodeled both homes to keep them updated and current.

We are opposed to a moratorium on tear downs, even for a short period of time. Owners of historic homes should be able to sell their homes without restrictions. As much as we love historic homes and hate to see them torn down, owners and potential buyers should be able to do what they please with their property.

We urge the Village to consider further tax incentives for remodeling older homes. We also encourage the Village to ease restrictions on variances for older homes that are going to be remodeled. We had a tough time when we wanted to add on a garage to our home. Instead of adding on an attached garage to our current home, we had to detach it to stay within Village restrictions. This makes our older, historic home less marketable in the future.

In addition, how about decreasing the allowable building area on homes that are going to be torn down? If a 5,000 square foot home is being torn down, why can a 10,000 square foot home be built on the same lot? Maybe if you couldn't put such a big home on a lot, you would be more inclined to buy an existing home and remodel/add on. Or, how about greatly increasing demolition fees or plan review fees for new construction?

In short, the Village should incentivize owners of historic homes to invest in remodeling, while discouraging potential buyers to tear down with more regulations and fees.

Thank you for considering our opinion.

Mary & Tim Lyne  
407 E. Sixth St.

Christine Bruton

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**From:** Paul Seppanen [REDACTED]  
**Sent:** Thursday, June 4, 2020 9:18 PM  
**To:** Christine Bruton  
**Subject:** Public Comment – Demolition Moratorium

It is ridiculous that this proposed Moratorium is even being considered at a time when Village residents and businesses need to barricade themselves to protect against rioters.

But since it is, I feel it is important to emphasize how un-American it is for people to infringe the private property rights of others. If these historical preservationists feel so strongly about certain aged and worn homes, they are free to buy them and then maintain them as they like. Since they haven't done this, they have absolutely no right to impose their views on the actual property owners. The Village should enthusiastically encourage the demolition and replacement of decaying homes to improve the town and increase our tax base. This proposed Moratorium should be rejected and any further proposed restrictions on private property rights should be considered with utmost skepticism.

Thank you

Paul Seppanen  
711 S Quincy St

## Christine Bruton

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**From:** Christela C. Lopez [REDACTED]  
**Sent:** Thursday, June 4, 2020 9:22 PM  
**To:** Christine Bruton  
**Subject:** Public comment-demolition moratorium

Ms. Bruton,

Please count my voice with the many who care about preserving our heritage, our Village and our way of life. Thank you.

Chris Lopez  
The Lane

Sent from my iPhone

## Christine Bruton

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**From:** Susan Davis [REDACTED]  
**Sent:** Thursday, June 4, 2020 10:15 PM  
**To:** Christine Bruton  
**Subject:** public comment-demolition moratorium

I live in a house dating from the 1920s on 7th Street. Two of the historic homes slated for demolition are on my block. The owners of those two homes are both using the same architect, who is responsible for the house currently going up across the street from me. That house replaced a very charming home from the 1930s. When that house was seeking a demolition permit, the lawyer representing the owners said it wasn't habitable. That was such a mangling of the truth. I had been in that house several times and it was quite gracious. The new house is huge, has an ungodly number of rooflines, stretches from lot line to lot line and its window assemblages look like comic book faces. The day starts at 7am with the construction crews arriving. They block the street EVERY day despite complaints to them and requests to the Hinsdale building dept to put up signs limiting parking to one side. We often can't see to get out of our driveway. The worst offender is the general contractor who parks at the end of our driveway every day making it very difficult to see oncoming traffic. I've had to call on two separate occasions because the contractor had either damaged or removed the parkway tree protection. Our Hinsdale building dept folks weren't on top of that, either.

I recently spent \$80,000 to remediate water issues caused by the 17,000 square foot teardown "estate" behind my house. At the time it was built, the Village told me that the massive increase in house size would not impact drainage issues for me or the neighbors. Sadly, that has not been the case and many of the old trees on my property have died as a result.

The worst part is that once these monstrosities are built after 2-3 years of disrupting the neighborhood, the owners often want to move after having lived there a short period of time and find they can't easily sell their house for the price they paid. We have several teardowns in the neighborhood that are revolving doors. No family stays in them for more than 2 years. I've also noticed that the landscaping of the new homes is very limited. The home being built across the street clear cut the lot except for one tree. The environment and the neighborhood lose a lot when a massive house with an asphalt driveway comes in with few trees or shrubs.

I hope the Village will consider strengthening the rights of existing homeowners in Hinsdale. Right now, the building department exists to help home builders and contractors. They are uninterested in the interests or rights of existing home owners in the Village. I think that should change. If there was less building, there could be more oversight and focus on water issues, etc. Part of focussing on the existing residents should include an emphasis on historic preservation.

Regards,  
Susan Davis  
324 E 7th St.

**Christine Bruton**

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**From:** Doug Laux [REDACTED]  
**Sent:** Friday, June 5, 2020 8:34 AM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium  
**Attachments:** Village of Hinsdale Plan Commission.docx

Clerk Bruton,

Please find my comments relative to the proposed Demolition Moratorium meeting scheduled for June 10<sup>th</sup>.

Thank You  
Doug Laux

Village of Hinsdale Plan Commission

Attention of the Village Clerk

19 E. Chicago Avenue

Hinsdale, IL 60521

To Whom It May Concern,

I will preface my comments by saying I first moved to Hinsdale in 1978 and have lived in 5 different homes in town, 4 of which we owned and one we are currently renting as we strive to build our new home at 641 S. Elm, which we acquired in the last year. The first 2 homes I lived in, one in the NE quadrant and one in the NW quadrant have both been torn down by subsequent owners and replaced. The second of those two homes was torn down despite a significant renovation we invested in the property. While, I enjoyed both of those homes, the economic value of the land did not make either of those homes viable to the new owner and I fully support their decision and their right to replace them with a new home to meet their needs and justify their investment. The third home we acquired was originally offered by the builder who owned the property as an either or, we could buy the existing home with its large lot, or he would subdivide the property, tear down the existing home and replace it with two homes. We initially explored the renovation, but the costs were prohibitive. In fact, the previous owner had attempted a renovation and abandoned it after a significant investment when they realized the project was a money pit. We ultimately chose to have a new home built on the subdivided lot to the consternation of many, who clearly did not understand the magnitude and uncertainty of a renovation, and clearly had not stepped up themselves to take on the huge task despite the builder's desire and marketing efforts to find someone to renovate the old house, before reluctantly realizing subdividing was the only viable alternative. Next, we purchased an historic Hinsdale home at 321 S. County Line Rd which was built in 1893. We did 2 major renovations to that property, along with investing in countless improvements to the property over the years we owned it. In fact, we won an award for our efforts from the village for our first renovation. We reluctantly sold that home last year as our kids have grown and moved away. As an investment, we lost a considerable sum on that home, but as a family we gained priceless memories, so the cost was worth it. My wife also restored a 100 plus year-old building for her office at 110 S. Grant, which was literally falling over when she bought it. All of this proves we are not tear-down people as we are often portrayed, we are mindful and appreciative of the legacy and history of Hinsdale and we have invested heavily, far more than most of our detractors, in retaining that history.

There are homes worth restoring and there are those that are not, but that right should rest with the property owner, not the neighbors, or some well-meaning committee. The home on the SW corner of Elm and First which was recently torn down, was previously owned by one of the original voices of the no teardown movement, who years ago had the home registered as locally significant. However, when he found no buyers for the house which had fallen into total disrepair, he petitioned successfully to have that designation removed, so he could sell the property to a buyer intent on building a new home on the property. The buyer exercised his right as the new property owner to build the home he wanted on land he owned. The value of the land supports his decision, as do the fact that rats were seen pouring from



the former house as it was demolished. Likewise, the house at 641 S. Elm is in total disrepair. It was marketed as a tear down, because it was obvious the house, while blessed with some street appeal, is not worth saving, it has 8 foot ceilings, and cannot meet our needs regardless of the dollars spent. Nor does restoring it make any economic sense based on the cost of the land alone. Old does not always equal worth saving, we believe we have the right to make that decision ourselves on property we own, and we respect the right of others to do the same. As long a building complies with the Village's building codes, owners should be allowed to spend their own money how they believe best meets their family's needs.

I do however, respect and support the Committee's desire to provide incentives to individuals trying to save older homes. As those proposals have already been voiced, I do not understand the need to shut down development in town for another six months, especially as the economy attempts to recover as we deal with the impact of Covid 19. We have seen an increase in families fleeing the city due to the pandemic, and I expect that trend to continue, if not accelerate, in-light-of the recent social turmoil in the City. Let us not chase those families away with a meaningless moratorium, which has already been de facto in place because of the hearings already cancelled. If the delay is to study the financial impact of the incentives on budgeting, rest assured, those that want to buy older homes in this price range will appreciate the break, but those with the financial where-with-all, who are intent on building a new home will rarely if ever be swayed by the dollar amounts of waiving fees and other tax breaks being proposed.

Property rights are one of our most sacred rights as an American, and I do not believe those rights should be infringed. It has been portrayed that the new homes being built are not deserving of our town. I refute that statement, drive around town, many of those new homes will be here for the next hundred years and are in many cases have far more street appeal than the older homes they replaced. Renewal is healthy and thankfully we have many people willing to invest in the future of our wonderful town, do not drive them away.

Doug Laux

29 S. Elm St.



## Christine Bruton

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**From:** Bob Verbiscer [REDACTED]  
**Sent:** Friday, June 5, 2020 10:58 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To Whom it may Concern,

I received the notice about the potential for a temporary moratorium on demolition permits or other building/zoning approvals associated with demolition of homes deemed historically significant. This note is to record my disagreement with such a moratorium. Furthermore, I disagree with any potential restrictions or limitation on homes deemed historically significant if said home was purchased prior to such a designation being applied. I don't believe it would be fair to the owners of such a property to have their options restricted by a designation applied post-purchase.

More generally, I believe that protecting historic homes in Hinsdale is not something that should be done through restrictions. There are already rules about what can and cannot be done to a property in the village, and those rules should apply to all residences (with exceptions as necessary.) If there is a desire to encourage the preservation of historic homes, I'd prefer to see incentives as a way to motivate preservation rather than restrictions to control what happens with such properties. Property tax incentives may be one method to accomplish this.

Finally, I appreciate the Village of Hinsdale for its school system, its geographical location relative to major points of interest, the diversity of its architecture, and of course the people who reside in the village. The fact that there are some homes that may be deemed historic has never factored in to my desire to live in this community, but I recognize that some may have a different opinion. Hence, if the community as a whole is in favor of such preservation, I'd advocate for incentives rather than restrictions.

Thanks,  
Robert. J. Verbiscer  
215 Center Street  
Hinsdale, IL 60521

Christine Bruton

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From: scriboxie [REDACTED]  
Sent: Friday, June 5, 2020 11:24 AM  
To: Christine Bruton  
Subject: Public Comment - Demolition Moratorium

First, I am supportive of a moratorium if we believe significant new information will be developed. Having said that I am cautious whether there is much new information to be ascertained.

Second, I do not support any type of restrictions on whether a home owner can demolish his/her home. Those supporting such restrictions should be required to purchase the property at its fair market value if they want to save the homes in question.

Third, I do support incentives for the maintenance and retention of historic homes.

Finally, I believe we must be very careful in balancing keeping historic homes with the continued vitality that new homes often bring to the Village including increases to the tax base.

Scrib Ochenschlager

Christine Bruton

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**From:** J.T. Mapel [REDACTED]  
**Sent:** Friday, June 5, 2020 1:11 PM  
**To:** Christine Bruton  
**Subject:** Public Comment -Demolition Moratorium

Christine,

We wanted to go on record in strong support of the pending Demolition Moratorium.

We are 25 year Hinsdale residents and live in a home built in 1887 at 124 E Walnut St. We raised three kids here and have lived in Hinsdale long enough to realize the value of our historic homes and neighborhoods. There is a well known aora about Hinsdale of beautiful blocks and a good numbers of homes that carry the history of the community. We believe the tangible feeling created by these homes and neighborhoods translates to those seeing Hinsdale with new eyes as a place of character and family values. We know that that creates a desirability to live in our village to those seeking a place to raise a family or just enjoy a timeless place to live. New homes, that are built everywhere else do not hold this sense of historic sensibility in our view. This all preserves the value of our homes and village.

Anything that can be done to preserve what is left of the historic character of Hinsdale has our support and encouragement. We would be happy to contribute in any way to efforts in that regard. Please let us know if there are needs that we could help to address.

Thank you,

JT Mapel

J.T. Mapel  
[REDACTED]

## Christine Bruton

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**From:** Ashley Baird <ashley@dkw.com>  
**Sent:** Friday, June 5, 2020 2:29 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

Hi Christine,

I would like to please register for the Hinsdale moratorium next Wednesday.

Thank you,  
Ashley

### ASHLEY BAIRD

Real Estate Associate & Client Relations | [REDACTED]

Dawn McKenna Group | Coldwell Banker Realty

Chicago | Hinsdale | Lake Forest | Winnetka | Naples



This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

The Janda Family  
425 E. Eighth Street  
Hinsdale, Illinois 60521  
[REDACTED]

June 5, 2020

Thomas K. Cauley, Jr.  
President  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

Steve Cashman  
Chair, Plan Commission  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

Re: Proposed Moratorium and Potential Zoning Changes

Dear Mr. Cauley and Mr. Cashman:

We hope this letter finds you well.

For 44 years, our parents loved and meticulously cared for our home at 425 E. Eighth Street and generations of Jandas call Hinsdale home. Our parents owned Longley's of England Antique Shop on the corner First and Washington in the 1970s and 1980s, and our Dad was on staff at Hinsdale hospital for more years than we can count. We write today regarding the proposed demolition moratorium and the preservation of historic buildings in town.

We admire the ongoing interest in Hinsdale's history and architecture. Downtown is beautifully maintained and there are many lovely homes, old and new, that are in keeping with local character. While preserving historic homes is a worthy goal, there are practical limits to this idea, as no two older homes are alike. Some will bear renovation and some will not.

We believe:

- Positive preservation incentives like permitting fee reductions, relief from zoning regulations, additional tax credits, or outright grants go a long way toward recruiting new stewards of history.
- The boundaries of our historic districts and the categorization of historic buildings are subjective. Ordinances predicated on this baseline could yield imprecise results and hold nearby neighbors to different standards.
- Similarly, the property rights afforded the owner of an older home should not be substantively different from the rights afforded neighbors up and down the streets of Hinsdale.

- Considering the sizable number of significant, contributing, and potentially contributing structures designated in the 1999 Hinsdale Reconnaissance Survey, the reach of new ordinances could be widespread. Even modest zoning restrictions could impact property values; Hinsdale's tax base, and the real estate market.
- Ultimately, the property owner must retain the right and responsibility to decide whether to renovate or rebuild, with local compatibility in mind. The July 2007 Historic Preservation Commission proposal to nominate Robbins Park as a Historic District assured residents that National Register listing would not affect what a private owner does with his or her home, including "complete demolition."
- Blunt instruments, like a prohibition on teardowns, overlook the variability of older homes and will discourage the investment that is essential to maintaining the strength and vibrancy of our community.
- The input of affected homeowners is important. Much as the designation of a historic district requires the affirmative written consent of owners within a proposed district, input from owners actually impacted by change is essential.

We share the goal of preserving the historic character of Hinsdale, whether through renovation or artful replacement. With the recent death of our Dad after more than four decades of substantial commitment to 425 E. Eighth, we will pass the baton to a new homeowner, a new investor in Hinsdale. That homeowner should have the opportunity to enjoy a property that honors local character and safeguards personal investment.

Whatever policies the Trustees consider, we hope they will be nimble enough to support the vitality of the local housing market, encourage newcomers, equitably protect the interests of longtime homeowners, and make investment in a historic home possible.

With these complex considerations and a 44 year-long commitment to Hinsdale in mind, we oppose the moratorium on demolition permits.

Please enter this letter into the public record of the appropriate Plan Commission and Board of Trustees meetings. Thank you for your consideration and best wishes to all our friends and colleagues in Hinsdale.



Nancy C. Janda  
On behalf of the Janda family

Christine Bruton

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**From:** Nancy Janda [REDACTED]  
**Sent:** Friday, June 5, 2020 3:08 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium  
**Attachments:** Village of Hinsdale Janda Family Input .doc

Ms. Bruton,

Please accept the attached letter as public comment on the proposed moratorium on the issuance of demolition permits. Please forward it to the appropriate parties in advance of the June 10, 2020 Plan Commission meeting.

Please also note the pre-registration email the Janda family sent to you on June 2, 2020 to provide live public testimony on June 10th. We are prepared to call into the phone number provided, as directed.

Thank you for your help and have a good weekend.

Nancy Janda

Nancy C. Janda  
425 E. Eighth Street  
Hinsdale, IL 60521



Christine Bruton

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**From:** [REDACTED] <[REDACTED]@gmail.com>  
**Sent:** Friday, June 5, 2020 3:28 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration Demolition Moratorium

Chris,  
Please include my name on the list for entry to the meeting.  
Thanks again,  
Jim

Sent from Mail for Windows 10

## Christine Bruton

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**From:** Rob Miller <[rob.miller@hinsdale.il.us](mailto:rob.miller@hinsdale.il.us)>  
**Sent:** Friday, June 5, 2020 3:57 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

Christine,

Please accept this email as my request for "pre-registration" to comment at the Planning Commission meeting on June 10.

Thank you,

Rob Miller  
231 E. 3rd St.  
Hinsdale

Rob Miller

[rob.miller@hinsdale.il.us](mailto:rob.miller@hinsdale.il.us)

Christine Bruton

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**From:** Pat H <[REDACTED]>  
**Sent:** Friday, June 5, 2020 4:18 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition, Moratorium

I am a resident of Hinsdale and appreciate the character and unique look of the village provided by these historic and architecturally significant homes.

Though, the expense of maintaining these homes by their owners must be considered. I think the Village needs to provide a relevant incentive of some sort/ reduction in property taxes, etc that will draw buyers for these homes and give the owner a reason to maintain their historic beauty.

I am in favor of the moratorium.

Thanks,  
Patti Heyne  
216 W. Grant Village St.  
[REDACTED]

Christine Bruton

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**From:** Marianne Warren [marianne.warren@cityofhinsdale.com](mailto:marianne.warren@cityofhinsdale.com)  
**Sent:** Friday, June 5, 2020 4:45 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To whom it may concern:

We fully support a 180 day moratorium on teardowns as well as any subsequent zoning changes that would preserve Hinsdale's historically significant homes.

Thank you for your consideration of this issue.

Tom and Marianne Warren

340 Hampton

**Christine Bruton**

**From:** Jerry Mejdrich [REDACTED]  
**Sent:** Friday, June 5, 2020 5:19 PM  
**To:** Christine Bruton  
**Subject:** Re: News from the Village of Hinsdale

Please do not pass a tear down moratorium on historic houses In The Village of Hinsdale. If someone buys a house in Hinsdale, no matter its designation, they should have the right to be able to tear it down. Folks move to Hinsdale for their children's education and a certain quality of life, not because of historic architecture.

Jerry and Lois Mejdrich  
515 Highland Rd  
Hinsdale, IL 60521  
Residents for 53 years

Sent from my iPhone

On Jun 5, 2020, at 3:42 PM, eHinsdale <ehinsdalenewsletter@villageofhinsdale.org> wrote:



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VILLAGE OF HINSDALE

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**Village Meetings**

**Tuesday, June 9**

A Special Meeting of the Parks and Recreation Commission will be held 7:00 P.M. via Teleconference. To access the meeting dial 312-667-479 Meeting Code: 581537. The agenda for the meeting can be found on the [Parks and Recreation Commission web page](#).

**Wednesday, June 10**

A meeting of the Plan Commission will be held at 7:30 P.M. via Teleconference. For further information on how to access this meeting see the agenda found on the [Plan Commission web page](#).

## Christine Bruton

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**From:** Jason Gott [REDACTED]  
**Sent:** Saturday, June 6, 2020 9:04 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Good morning,

I'm a recent arrival in Hinsdale—my wife and I moved with our two (now three) sons in November 2019. I write to support the moratorium and the re-evaluation of the extant framework regarding historic homes and buildings in the Village. Beyond adding my family's support, I thought our perspective might be helpful as a young family, new to the Village.

From what I have gathered, it seems that some affected homeowners have had a hard time selling their homes and may believe that their historic nature is an insurmountable hinderance to that effort. I don't believe that to be the case. I believe many homebuyers, including those in my generation, appreciate the unique and beautiful characteristics of historic homes. Each home is different, and numerous other explanations exist for long waits in the market besides the lazy conclusion that "the house is too old." The real estate market has changed and is changing, particularly at the price levels typical of Hinsdale homes. Further, if the owner hasn't invested in keeping the home somewhat updated with proper mechanicals and desirable finishes, then the owner should expect buyers to pay less than the seller might want, in the expectation of what it will cost to catch up on what is lacking. Certainly other factors could be in play as to specific homes, as well.

Indeed, we were under contract to purchase one of the historic homes currently subject to a demolition request, and we were very much looking forward to updating it while preserving its character. We had solicited bids for the remodeling work we envisioned and had nearly come to a decision on a contractor, when the seller terminated our contract to close a sale shortly after at a lower purchase price than what our contract provided. To be clear, the foregoing is not meant as a "sour grapes" monologue. In fact, we love the home where we landed and wouldn't reverse the ultimate outcome. I just intend to illustrate with a real example that options other than demolition very much exist and can be attained, so the relevant decision-makers should not feel like they are hamstringing home sellers by revising the rules.

Please impose the moratorium to allow for reconsideration of the historic preservation rules and help make safe the Village's heritage and character.

Thanks,

Jason Gott  
115 E 7th St

Sent from my iPhone

## Christine Bruton

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**From:** Ralph Homann <[REDACTED]>  
**Sent:** Saturday, June 6, 2020 10:56 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

My grandfather, Henry Homann, came from Germany to court and marry my grandma and Hinsdale resident Minnie Biermann in 1910. In 1918 they ordered and built a Sears, delivered by train, house kit at 728 S. Bruner. About 10 years ago it was demolished but I still have wonderful memories and photos of it. (I was born in Hinsdale in 1939).

When I go biking I see the old historic house from York Rd., now in the Graue Mill parking lot, boarded up. That house, the mill, the old church on Grant and the Historical Society building and its collection near Grant Square is enough preserved history (including houses) for me.

Ralph Homann

P.S. Are you related to the Jim Bruton I worked with at U.S. Customs in Chicago?

Christine Bruton

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**From:** Bryan Bomba <[REDACTED]>  
**Sent:** Saturday, June 6, 2020 3:30 PM  
**To:** Christine Bruton  
**Subject:** Pre-registration-demolition moratorium.


I object to the demolition moratorium.

To perform a study of this type is reasonable, yet to impose a demolition moratorium is extreme and oppressive.



Christine Bruton

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**From:** Jeff Holland   
**Sent:** Saturday, June 6, 2020 3:54 PM  
**To:** Christine Bruton  
**Subject:** Public Comment -- Demolition Moratorium

Hello,

We are writing to oppose the moratorium proposed.

We think building new housing stock in Hinsdale contributes to a higher tax base and casts a wider net of potential people who might move to Hinsdale.

To us, trying to preserve the past while humanity moves forward seems destructive to our town and the potential our town has.

Lastly, a survey from 1999 seems quite antiquated given that we are in 2020 and the world continues to move forward.

Sincerely,

Jeff and Lili

Jeff and Lili Holland  
723 S. Lincoln St.  
Hinsdale, IL 60521

Christine Bruton

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From: Sue Swan [redacted]  
Sent: Sunday, June 7, 2020 9:15 AM  
To: Christine Bruton  
Subject: public comment-demolitionmoratorium

The Hinsdalean tells the story of teardowns and what they have done, and will do again if allowed to happen. The old buildings tell a true story—people worked and some noble homes were the result. To build is honor, to tear them down is without honor. Please keep our village honorable.

Sincerely,  
Frank and Sue Swan  
[redacted]

Christine Bruton

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**From:** John P Kayser [REDACTED]  
**Sent:** Sunday, June 7, 2020 9:18 AM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

I would like to comment on the proposed demolition moratorium. I live at 225 E. First Street. I was born and grew up in Hinsdale. I lived in Hinsdale until I graduated from Hinsdale High School in 1967. My wife and I moved back into the Village in 1985 when we purchased our house on First Street. We are only the third owner of that house, built circa 1895. It was designated as a "significant" structure in the 1999 Hinsdale Reconnaissance Survey. On First Street, between Park and Elm, there have been four demolitions on that block while we have lived there. I was on the Historic Preservation Task Force in 1999. Even though we have invested significant funds in the house over the 35 years we've owned the house, we fully anticipate that our house will be demolished when we eventually sell it.

I very strongly **oppose** the Village imposing the temporary moratorium on demolition permits. I think it is a good process and governance to study historic preservation as embodied in the Village's Zoning Ordinance and Village Code. I know there have been questions about the effectiveness of the Village's approach to historic preservation. However, I am not sure how ineffective it has been. Given the age of the Hinsdale's housing stock and the massive changes in technology that have occurred over recent decades, it is hard and very expensive to preserve a house in historic terms. (I can assure you from experience). In addition, peoples desires and expectations have changed for what they want in a house. This is especially true for the people of means who want to live in a high quality community like Hinsdale.

In addition, I think there are questions as to the fairness of the historic preservation process as it has evolved piecemeal over the last two decades. That deserves some study as well.

My strong concern is that certain owners of non-landmarked structures ("significant" and "contributing") would lose rights during the moratorium period. That would be an unfortunate "regulatory taking", without compensation, during the review period and perhaps beyond. Someone trying to sell their house or to buy a house could be harmed by the uncertainty over the moratorium. I also anticipate that if changes from the study arise, it will take time for the changes to be incorporated into the Zoning Ordinance and the Village Code. That seems to me to practically extend the moratorium.

I interpret the process as assuming that there will be rule changes that will not allow certain demolitions that previously would have been allowed. Otherwise, why have a moratorium? The process will deprive homeowners of an existing right during the moratorium and the process to change the Village Zoning Ordinance and Village Code. It seems to me that **the study should be able to be done without the moratorium**. It perhaps might take a little more time, but so be it. The change in the homeowners rights should be changed at the time that the Village's Zoning Ordinance and Village Code changes, and not before.

Thank you for the opportunity to comment.

Christine Bruton

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**From:** [REDACTED]  
**Sent:** Sunday, June 7, 2020 10:08 AM  
**To:** Christine Bruton  
**Subject:** Public comment - demolition moratorium

I have lived in Hinsdale 45 years. I OPPOSE the tear down moratorium. Like the old oak street bridge some structures need to be replaced. The Oak Street bridge was structurally sound and historically significant. The new bridge is better.

Respect for private ownership and private decisions is about preserving our heritage, our village, and our way of life.

Audrey K. Curtin  
122 W. Third St  
Hinsdale

Exported from AOL Mail  
Viewed on AOL Mail [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

Christine Bruton

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**From:** Stephen Carlson [REDACTED]  
**Sent:** Sunday, June 7, 2020 12:52 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Please record my support for a 180 day moratorium on demolitions so that the Plan Commission can further consider the matter.

thank you,

Steve Carlson  
16 Bonnie Brae Rd.

Christine Bruton

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**From:** Rebecca Haass <[REDACTED]>  
**Sent:** Sunday, June 7, 2020 4:42 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Dear Ms Bruton,

I wanted to reach out to you to let you know that I completely support the proposed demolition moratorium in Southeast Hinsdale. My family and I moved to Hinsdale last July. We chose Hinsdale because of the charm of the town, the feeling of community and the picturesque nature of the village - especially Southeast Hinsdale. We purchased a historic home in Southeast Hinsdale (441 E 8th St). We were horrified when the seller's agent told us that a developer was also looking at the property and wanted to knock down the house. We quickly scooped it up. Over the past year as we've had friends over and tradesmen to work on the house, everyone comments on how special our house is - from the slate roof to it's resemblance to Snow White's cottage to it's one of a kind pocket door and trap door. We cherish our home and the love the charm of the other older homes around ours.

We currently live 2 blocks away from the Dean house. When I saw that it was going to be torn down, I was devastated since it is so beautiful on the outside - it truly is one of the most spectacular homes in Hinsdale! I looked up the MLS listing and was horrified to see that the inside was beautiful too! Yes, it may have needed minor updating, but everyone puts their personal touch on a home when they move in. There is absolutely no reason for that home to be knocked down! And to replace it with yet another modern farmhouse. If we keep letting people come into our community and knock down all of our historical homes, we'll soon be Anytown USA, not the picturesque village that my family fell in love with.

Please support this moratorium!

Erik and Rebecca Haass  
441 E 8th St  
[REDACTED]

## Christine Bruton

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**From:** Linda Pieczynski [REDACTED]  
**Sent:** Sunday, June 7, 2020 6:46 PM  
**To:** Christine Bruton  
**Subject:** Public comment - Demolition Moratorium

My husband, Alan, and I support the moratorium to give the Village a chance to study the issue of losing historical buildings. We have seen most of the housing in Hinsdale replaced with no regard for history over the last 40 years. There are long term consequences that are more important than having another McMansion built. Having travelled extensively in Europe, we have seen that it is possible to preserve the beauty of the exterior of buildings even if the interiors are remodeled to modern standards. In my travels around the country teaching code enforcement, I have seen many communities that have been doing historic preservation for over a century and it adds to the appeal of the community when history is part of the culture.

Linda and Alan Pieczynski

Christine Bruton

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From: William Thomas [REDACTED]  
Sent: Sunday, June 7, 2020 11:30 PM  
To: Christine Bruton  
Subject: "Public comment - demolition moratorium"

Plan Commission:

Yes, there should be a six month moratorium on the demolition of homes in the Historic Robbins Park Historic District, buildings in the central business district, as well as other historically significant properties in Hinsdale.

It is imperative that the Plan Commission seriously work to save these historic structures which reflect the history and character of our community.

There should be regulations aimed at promoting historic preservation with stronger zoning laws..

Why should we erase the old which is like removing history from a book?

Perhaps some people don't care about the significance of the past history of Hinsdale as it has no meaning to them?

Why should Hinsdale become just another town west of the city like a modern subdivision?

Sincerely,  
M. Thomas



## Christine Bruton

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**From:** LISA MCCARTHY <[REDACTED]>  
**Sent:** Monday, June 8, 2020 8:02 AM  
**To:** Christine Bruton  
**Subject:** Public Comments-Demolition Moratorium

Good Evening,

My name is Lisa McCarthy and I live at 119 N Lincoln Street. I oppose a blanket demolition moratorium. While I understand the importance of maintaining our history and charm of the village each demolition should be made on a case by case basis vs a blanket moratorium. Times have changed in 20 years and we can't let homes that have not been maintained stay as is.

Thank you and have a good evening.

Lisa McCarthy

Christine Bruton

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**From:** Tom Kerestes <[REDACTED]>  
**Sent:** Monday, June 8, 2020 8:40 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To whom it may concern,

I am writing today to voice my concern and opposition to the proposed Demolition Moratorium in Hinsdale.

While I appreciate the motive behind the proposal - to maintain the village's character, beauty, and historic charm - I believe the approach is being rushed, poorly planned, and ultimately could lead to more harm than good to our village.

Alternatively, it is my belief that if the village took the time to run an economic study, including a cost-benefit analysis, to properly determine the impact a move such as this would have on our village and importantly our village's property values, than we could see more uniformity in the decision amongst the various village property owners. We should all be aligned on doing whatever is necessary to maintain the value of the properties in our village.

Additionally, as a village property owner myself, I worry about giving any one group - in this case the Historic Preservation Committee - a louder voice in determining how I design my own property. This is a dangerous precedent to set, one which I believe would risk a loss of property value in the village.

Please listen to my concerns and consider a slow-down on this inappropriately rushed proposal.

Thank you,  
Tom Kerestes  
619 S. Monroe Street

Christine Bruton

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**From:** Mary E. Bauer, MS, CNM [REDACTED]  
**Sent:** Monday, June 8, 2020 8:57 AM  
**To:** Christine Bruton  
**Subject:** Public Comment--Demolition Moratorium

Hello.

Please share my comments with those who need to know.

We live in Southeast Hinsdale, on County Line Road, not far from three of the proposed homes up for demolition. These homes all characterize the history and charm of our village, and individually each one is a jewel in the crown of our village's architecture. Too many homes of historic value are being taken down and replaced by McMansions that do not preserve the look and feel of our village. Occasionally some homes are even being replaced by structures that do not fit in at all with the feel of our neighborhoods, like the contemporary one that was recently built on Garfield between 6th and 7th Street. The people on the planning commission should have strong veto power on architectural drawings that do NOT fit into our village landscape BEFORE its too late.

However, with respect to the large mansions in southeast Hinsdale that are on the chopping block, these represent something even more valuable to the village. These homes should be preserved. I feel that it would be great to offer incentives to buyers to keep the original look and allow them to do some updates to preserve these special homes. But nobody should just be able to randomly buy one of these homes and tear it down at will without having great scrutiny by the Village. Often it is too late before someone says something. So I am saying it now:

**PRESERVE THE LOOK AND CHARM OF OUR VILLAGE!** Once gone, these homes can never be replaced. We strongly object to these homes in southeast Hinsdale being torn down. Place a moratorium on demolitions of properties with historic value!!!

Thank you.

Patrick and Mary Bauer  
620 S. County Line Road  
Hinsdale, IL 60521  
[REDACTED]

## Christine Bruton

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**From:** Mark Miner [REDACTED]  
**Sent:** Monday, June 8, 2020 9:06 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

My name is Mark Miner. I live at 25 S. Stough St. in Hinsdale and have lived in the home since 1977. My home is listed in the Scattered Sites attachment in the 1999 Hinsdale Reconnaissance Survey. I have the following comments.

I support a temporary demolition moratorium to study what can be added to the village code to protect the many single-family homes that contribute to the Village's character, beauty and historic charm.

I think it is key that the study group adopt a mission statement to guide it's work.

In addition to the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees to conduct the study, I wish to add that a representative from the Hinsdale Historical Society Board of Directors be made an active participant of the study group. I've been volunteering as a researcher for the plaque program and have appreciated the work the society has done to document the house histories in the past and the re-established program.

There are many additional single-family homes not listed in the 1999 survey that contribute to the historic charm of Hinsdale, and that do not necessarily qualify as a home with architectural significance, such that the 1999 survey results should not be the end all in determining how many and which structures are within the scope of the study and which new guidelines or policies should apply. I think the standards going forward could be relaxed from those used in the 1999 survey. An example of a house I am familiar with is at 3 S. Quincy, which has a Papenhausen heritage.

It seems to me that the village commissions responsible for the protection of the village's historic charm could have done more in terms of protecting the village's historic charm as evidenced by the large number of tear downs in the village in past years and that many of those teardowns are of homes that have recognized historical significance, e.g, as evidenced by having received a Hinsdale Historical Society recognition plaque. I am actually surprised that this proposal for a temporary moratorium is coming up again, as I thought this was addressed years ago to manage and limit the teardowns. Considering this, I recommend including in the study's scope a review of what protections were put in place in the past that apparently have not held up or have not been sufficiently robust to stem the teardown tide and manage the protection of historic homes.

I recommend that the study include a discussion of how the responsible commission can be a partner with the home owner and support the home owner in coming to a renovate versus teardown decision. A current case in point is the former jewel of a home at 114 S. Stough which has been written up in Hinsdale's history books but is continuing to sit and left to rot and be infested with raccoons. The house is currently up for sale, but it is likely now that the cost to renovate exceeds the cost to start over. Maybe the village has been participating in the protection of this home behind the scenes, but the village should strive to remove whatever barriers may have caused this house to fall into ruin to apply to cases in the future.

Regarding my own home, I'm not planning any major renovations in order to save money for our retirement needs. I plan on continuing to maintain it, but the next owner will probably have to put some money into it. I doubt the house would be a candidate for a tear down, but who knows in 10 years.

Last, if there is a need for home owners with homes in the 1999 survey to participate in an upcoming study as test cases, I'd be happy to lend some of my time.

Thank you for your consideration.

Mark Miner

## Christine Bruton

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**From:** Chad Wrigley <[REDACTED]>  
**Sent:** Monday, June 8, 2020 9:16 AM  
**To:** Christine Bruton  
**Subject:** public comment - demolition moratorium

Dear Ms. Bruton,

I am writing in strong support of a demolition moratorium on historical teardowns and the larger issue of protecting historically significant homes within our community. One of the reasons my family moved here in 2018 was for the character of the homes that line our streets. I believe that character would be lost if teardowns of historic homes continues without oversight.

Thanks for your consideration,  
Chad Wrigley

## Christine Bruton

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**From:** Jackie Stent <[REDACTED]>  
**Sent:** Monday, June 8, 2020 9:39 AM  
**To:** Christine Bruton  
**Subject:** "Public Comment – Demolition Moratorium"

My husband and I own a home at 231 E Sixth, Hinsdale, IL. Our home is over 100 years old and has been maintained over the years. We do believe in renovation and preservation when possible AND ONLY IF DESIRED by the current homeowner. It is not always prudent or cost effective to restore an older home, so the Village (and neighbors/fellow Hinsdale residents) SHOULD ABSOLUTELY NOT be allowed to dictate the rights of the property holder. It simply runs completely counter to our rule of law.

We would like it noted that WE ABSOLUTELY DO NOT support the Demolition Moratorium.

Chris & Jackie Stent

Sent from my iPad

Christine Bruton

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**From:** Bari Kesner <[REDACTED]>  
**Sent:** Monday, June 8, 2020 9:41 AM  
**To:** Christine Bruton  
**Subject:** RE: Pre-Registration – Demolition Moratorium

As a follow up – I am opposed to a teardown moratorium.

Thanks,  
Bari

**B A R I K E S N E R**

Real Estate Broker & Client Relations | [REDACTED]

Dawn McKenna Group | Coldwell Banker Realty

Chicago | Hinsdale | Lake Forest | Winnetka | Naples



**From:** Bari Kesner <bari@dawnmckennagroup.com>  
**Sent:** Thursday, June 4, 2020 2:42 PM  
**To:** cbruton@villageofhinsdale.org  
**Subject:** Pre-Registration – Demolition Moratorium

I will be joining next week.

Thanks,  
Bari Kesner

**B A R I K E S N E R**

Real Estate Broker & Client Relations | 847.414.9944

Dawn McKenna Group | Coldwell Banker Realty

Chicago | Hinsdale | Lake Forest | Winnetka | Naples



This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

## Christine Bruton

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**From:** Laila Alamuddin <[REDACTED]>  
**Sent:** Monday, June 8, 2020 10:09 AM  
**To:** Christine Bruton  
**Cc:** PrserveHinsdale@yahoo.com  
**Subject:** Public comment-demolition moratorium

My husband and I moved to Hinsdale in 2011 to be close to our son and family who had moved here from the city for the schools.

Having lived in historic Princeton NJ I was pleasantly surprised not to be surrounded by McMansions and cookie cutter homes. The historic homes, the Tudor homes, the Zuk homes as well as the Sears Robuck homes offered us a wonderful glimpse of the history of the Midwest.

To remove these homes would be extremely sad.

We would like to support all measures to protect the "architecturally significant and sound historic homes and buildings" in this town. I still cannot believe that the movie theater was abandoned, though before my time.

These measures will keep us strong and keep our community vibrant.

Laila and Makram Alamuddin  
445 S Adams St.  
Hinsdale, Illinois.

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Laila F Alamuddin



**Christine Bruton**

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**From:** Diane Dean [REDACTED]  
**Sent:** Monday, June 8, 2020 10:25 AM  
**To:** Christine Bruton  
**Subject:** Moratorium

To Whom it may concern.

I am writing to support the proposed moratorium to protect Hinsdale's Historic Homes.

Diane Dean

Christine Bruton

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**From:** Fmeyers100 <[REDACTED]>  
**Sent:** Monday, June 8, 2020, 10:40 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium 7 West Ayres St

I am the third generation family member to live in our house which my grandfather bought in 1911. I believe it is one of the older houses in Hinsdale as the basic building dates to about 1865. Many changes to the property have occurred over the years, but it still maintains its original basic criteria. In my opinion many of the "tear down" replacements are totally contrary to the Hinsdale that I remember growing up. Accordingly I totally support the proposed moratorium under consideration in an effort to preserve and protect Hinsdale's historic homes.

Frederick C. Meyers  
7 West Ayres Street

## Christine Bruton

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**From:** William Feldman [REDACTED]  
**Sent:** Monday, June 8, 2020 10:41 AM  
**To:** Christine Bruton  
**Subject:** Public comment-Demolition Moratorium

To the dedicated Zoning Committee and Board of Trustees for the Village of Hinsdale:

My parents Mr. and Mrs. Edgar (Mary Jo) Staren purchased 230 E. First Street, the home Penny and John Bohnen currently occupy in the early 1960's from the original owners, the Paul Butler Family. Although I was very young, the memories of living and growing up in that beautiful home are indelibly etched on my brain and part of my history. MY history, my families' history; history only important to few others and me. When we moved out of 230, the Kay/Key family moved in. They put their stamp on the home, making it their own as it should be. Was I sad to see come of the changes, absolutely. But the home no longer belonged to us it was theirs; creating their own history. They removed a stunning stained glass window in the center of the second floor balcony and replaced it with a large wood window framed box that remains there today. Not my taste, and it wouldn't have happened if we still lived there. But it was now their home. Even today, as I drive past 230 E. First St., I envision the stained glass window that was once a focal point of the front of the home. More and very significant changes have been made by the Bohnens. I still see the home I lived in and not the changes that have taken place. This is their home and their personal decisions. All of these changes are the right of the owner who purchase the home and wish to make it their property and the place they spend their lives. If 230 E First St. were demolished and a new home built on the property, new history is made. It's called progress. Is it disappointing at times, yes of course, but it's part of being an American and living in a free country. The only thing we can count on for sure is change. A SELF APPOINTED, NON ELECTED 'Historic Certification Consultant with a survey FROM 1999 does not have the authority to advise our Village Trustees who ARE ELECTED officials acting for the PEOPLE OF THE VILLAGE, of their personal opinion of how to save the face of our Village.

A moratorium on demolition of PRIVATE PROPERTY, whether deemed significant or another category, TYING UP THE FREEDOM OF CHOICE BY TAX PAYING HOME OWNERS IN THESE ESPECIALLY TROUBLING AND DIFFICULT TIMES is unconstitutional, irresponsible and selfish. If under the most irregular of circumstance this might be considered and more ridiculously passed, the lawsuits would be fast and furious against the Village and the Trustees, and absolutely result in a favorable decision for the property owner resident. A needless waste of Village funds when our Village is already strapped financially. How is it logical that a stipulation with catastrophic consequences can possibly be imposed on a homeowner of a property that was NOT imposed at the time they purchased their home? How could it possibly be legal or ethical to discern the difference between a 'significant' or 'contributing' home and those that do not meet those

standards to say 'significant' and 'contributing' should be saved and preserved and those not significant and contributing are expendable? That is discrimination.

Living in the Village of Hinsdale or any other Village, is different from a property where there is a Home Owners Association or HOA. When you buy and live in an Association, you are contractually obligated to abide by the by-laws set up by the homeowners association. They are written and implemented by the board of the HOA and residents must request and often submit plans of the changes they wish to make on their property if they are significant. There is no HOA in the Village of Hinsdale, and it would be absurd to try and impose such rules on property owners when the homes, property sizes, longevity, personal opinions and financial wherewithal of each resident is just that, personal.

My family has lived at 720 S. Elm St. for almost 20 years. As I said I grew up in this town, I love it. I love the uniqueness of the homes and the Village, I remember stores in town that no one else does.... (Reineke's Market anyone. where Einsteins Bagel currently resides?) I remember the big snowstorm of 67 that and a tornado that ripped through our Village and knocked down a towering Elm tree onto the roof of 230 E. First St., as my parents and siblings waited out the winds in the root cellar. Memories. My memories. They mean nothing to anyone else because no one knew about them until I just voiced them in this letter. And so it would be if 230 E. First St. or 720 S. Elm St was to be torn down and new lovely homes were built onto the property. New chapters, new memories.

Respectfully,

Barbara Staren Feldman  
720 So Elm St.  
Hinsdale, IL 60521

Christine Bruton

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**From:** Ashley Killpack <[REDACTED]>  
**Sent:** Monday, June 8, 2020 11:02 AM  
**To:** Christine Bruton  
**Subject:** public comment — demolition moratorium

Hi-

This is Ashley Killpack

3517 Spring Road, Oak Brook, IL 60523

I was born and raised in Hinsdale and I support the proposed moratorium to protect Hinsdale's historic homes

## Christine Bruton

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**From:** John Mangan <[REDACTED]>  
**Sent:** Monday, June 8, 2020 10:54 AM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

Dear Commission and Board members,

We have owned and lived at the property at 16 W. Fifth St. since early 1988 and strongly object to any moratorium on the issuance of demolition permits to any property owner or any restriction on the use of our property in any respect that doesn't apply to ALL property in the village . When we received the letter advising of this proposal indicating that restrictions would apply to properties designated as historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey. We went to the document and were surprised to find that our home is listed as "significant" . Certainly no one ever bothered to contact us or really looked at the exterior of our home . If they had they would have found that the picture from the 1800's of our home versus the structure today is vastly different. There have been major structural changes to the property over the years. To base any decision on a document that is 20 years old without ever bothering to contact the owners is both arbitrary and absurd .The reality is that over the last 30 years I would bet that 50- 60 % of the housing stock in the village has been replaced or significantly changed .Now you want to treat us differently? The value of our property may be in the land alone.

If the village wants to dictate what we can do with our property in an arbitrary and unequal fashion then you need to follow the laws of eminent domain because you taking away a property right of ours which has a significant economic impact.

We're not sure what we're going do in the next 180 days but any long term restriction based upon these criteria will be met with litigation from us.

John and Kathy Mangan

Christine Bruton

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**From:** Fred Krehbiel [REDACTED]  
**Sent:** Monday, June 8, 2020 11:26 AM  
**To:** Christine Bruton  
**Subject:** Demolition moratorium

Our name/address is  
Mr and Mrs. Fred a KREHBIEL  
505 S County Line Road  
HINSDALE

Kay and Fred KREHBIEL strongly favor the moratorium.

We hope during this period the village will be able to develop a comprehensive plan which will protect the historic homes in the village while being fair to the owners and recognizing their property rights. This is always a difficult balance but one other communities have successfully achieved.

The historic homes are what together with our village center give HINSDALE its very special atmosphere and recall and preserve the past history of the community. They differentiates the village from so many neighboring communities which do not have the gracious stock of historic homes. They represent the development of the community and the people (and their fascinating life stories) who came before us.

Sincerely

Kay and Fred

Sent from my iPhone

Christine Bruton

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**From:** Sarah Opler <[REDACTED]>  
**Sent:** Monday, June 8, 2020 11:28 AM  
**To:** Christine Bruton  
**Subject:** Public comment- demolition moratorium

Hi-

This is Sarah Opler of 714 Cleveland Road, Hinsdale, IL 60521. My husband, Eddie, was born and raised in Hinsdale, and we support the proposed moratorium to protect Hinsdale's historic homes.

Thank you!  
-Sarah Opler

Sent from my iPhone



## Christine Bruton

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**From:** Laura Laplaca <[REDACTED]>  
**Sent:** Monday, June 8, 2020 11:14 AM  
**To:** Christine Bruton  
**Cc:** tcauley@sidley.com; Luke Stifflear personal; Jerry Hughes personal e-mail address; Laurel Haarlow; Matt Posthuma; Neale Brynes - Personal Email; Scott Banke; Steve Cashman; c.culbertson@blm.com  
**Subject:** Public Comment-Demolition Moratorium  
**Attachments:** Moratorium 2.docx

Dear Commissioners-

This is in reference to your consideration of a 180-day moratorium on demolitions of certain homes in the Village. Our home is in the Robbins sub-division and is deemed "S" (significant) in the 1999 historic survey conducted by the Village and, as such, would be subject to the moratorium. In our opinion, a moratorium on demolitions (prompted entirely by the unfortunate timing of three historic homes), is simply an unnecessary step to take. Given the current economic climate, the real estate market is hardly "hot" and it is unlikely that historic homes will be flying off the market. The Village can certainly consider incentives for maintenance of historic homes over the next few months without the imposition of a moratorium. I would note that this is not a new problem or concern in Hinsdale and discussions about incentives and ways to maintain historic homes is not a new one. The fact that the Village has failed to act on this matter up until this point should not be a burden that homeowners of these homes should have to shoulder.

While we have no intention of selling our home anytime soon, we are very concerned that after owning our home for 30 years, the value of it would be significantly diminished (even further than the current COVID crisis and the continued increased property taxes already have) by the institution of rehab or demo guidelines by the Village. To institute unilateral and arbitrary restrictions on homes that were purchased without such restrictions is an inappropriate use of government power. We believe such restrictions would constitute an illegal taking by the Village and a violation of the constitutional property rights of the homeowner. Any such restrictions would certainly be successfully challenged in court. We are in agreement that incentives on rehabs of historic homes are an appropriate solution to try to keep classic historic homes from being demolished and believe that this should be the direction that the Village takes on this matter.

In addition, by the standards stated in the survey, our home does not seem to fit the category in which it has been placed due to modifications that we have made to our home over the past 30 years. It should be noted that this survey is over 20 years old and much has changed in those intervening years. It is certainly possible that the designation of homes on that list might be different now than they were in 1999. At the very minimum, this survey should be updated and revised to reflect the current inventory and designation of homes in the Village.

We love our home and the historic nature of this Village and our street. Over the years, we have done everything to rehab our home and maintain it and hope that someday a new family would do the same. But, as our largest asset, we just can't afford to have our hands tied when someday we want to sell it. The Village should consider this matter seriously taking into consideration the concerns and attendant rights of the homeowners of these homes.

Thank you for your time and consideration of this matter.

Laura LaPlaca and Craig Culbertson  
726 South Elm Street

## Christine Bruton

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**From:** Keeley, Michael P. <[REDACTED]>  
**Sent:** Monday, June 8, 2020 11:47 AM  
**To:** Christine Bruton  
**Subject:** Public Comment – Demolition Moratorium

I reside at 234 S. Quincy Street in Hinsdale. I strongly oppose the demolition moratorium. The moratorium will harm property values and stifle development in a time when local economies are attempting to rebound. As a community we should strive to ensure private property is put to its highest and best uses. Thank you.

Michael P. Keeley

KIRKLAND & ELLIS LLP  
300 North LaSalle, Chicago, IL 60654  
[REDACTED]  
[REDACTED]

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## Christine Bruton

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**From:** Jennifer Reenan [REDACTED]  
**Sent:** Monday, June 8, 2020 11:53 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Hi Christine - Below is my public comment on the issue of the demolition moratorium.

My husband and I own the Orland Bassett house on Sixth Street. We are restoring this incredible home after a terrible fire because we consider ourselves to be custodians of history and beauty as well as titleholders of a personal property. Owning and maintaining an older home obviously requires a special commitment of time and attention. However, we take seriously the responsibility of living in a historic district and felt an obligation to rebuild as one of many families that have stewarded the Bassett house through the decades.

Sadly, little protection is given to Hinsdale's historic districts in terms of what can and cannot be built in them. Such districts (found across our nation) are by definition composed of historically and architecturally significant buildings. Architectural details unique to a particular time period lend each district its character and charm. The character of our neighborhood, once filled with homes built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, is being steadily eroded under current regulations and will suffer a serious blow with the loss of the homes currently slated for demolition.

Razing a structurally sound historic building is almost never appropriate for a historic district. In Hinsdale, designating demolition as "inappropriate" means next to nothing as a practical matter. A temporary moratorium on the demolition of historic properties will enable us to thoughtfully determine, together as citizens, how to balance the valid concerns of each property owner with the benefits we all enjoy from having distinct and beautiful historical architecture on our streets and lanes.

Regards,

Jennifer A. Reenan, M.D.  
Hinsdale, Illinois

**Christine Bruton**

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**From:** Jennifer Chillo [REDACTED]  
**Sent:** Monday, June 8, 2020 11:57 AM  
**To:** Christine Bruton  
**Subject:** Public comment demolition moratorium

My name is Jen Chillo and I would like to email in support of the moratorium. My address is 525 e. 3rd street. Please consider saving these beautiful historic homes and help preserve the rich architecture that we all appreciate so much.  
Respectfully,  
Jennifer Chillo

Sent from my iPhone

Christine Bruton

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**From:** Curt Moody <[REDACTED]>  
**Sent:** Monday, June 8, 2020 12:15 PM  
**To:** Christine Bruton  
**Cc:** laila.alamuddin@gmail.com  
**Subject:** Tear downs in our town

We've been here for over 25 years and have so valued the diversity of homes in our community. We don't want to see it diluted with the continued March of builders tearing down perfectly, or imperfectly good homes. Our home was honored some years ago for the way we kept the original charm yet modernized and added on.

Let's preserve the character of Hinsdale and whom ever approves the terribly poor plans that are causing more water flowing into yards and homes needs to develop a spine with these builders or better understand the engineering. It's clear Hinsdale just can't handle the issues associated with bigger homes and less ground to absorb the water.

As an example right now I'm looking at a poor solution, a bandage to this kind of problem on 6th and Bodin because of the water being pumped by the latest tear down on Monroe into an alley with no drains.

Sincerely ,

Curt and Doreen Moody

Sent from my iPhone

## Christine Bruton

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**From:** Susan Driscoll [REDACTED]  
**Sent:** Monday, June 8, 2020 12:31 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Dear Christine,

We are proponents of renovation and preservation; however, property rights should not be compromised. The Hinsdale real estate market is gaining strength despite the challenges from Covid19. We have to ensure that changes are not made which negatively impact the economic state of our Village. We believe that incentives (e.g., zoning variances) could be developed to promote renovation, but a moratorium is not necessary to enact these changes.

We are writing to OPPOSE the proposed temporary moratorium on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single-family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

We have lived in Hinsdale for over 20 years in two different homes. Our property taxes have increased significantly. Families need to be able to live in a home for today's current environment. For those families who want to knock down a home (to build another beautiful home) either because renovation an older home would either cost too much to renovate or because a footprint that worked many years ago simply doesn't work now because of the many modern materials available today, they should be able to do so.

We walk all parts of this village and see many different homes - that is the beauty of our town. We do not see this beauty being taken away by older homes being replaced by newer ones that financially and aesthetically make more sense. Many homes that were built in the last 20 years look like they could have been here much longer. We certainly cannot tell whether a farmhouse was built recently or built 100 years ago, but we can see that the home is beautiful and continues to add to the neighborhood charm.

For many families, financially, it would make more sense to start a home from scratch rather than try to make a very old home with old amenities that simply don't work in the 21st century into a home that fits their lifestyle. These homes are not museums. They need to be lived in. The Village took the Zook home and made it into a museum at Katherine Legge. If the Historical Society wants to do the same with other homes, they should feel free to purchase the home and do so. But the tax increase we just received on our recent build tells us that if you want to continue to attract new and younger families into our neighborhood, they need to be allowed to build a home that functions for their family.

Thank you, Tom & Susan Driscoll  
844 South Garfield St, Hinsdale, IL

Susan Matteazzi Driscoll  
[REDACTED]

Christine Bruton

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**From:** Carl Curry [REDACTED]  
**Sent:** Monday, June 8, 2020 12:20 PM  
**To:** Christine Bruton  
**Cc:** CARL CURRY; Cynthia Curry  
**Subject:** Pre Registration-Demolition Moratorium ( How Do We Maintain Our Strong Sense of History and Values Through Our Architecture As We Move Forward)

As a 40 year resident of Hinsdale and the owner of a home identified by the local historical society as significant, I am extremely disappointed by the decisions and actions over the past decade regarding housing in our town. Not only are we tearing down our town's treasures, we are replacing them with overbuilt insignificant architecture that generally decrease lots' green spaces, something that made Hinsdale so special. We spend a great deal of time on the north shore as our daughter lives in Winnetka and their community has an entirely different perspective. They value their historic structures and it is demonstrated on almost every street. Tear downs are almost non-existent. In those rare occasions where there is new construction it integrates much better than what we see in Hinsdale, not only in design but also in size relative to the nearby existing homes and the lot it stands on. I find it ironic that we want to be compared with north shore communities when it comes to schooling, crime, and health criteria - why have we lost sight of that with our housing, an attribute that should be near the top of the list. At one time, we had just as distinctive homes as Kenilworth, Winnetka and Lake Forest. We've lost many already and ultimately, we're in jeopardy of losing them all. I'm curious who convinced our village leaders that this is right thinking; for a community with a proud history that nearly spans two centuries, our historical landmarks speaks to our reverence and what we value in our community.

Therefore, I vigorously support the moratorium and recommend that our public servants use the time to review housing best practices and regulations in 200 year old communities like ours on the north shore - we are truly fortunate to have them nearby. I would also recommend that reviews be made of villages on the east coast that are close to 300 years old - that's important because Hinsdale will be there before not that long. Our village planners and board should be preparing for the future and thinking about Hinsdale 2-3 generations from now. How do we maintain our strong sense of history and values through our architecture while moving forward is the critical question. Besides understanding the rules and regulations, we should be most interested in these community's leaders mindsets. What makes them successful balancing the different needs within their towns and what independent leadership is necessary to drive the change. As an example, the leaders who believe that Hinsdale is on the right course today should not be part of the review - it's not in our best interests and they will not be objective.

Thanks for providing opportunities for feedback. Hinsdale is a wonderful town; if this long standing issue gets addressed, it will secure its place for the next 100 years.

Sincerely,

Carl Curry  
740 S Elm Street

Christine Bruton

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**From:** Michael Rooney <[REDACTED]>  
**Sent:** Monday, June 8, 2020 12:53 PM  
**To:** Christine Bruton  
**Cc:** Therese Rooney  
**Subject:** Pre-Registration Demolition Moratorium

Village Clerk Christine Bruton;

My wife & I have been residents of the Village for over 20 years. We are opposed to the Village of Hinsdale's Proposed Demolition Moratorium; Application A-14-2020. We are in favor of preserving & protecting property rights.

Respectfully Submitted,  
Michael & Therese Rooney  
841 South Park Avenue  
Hinsdale, IL 60521

Michael P. Rooney  
rooneymichaelpatrick@gmail.com  
[REDACTED]

Sent from my iPad



Christine Bruton

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**From:** Peggy Sayre [REDACTED]  
**Sent:** Monday, June 8, 2020 1:11 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

Please pre-register me for the demolition moratorium hearing.

Please provide an incentive to potential homeowners to minimize red tape in when deliberating renovating instead of demolishing an historic home in Hinsdale. Based on discussions with local attorneys as well as home owners who want to renovate, the costs of renovating are far greater and too time consuming working with current restrictive zoning codes.

Each home owner should be able to make his/her own decision on how to use their land no matter where the home resides. Further, if there is a list of homes which cannot be torn down, that could bring down property values since it is proven buyers prefer new/newer homes.

**PEGGY SAYRE**

Real Estate Broker & Client Relations | [REDACTED]  
Dawn McKenna Group | Coldwell Banker Realty  
Chicago | Hinsdale | Lake Forest | Winnetka | Naples



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Christine Bruton

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**From:** Ashley Sackley [REDACTED]  
**Sent:** Monday, June 8, 2020 1:13 PM  
**To:** Christine Bruton  
**Subject:** Proposed moratorium

To Whom it may concern:  
I support the proposed moratorium to protect Hinsdale's historic homes.  
Sincerely,  
Ashley Sackley  
341 Ravine Road  
312-399-9281

--  
Ashley Sackley  
[REDACTED]

## Christine Bruton

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**From:** Michael Nelson Family <[REDACTED]>  
**Sent:** Monday, June 8, 2020 1:15 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

We are writing in support of the measures to preserve and protect the character of the community.

The Village is already scarred with the tell tale design periods of faux chateau, modern farmhouse, and Pottery Barn manor. They are nothing more than expensive tract housing. Soulless and sterile.

We chose to reside in Hinsdale for it's historic architecture and pride of place, having owned older homes in other states which were cared for and curated by previous owners over decades and centuries.

Old does not mean obsolete. Pausing 180 days to address what might be forever lost seems a prudent proposal for the Plan Commission to pass.

Michael and Patricia Nelson  
424 North Monroe Street  
Hinsdale

**Christine Bruton**

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**From:** PJ Huizenga [REDACTED]  
**Sent:** Monday, June 8, 2020 1:15 PM  
**To:** Christine Bruton  
**Subject:** Public Comment – Demolition Moratorium

Dear Village of Hinsdale Plan Commission,

I live at 630 S. Oak Street. I purchased a very old house that could have been considered "Historic", and built a timeless white oak, shingle house on the property. I think property owners should have a right to tear down homes and rebuild. I think Hinsdale should enhance their review board for what's allowed to be built so that new homes fit the traditional look of the neighborhood. Neighbors should be given colored renderings of proposed homes with time to submit comments to the review board – this process will stop modern houses that don't fit in the look of the town.

I am a proponent of renovation and preservation; however property rights cannot be compromised.

Kind regards,

PJ Huizenga

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**PJ Huizenga**

Christine Bruton

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**From:** Susan Driscoll <[REDACTED]>  
**Sent:** Monday, June 8, 2020 1:17 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration - Demolition Moratorium

We would like to pre-register for the upcoming June 10 Village meeting.

We have the necessary information to phone in to the meeting from your May 23 letter.

Thank you, Tom & Susan Driscoll  
844 S Garfield St, Hinsdale

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Susan Matteazzi Driscoll  
[REDACTED]

**Christine Bruton**

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**From:** Scott Seyfarth [REDACTED]  
**Sent:** Monday, June 8, 2020 1:08 PM  
**To:** Christine Bruton  
**Subject:** Tear a down Moratorium

I am writing to strongly urge against the tear down moratorium that has been proposed for certain properties in Hinsdale.

If you think back to when Hinsdale was farmland and houses were sparse, imagine what a shock it was to have the new "Craftsman" (among other types) of homes and village streets show up. It was called progress. It followed the natural progression of our civilized world. Technology improves, styles change and amenities are developed.

Homes are not built today to last forever. They certainly were not built dozens of years ago to last forever either ( to a lesser extent in fact). Fire codes have changed, fire preventative technology has improved and overall efficiencies have become enhanced with modern day building materials and techniques. 100 years from today, there will continue to be modifications to how we build and suit our ever progressing lifestyles.

Without further elaboration on improving the living conditions of the homes, might I add that there should be freedom to improve your own land within a REASONABLE set of zoning guidelines, predominantly set up around safe and proven building technologies. Architectural styles and choices have always been personal preferences and to force the opinions of a few on the masses is simply an invasion of freedom.

I hope that a reasonable discussion will take place surrounding the free choice that should be available to protect Hinsdale's ability to attract residents. The more restrictions, the less people will want to move to Hinsdale. There are plenty of people who can buy an old house and work with the worn out and antiquated structures to improve them if they desire. It should not be a mandate from a public entity.

Thank you!

Scott

Scott Seyfarth

**Christine Bruton**

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**From:** Stephanie Evans [REDACTED]  
**Sent:** Monday, June 8, 2020 1:29 PM  
**To:** Christine Bruton  
**Subject:** Hinsdale historic homes

Sorry I didn't put my address in first email.

I support the proposed moratorium to protect Hinsdale's historic homes. I grew up in a historic home in the woodlands that was torn down. It's too bad.

Stephanie Evans  
48 Harris Ave  
Clarendon Hills

## Christine Bruton

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**From:** Jacquelyn Castleforte [REDACTED]  
**Sent:** Monday, June 8, 2020 2:28 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Dear Plan Commission,

As a current Hinsdale resident, I strongly encourage the commission reconsider the proposed moratorium and its impact on the village, our constituents and our tax base.

At a minimum, I respectfully ask the commission to consider the following three points:

1. I ask the commission to pause the advancement of the moratorium until an independent economic study is completed.
2. In the event the commission moves forward without a study or following a study that determines it is economically advisable to proceed with a moratorium, I request the commission include common sense exceptions to the moratorium so that economic development in our town does not come to a standstill. I believe this should include exceptions for properties that already received a tear down permit (regardless of whether it expired) and those that are dilapidated or a danger to the community.
3. In the event the commission ignores 1 and 2, I would ask the commission to disregard the "backdating" proposed by the village board and grandfather in all of those property owners that submitted plans for building and demolition permits under the prior rules and regulations. A failure to do so would extend the moratorium well beyond 6 months and would require new notice and a hearing under our village regulations. In addition, property owners have relied upon the existing rules to make decisions (including purchases) and backdating would violate the rights of those owners.

As to my first point regarding an economic study, I would strongly urge the commission to hire an independent firm to review the economic impact of a moratorium on our community, including during these economic times. Given the crisis facing our national, state and local economies, it would be negligent to proceed without careful consideration and an independent review. As a village, we should never take action that could have an adverse impact then study the action to see if it had an adverse impact. We must study in advance and allow property owners to follow the pre-established procedures for development, until such time as we are certain of the impact of this drastic measure.

In addition, common sense exceptions to the moratorium must be included, if the independent economic study deems a moratorium in the best economic interests of the village. For example, homes that previously received a tear down permit (regardless of whether it expired) should not be subject to the moratorium. Furthermore, homes that pose a safety risk (including, those potentially inhabited by squatters) should not be subject to the moratorium. I do not believe the commission should take lightly the infringement of constitutional property rights and an overly broad moratorium would certainly do that. I have no doubt this moratorium will quickly be challenged in the courts and an overly broad moratorium will hurt the village's case.

Finally, I urge the commission to ignore the backdating proposed by the village board. I do not think it is right for the village to freeze all building applications that meet the current rules and regulations for 4-6 months so that they will be subject to not-yet-adopted rules and regulations. In addition and as a technical matter, the



moratorium would be 10-12 months and require new, timely notice and a public hearing.

I hope the plan commission will carefully consider this significant step and its impact on our community.

Jackie

## Christine Bruton

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**From:** Jay McGreevy <[REDACTED]>  
**Sent:** Monday, June 8, 2020 3:02 PM  
**To:** Thomas Cauley; Christine Bruton; Robert McGinnis  
**Subject:** Public Comment - Demolition Moratorium

Good afternoon Tom,

I have lived in the Robbins Historic District in Hinsdale for the past 45 years. I have met you several times at previous Board of Trustee meetings.

Over the past several decades, First Street and the surrounding neighborhood has changed significantly. New homes have replaced historic homes, that had once contributed to our unique streetscape.

More importantly, Howard Dean was one of my best friends. I have spent countless hours at the Dean home located at 716 S. Oak and know its architectural significance to our Village.

The Plan Commission must approve this teardown moratorium to ensure that homes like the Dean home can be protected for future generations.

In addition to this, I want to bring up the former Bere home on Elm Street. I understand the new owners are seeking to demo this home and are currently taking the roof off, without a permit. How and why is this happening?

Please answer the above at this time.

All the best,  
Jay McGreevy  
442 E. First Street  
[REDACTED]

**Christine Bruton**

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**From:** Micheal Anthony <[REDACTED]>  
**Sent:** Monday, June 8, 2020 3:09 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

Hi Christine-

I am with the Dawn McKenna Group and would like to join the moratorium hearing on Wednesday.

Thank you in advance and look forward to being part of the discussion.

-Micheal

**MICHEAL ANTHONY**

Director of Sales & Operations | [REDACTED]

Dawn McKenna Group | Coldwell Banker Realty

Chicago | Hinsdale | Lake Forest | Winnetka | Naples



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## Christine Bruton

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**From:** John Guastafarro [REDACTED]  
**Sent:** Monday, June 8, 2020 3:21 PM  
**To:** Christine Bruton; Aylward, Maureen  
**Subject:** Proposed Moritorium

To Whom it May Concern,

I have reviewed the letter of May 22, 2020 and the website concerning the proposal to extend a moratorium for 180 days on permits for building and demolition of any home deemed landmark or "historically significant or contributing". After reading the proposal I must strenuously object to what I consider an infringement of my rights as a property owner. My home at 132 N Vine is listed by the Hinsdale Historical society as a historical home. In reality, this means absolutely nothing. Homes listed as "historical" by the US government receive tax credits, HUD loans at reduced rates and the like. I have several friends in Ohio who have homes that are listed under the the "historical" banner, one of which is a city attorney for the city of Cincinnati. I called him and sent him the information and he agreed that while he is in favor of protecting historical properties, officials should not have any power over property rights. By placing a moratorium on construction or sales for demolition, the homes you deem historically important would be placed at an unfair disadvantage if they were to go on the market for sale against other homes listed. The potential buyers would have to be told of the restrictions placed on the home by the village and subsequently the competitive edge would swing to other non-restricted homes for sale. The price would then have to be reduced because of restrictions placed upon the property by the village. I purchased my home in 1999 and chose Hinsdale because it was a nice place similar to my neighborhood in Cincinnati. It had absolutely nothing to do with the historical value of my home and if these restrictions of infringement were placed before me at the time of purchase, I would have looked elsewhere as would anyone else. This is not a "gated community" where you sign a contract to abide by the rules before you purchase and move in. I am a senior citizen of 74 years, retired and have not been contacted by anyone to demolish my home. I am, however, nearing a time in life where I may need to sell my home for a more convenient structure and I certainly do not want any impediments to selling my home based upon what I or any other "historical" homeowner would consider infringement by a village counsel that offers no choice but to hurt the sale of homes, purchased years ago, in the current market.

I hope you will consider the other positions instead of ones placed by those who feel they should have a voice in how I and others profit from the sale of our homes. A beautiful Hinsdale is the goal of everyone but not at the expense of some to the benefit of others. A compromise should be considered at the very least if not the abandonment of this project. Let's not forget this is private property.

Thank you.

John Guastafarro  
132 N Vine Street  
[REDACTED]

## Christine Bruton

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**From:** Rob Miller [REDACTED]  
**Sent:** Monday, June 8, 2020 3:39 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Trustees,

I'm writing as a historic preservationist opposed to the proposed demolition moratorium. I have no economic interest in the outcome of this debate, only a desire to see our Village adopt proactive measures that recognize the economic realities of this situation.

My wife and I restored a 1908 Prairie style house on Third Street between 2013 and 2015. It took seven months to obtain permits and our costs were far in excess of our original budget. We learned the hard way that renovation is not economically feasible. It must instead be a labor of love. Current incentives like the tax freeze are restrictive and complicated. Limitations in these programs make the loss in potential home value greater than the tax savings.

We'll continue to see these historic homes deteriorate unless we come up with a pro-active plan to recruit preservationist home owners, expedite their approvals, and gather all possible economic incentives. A moratorium will not solve the underlying economic problem, and will only serve to postpone the inevitable.

I can offer four concrete suggestions that should be part of any policy discussion:

- 1) expedite permitting and waive bonds and fees for anyone attempting a renovation
- 2) eliminate the time consuming, redundant, and expensive review by multiple boards and commissions that make the renovation process even more daunting than a normal construction project
- 3) provide all possible economic incentives to owners willing to renovate historic homes.
- 4) assign a village employee to every renovation project to act as ombudsman to assist homeowners with the entitlement process

My Commander in the Army used to say that "hope is not a method." I fear a tear-down moratorium is a policy based on hope alone, spitting into the economic winds. Instead, let's study the problem and come up with realistic, and effective solutions.

Regards,

Rob Miller  
231 E Third St.

**Christine Bruton**

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**From:** Alexis Braden <[REDACTED]>  
**Sent:** Monday, June 8, 2020 3:40 PM  
**To:** Christine Bruton  
**Subject:** Pre-register

Hi Christine,

I would like to pre-register for the upcoming Plan Commission meeting to speak regarding the proposed teardown moratorium.

Thank you,  
Alexis Braden

Alexis Braden  
Alexis Braden Consulting  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Christine Bruton

---

**From:** Mary E Cooney <[REDACTED]>  
**Sent:** Monday, June 8, 2020 3:43 PM  
**To:** Christine Bruton  
**Subject:** I am very opposed to any moratorium on tear downs in Hinsdale. 99% of the new homes that r being built are a great improvement to the village. Any moratorium would effect , the already precarious, economy

## Christine Bruton

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**From:** Dean S. Dussias <[REDACTED]>  
**Sent:** Monday, June 8, 2020 3:48 PM  
**To:** Christine Bruton  
**Subject:** Proposed Moratorium

Please be advised that I am adamantly opposed to any proposal of a moratorium of any kind.

Truly,

Dean S. Dussias  
Resident of Cleveland Road in the Woodlands.

**Dean S. Dussias**  
**Partner**

DUSSIAS WITTENBERG KOENIGSBERGER LLP



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## Christine Bruton

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**From:** Alexis Braden <[REDACTED]>  
**Sent:** Monday, June 8, 2020 4:56 PM  
**To:** Christine Bruton  
**Subject:** Public comment — demolition moratorium

Good afternoon Plan Commission,

As a member of the Hinsdale Historic Preservation Commission, I'd like to publicly voice my support of the proposed teardown moratorium. Architecturally significant, structurally sound homes, many of which are located in the Robbins Park Historic District, need to be saved.

Please consider following in the footsteps of forward-thinking neighbors on the North Shore including Kenilworth, Glencoe and Winnetka, to enact a short teardown moratorium to give time to provide incentives to home owners, to identify a process that addresses public input and demolition alternatives, as well as stronger/more enforceable code to hold those home owners accountable who commit demolition by neglect.

I understand that not every old home can or should be saved. I am fighting for those that make up the fabric of our historic Village.

Alexis Braden  
436 E. First Street  
Hinsdale

Alexis Braden  
Alexis Braden Consulting

[REDACTED]  
[REDACTED]  
[REDACTED]

**Christine Bruton**

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**From:** Therese Rooney <[REDACTED]>  
**Sent:** Monday, June 8, 2020 5:03 PM  
**To:** Christine Bruton  
**Subject:** Hinsdale's proposed demolition moratorium

To whom it may concern,

I am writing to oppose the proposed moratorium on demolition permits in Hinsdale. Homeowners who have purchased their property with no restrictions, should be afforded the full rights to their property. To put a restriction on a property after it is purchased is wrong. Especially if it was purchased without a Historic Designation and does not have historical significance. The Hinsdale Historic Preservation Commission was put in place to make recommendations to the village not to affect property rights of the owner. We have seen the Commission put an historic designation on a property only to remove it due to lack of salability of that home. Was it then, in fact, historic? To prohibit an older run down home from being replaced by a thoughtful well planned home is a shame. The landscape of Hinsdale is beautiful and enhanced by people who care enough to make their properties the best they can be.

I implore you not to approve this moratorium and adversely affect the property rights of homeowners in our Village.

Sincerely,  
Therese Ryan Rooney

[REDACTED]

## Christine Bruton

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**From:** Michael Robinson [REDACTED]  
**Sent:** Monday, June 8, 2020 5:12 PM  
**To:** Christine Bruton  
**Cc:** Linda Robinson  
**Subject:** Pre-Registration—Demolition Moratorium

>> To the Village of Hinsdale Plan Commission,

>> Our Hinsdale house is well over 100 years old, and we've lived and raised our family in it for the last 23 years. We love our old house, and have made substantial investments over the years to maintain and improve it. We are now empty nesters, and expect that sometime in the next few years we will sell it and downsize.

>>

>> We sincerely hope that, when the time comes for us to sell, the buyers will appreciate it's charm and history, and keep the house. But the economic reality is that the value of our property is in the land. Almost certainly, a buyer able to tear down our house would pay a significantly higher price than a buyer who is required to keep it. We expect that the difference in value could be well into six figures. If the village now changes the rules on what a buyer can do with our house, we would lose that value. It may be that others enjoy the look of our old home, and that changing the rules would enhance the overall charm of the village in the short term, but it's not fair to ask us (and other owners of old houses) to make such a financial sacrifice.

>

>> The village should focus instead, as it has, on regulating the size of new homes. With the appropriate set backs and height restrictions, new homes contribute to the vitality and tax base of Hinsdale. The wrong types of restrictions will result in buyers going elsewhere for the new homes that they want, and the decline of our town as it evolves into a museum of older houses that people love to look at, but do not want to buy or live in.

Sincerely,  
Mike and Linda Robinson  
425 East 1st Street

Christine Bruton

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**From:** Jeff Scott [mailto:js101@me.com]  
**Sent:** Monday, June 8, 2020 6:07 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To the Village Clerk,

Our family has lived in Hinsdale for the past 7 years. We love the character of the neighborhoods, the stable property values and diversity of both new and old houses in Hinsdale. In the midst of the village debate about a demolition moratorium, we're concerned for the families stuck in the middle (i.e. those who had already purchased land or homes who've been in a holding pattern as this debate has surfaced). We strongly encourage the commission to allow a common sense exception to the proposed moratorium to protect such families.

The proposed moratorium may block families that have already purchased properties for tear down that would have been approved under the existing rules and/or had earlier teardown approvals that had lapsed. Further, the "backdating" proposed by the village board would extend the delays well past the 6-month time period. We would recommend grandfathering in these families that are caught in the middle so they can start on their projects. However the village decides to proceed with historical homes, the fact remains that these families should not be penalized.

Families need the ability to make plans based on the rules at the time. In this economy, many families do not have the capital to wait for 6+ months or take a significant loss by selling a property where a new buyer is no longer able to build.

It is unreasonable to change the rules after families have invested significant dollars. If the end goal is protecting the character of our town for years to come, allowing this exception will protect families during this transition period and may even encourage more support for what the commission is trying to achieve for the village.

Thank you,

Jeff and Tracy Scott

## Christine Bruton

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**From:** Sara Clarkson <[REDACTED]>  
**Sent:** Monday, June 8, 2020 8:02 PM  
**To:** Christine Bruton  
**Cc:** preservehinsdale@yahoo.com  
**Subject:** Historic preservation is important and needed

Hello Village of Hinsdale,

When we moved to Illinois in 2003 for my husband's job, the real estate agents insisted we would live in Naperville. But we weren't sold. We objected to all the subdivisions and the cookie cutter nature of the houses. Frankly, we were looking for more charm and more community, and after visiting several other villages we felt like we found charm, community and small town greatness here, a place with old buildings and churches and homes existing cheek-to-jowl with newer buildings, churches and homes. There were many fine examples of architecture, from the Chicago bungalow to the Sears house, to the arts and crafts style, to the Cotswold-ish Zook houses and so much more. What charm and flavor!

And, this is why we want to support diversity in housing styles while also making sure that we don't "throw the baby out with the bath water" in the rush for bigger, better, more expensive and grander houses. Let's not lose our heritage and our character not to mention our charm.

Gorgeous, gracious homes are being torn down for the latest style, which seems to be what I call "Farmhouse Fishbowl," those houses with a seemingly pleasant simple, farmhouse exterior and enormous windows allowing the passerby to admire the owners' lamps, books and sofas.

Let's do all we can to protect architecturally significant and historic structures, otherwise our village will become its own version of cookie cutter: one in which every single homeowner just wants to do outdo his neighbor, thus removing the "unity" from community.

Thank you,

Sara Clarkson  
338 Flagg Ct.  
Hinsdale IL 60521

## Christine Bruton

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**From:** Mary Buddig <[REDACTED]>  
**Sent:** Monday, June 8, 2020 8:46 PM  
**To:** Christine Bruton  
**Subject:** Tear Downs

Dear Village Board,

I am writing to strongly urge against the tear down moratorium that has been proposed for properties in Hinsdale.

I understand your thought process, but I also feel that you will cause the market in Hinsdale to basically stop. First, the homes that you are now discussing, those homeowners bought in good faith and they were sold in good faith to build on the lots. The buyers paid a lot of money to build a NEW HOME.

Old homes are very charming, but overly expensive to rehab. Old homes usually come with asbestos, old plumbing, dangerous wiring and on and on until it is not worth it. This is a huge burden to put on a buyer.

In addition, old homes are filled with code violations. Once you start to renovate, those codes need to be met. Fire codes have changed, fire preventative technology has improved and overall efficiencies have become enhanced with modern day building materials and techniques.

No home is built to last forever. Homeowners need to be given freedom to improve their own land within reasonable zoning guidelines for safety and looking out for the neighbors regarding drainage etc. Architectural styles should be a personal preferences for a homeowner.

I hope that you will listen to homeowners concerns and have an open-minded discussion regarding a buyer's right to have the house of their dreams. If you do not, I fear what will happen to the real estate market in Hinsdale. Free choice with zoning rules should be available to protect Hinsdale's ability to attract residents. My fear is that More restrictions will lead to fewer people desiring to move to Hinsdale.

A home is a big expenditure and the proposed restrictions are overreaching

Thank you,  
Mary

Mary Ryan Buddig  
222 East 8th Street  
Hinsdale, IL. 60521  
[REDACTED]

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Thank you.

## Christine Bruton

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**From:** Ken Heulitt [REDACTED]  
**Sent:** Monday, June 8, 2020 8:54 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

We are not in favor of the proposed moratorium.

1. Owners of some of the houses in question and the buyers of those homes have relied on established Village processes to carry out their sale transactions. To change the rules after transactions are completed is inappropriate, and will put the Village at risk. Homeowners should be able to depend on established procedures.
2. The recommendation refers to the 1999 Reconnaissance Survey, which presumably identified some houses having substantial heritage value to the community. Designations of these houses should have been imposed within a reasonable time after completion of the Survey. Homeowners could have accepted or appealed such designations while the Survey results were fresh. It is strange to resurrect the Survey results and seek to impose restrictions 21 years later. What was the Planning Commission's position regarding the Survey for the past two decades?
3. While the houses at issue look nice from the street, the value of some is quite low. For instance, 419 S. Oak sold for \$1.86 million. If the demolition is disallowed, this house will be appraised based on this very low market value. A new build on this site might be worth three times this much. The Village and county will forego significant property tax revenue.
4. We believe a majority of the new homes in Robbins Park have improved the aesthetics of the community. We know this is a matter of taste, but surely older is not always better. The Planning Commission should emphasize approval of new building designs and architecture rather than seeking to preserve old structures.

--  
Ken and Sara Heulitt  
423 N. Quincy St, Hinsdale, IL

[REDACTED]  
[REDACTED]  
[REDACTED]

**Christine Bruton**

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**From:** Maria Dussias <[REDACTED]>  
**Sent:** Monday, June 8, 2020 9:27 PM  
**To:** Christine Bruton  
**Subject:** Subject: Proposed Moratorium

Please be advised that I am adamantly opposed to any proposal of a moratorium of any kind.

Truly,

Maria Dussias

Resident of Cleveland Road in the Woodlands



## Christine Bruton

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**From:** Jeanne DeRaimo <[REDACTED]>  
**Sent:** Monday, June 8, 2020 9:23 PM  
**To:** Christine Bruton  
**Subject:** public comment -demolition moratorium

Ms. Burton,

The energy and time that some residents have invested in trying to block the demolition of old buildings is foolish and perhaps unconstitutional.

Why do individual citizens believe they can tell other residents how to spend their money?

Do you know the details of these building and the huge amounts of money that are necessary to make them livable? Have you personally walked through these homes and seen how bad they are?

Most of them are the inspiration for the Tom Hanks movie, MONEY PIT. It is almost impossible to predict the amount of money needed as no one can be sure what lies beneath - hence demolishing is the affordable solution.

Do you know how many years they have languished on the real estate market trying to find a buyer who wanted a historic building?

I support the concept of freedom. I do not think the Village should have the authority to tell people they can not build their dream home.

Individuals who love historic homes should buy them and fix them up just as individuals who prefer a new home should be allowed to build one.

Jeanne DeRaimo  
8 East Kennedy Lane #208  
Hinsdale, IL 60521

**Christine Bruton**

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**From:** Joe Kacergis <[REDACTED]>  
**Sent:** Monday, June 8, 2020 11:27 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Christine,

We are opposed to the demolition moratorium as outlined in your letter dated May 22, 2020.

Best regards,

Joe and Olga Kacergis

Hinsdale Residents (since 1997)

206 West Hickory Street

Hinsdale, IL

**Christine Bruton**

---

**From:** Laura Rooney <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 4:17 AM  
**To:** Christine Bruton  
**Subject:** Pre-registration Demolition moratorium

Can I please register for the zoom call?

**Laura Rooney**



Bryan  
Bomba  
Group

**Christine Bruton**

---

**From:** Jay McGreevy <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 8:11 AM  
**To:** Christine Bruton  
**Subject:** Per register

I'd like to call in to the moratorium hearing tomorrow.

Thank you,

Jay McGreevy

[REDACTED]

Sent from my iPhone

## Christine Bruton

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**From:** Martin Buehler [REDACTED]  
**Sent:** Tuesday, June 9, 2020 8:27 AM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

Ms. Bruton,

Per the Village's cover letter accompanying the "Revised Notice of Plan Commission Public Hearing" the following is stated as the purpose of the moratorium:

"The purpose of the moratorium, if imposed, would be to provide an opportunity for study by the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees of whether text amendments to the Village's Zoning Ordinance and Village Code should be made, in order to more effectively protect the many single-family homes and other structures, buildings, sites or areas that contribute to the Village's character, beauty and historic charm."

The actual body of the notice itself states:

"The purpose of the moratorium, if imposed, would be to provide an opportunity for study by the Plan Commission, Historic Preservation Commission and/or Village Board of Trustees of whether text amendments to the Village's Zoning Ordinance and Village Code should be made, in order to more effectively protect the many single-family homes and other structures, buildings, sites or areas that contribute to the Village's character, beauty and historic charm. Possible text amendments that might be considered, should a moratorium be imposed, include, but are not limited to, changes to the Village Code provisions relative to landmarking of historic buildings, structures, sites or areas, certificates of appropriateness, and demolition approvals of historic buildings, structures, sites or of buildings, structures or sites within the Village."

I oppose the moratorium for the following reason.

There is no need for a moratorium. Changes to the Village Code can be discussed and recommended by the various commissions without need of instituting a moratorium. Village residents have purchased property with the full knowledge of existing codes. As long as changes, alterations & improvements meet existing codes, residents should be free to improve their residences as they deem appropriate. It is patently unfair to change the rules in mid-stream simply for the reason that a "commission" doesn't like what someone is proposing for THEIR home. This type of action centralizes too much power in the hands of a select few hands in effect making them the arbiters of all issues related to home owners rights regarding THEIR properties.

The purpose of the "commissions" is to make "recommendations" regarding alterations to the Village Codes. This can and should be done without need of a moratorium. Codes are objective. Commissions are not. If every time a "commission" disagrees with the legitimate request of a homeowner, they need only request a moratorium for the purpose of changing the rules in order to deny the request. If this were the case there would be no need for "objective" codes.


The only purpose for this moratorium is to stop existing requests that legitimately meet existing codes to keep them from being implemented, thus unfairly treating homeowners.

I strongly oppose the proposed moratorium.



## Christine Bruton

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**From:** Joe Pieranunzi   
**Sent:** Tuesday, June 9, 2020 8:50 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To whom it may concern,

I have been a resident of Hinsdale for over 24 years..

I myself bought an old dysfunctional home on Burns Field and built a new home for my family.. I wouldn't have appreciate the resistance or disapproval from the Village when I was building!

I totally DISAPPROVE of the Moratorium !!

Joe Pieranunzi

## Christine Bruton

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**From:** Phil Stewart [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:26 AM  
**To:** Christine Bruton  
**Subject:** Moratorium on Teardowns

Dear Village of Hinsdale Commission,

I have lived in Hinsdale for over 8 years in two different homes. My current property is 740 S Quincy St, and I can be reached at [REDACTED]

While I certainly support residents rights to maintain and preserve historic homes, I also support any citizens right to tear down their property and build according to their needs, wants, and desires. I am not in favor of a moratorium on teardowns in the Village of Hinsdale.

I believe the Village has the ability to control the "look and feel" of our neighborhoods through appropriate zoning and ordinances (setbacks, design considerations etc), without resorting to a moratorium which will potentially impact property values, but more importantly unnecessarily impinges on the rights of property owners to exercise their prerogatives.

Thank you for listening,

Phil Stewart



## Christine Bruton

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**From:** Jim Prisby [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:30 AM  
**To:** Christine Bruton  
**Subject:** Support for moratorium

Plan Commissioners,

This probably won't come as a surprise but I am in favor of the 180 day moratorium that will allow this topic to be properly studied and reviewed.

As a resident since 1974 I've seen the radical changes that have happened to our village. I've been part of it! As an architect in town for twenty seven years, and a builder for nine, I've seen both sides of this debate. Our office was the architectural firm behind many of the McMansions from the late 90's and early 2000's having designed most of what JP McMahon built. Without counting I'd say we've designed over 50 new homes in town. We have also saved and preserved many houses throughout the village and we continue to do both today.

My personal interest in the village history is what prompted me to join the HPC three years ago. I'm certainly not opposed to new construction but we HAVE lost some real historical treasures over the years that need protecting. Right now many of these homes are targeted for demolition. Our town is at a point where we may lose the real architectural gems which drastically affects the historical fabric of the community. I feel we are at a tipping point.

What I've learned in my three years on the HPC is that our Title XIV is in desperate need of a rewrite. It does not work as intended. Even those opposed to the moratorium that are trying to build in the Robbins District, and have experienced the process, will admit this. The process does not work. The HPC was formed as an advisory role aimed at *preemptively* educating the community members, especially in the historic districts, and to encourage preservation. For new homes, the HPC is charged with advising new property owners to help them understand the importance of our history so that respectful architecture can be created. Sadly, through a variety of factors, the process has devolved over time into something with little benefit to property owners or the community at large. This needs to change.

After 20 years it is time to review Title XIV and fix what is broken. This will take a little time to do correctly. We need to determine the temperature of the community as a whole for preservation. We need to obtain accurate numbers of historic structures remaining and we need to formulate a Title XIV code that make sense. At the HPC level we have worked diligently for almost 18 months and already have a head start on this process. What we need is time bring the community together, figure this out and not lose any more of the historically significant structures that make our village special. I believe that a 180 day moratorium applied to the historically significant houses is critical to saving what's left and will buy the necessary time to fix what's broken without tremendous impact on property owners.

Thank you for your consideration.

Jim

**James C. Prisby, ALA**

**CaprioPrisby Architectural Design, PC.  
Arbor Pointe Artisan Homes, LLC**

## Christine Bruton

---

**From:** James Pavich [REDACTED]  
**Sent:** Tuesday, June 9, 2020 10:03 AM  
**To:** Christine Bruton  
**Subject:** opposed to a teardown moratorium

Dear Village Clerk Christine Bruton,

I oppose the teardown moratorium. Many of the layouts in older homes do not reflect today's lifestyle. Home owners are looking for family rooms that connect to the kitchen, mud rooms and playrooms. These new features are not available in the older homes. There is already less of a demand for older homes and this proposal, if passed, would only make the problem worse and drive down home values lower. We want Hinsdale to be a desirable place to move to. Thank you,

Jim Pavich  
510 S Grant  
Hinsdale, IL 60521

## Christine Bruton

---

**From:** [REDACTED]  
**Sent:** Tuesday, June 9, 2020 11:06 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Morning Christine -

Our home (642 W. Maple Street) does show up on the 1999 survey. I'm sure you realize that there are properties on that survey that have been demolished.

We are not opposed to a moratorium not to exceed 180 days on teardowns; but we wonder about the process for approving any recommended legislation.

Thanks.

Lou and Kathy Holub

**Christine Bruton**

---

**From:** Paul Athens <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 11:38 AM  
**To:** Christine Bruton

To whom it may concern,

A moratorium on teardowns is NOT the right path to take for the village of Hinsdale.

Thanks

Paul H Athens

Paul H. Athens  
Executive Vice President  
Service Steel Warehouse  
[REDACTED]  
[REDACTED]

## Christine Bruton

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**From:** Iwanski, Lori [REDACTED]  
**Sent:** Tuesday, June 9, 2020 11:43 AM  
**To:** Christine Bruton  
**Subject:** Moratorium on teardowns in the Robbins Park Historic District

To whom it may concern,

I am have been a resident of Hinsdale for the past 17 ½ years. We have lived in the same home near Robbins Park, and while it is not a home of historical significance, **I am strongly opposed** to the moratorium on teardowns. Please consider and include this prior to your vote.

Thank you,  
Lori Iwanski  
915 S. Monroe  
Hinsdale

---

**Kaufman, Hall & Associates, LLC.**  
10 S. Wacker, Suite 3375, Chicago, Illinois 60606  
847.441.8780 (office main) 847.965.3511 (office fax)

[kaufmanhall.com](http://kaufmanhall.com)

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## Christine Bruton

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**From:** Alexandra Fico <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 11:46 AM  
**To:** Christine Bruton  
**Subject:** HOMEOWNERS RIGHTS

**From:** Alexandra Fico  
**Sent:** Tuesday, June 9, 2020 12:43 PM  
**To:** 'CBURTON@VILLAGEOFHINSDALE.ORG' <CBURTON@VILLAGEOFHINSDALE.ORG>  
**Subject:** HOMEOWNERS RIGHTS

WE ARE OPPOSED TO A TEAR DOWN MORATORIUM  
HOMEOWNERS RIGHTS

***Alexandra Fico***  
Director of Internet Sales  
**Bekins Moving Solutions, Inc.**

[www.mybekins.com](http://www.mybekins.com)

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**Christine Bruton**

---

**From:** Megan Smith <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:13 PM  
**To:** Christine Bruton  
**Subject:** I support homeowners rights

I support homeowners rights and am opposed to a teardown moratorium, Respect our rights!

**Christine Bruton**

---

**From:** Desiderio Gonzalez <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:12 PM  
**To:** Christine Bruton

I am in favor of homeowner rights and I am opposed to a tear down moratorium



**Christine Bruton**

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**From:** maddie metcalf <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 11:52 AM  
**To:** Christine Bruton  
**Subject:** Tear Down Moratorium

Hi there,  
We are opposed to the tear down moratorium being presented at tomorrow's meeting.

Thank you!

[REDACTED]

Please excuse the typos, sent from my iPhone.

## Christine Bruton

---

**From:** Alexandria Zilinger [REDACTED]  
**Sent:** Tuesday, June 9, 2020 11:48 AM  
**To:** Christine Bruton  
**Subject:** Opposed tear down

The news of a tear down moratorium going in for review to not be in the favor of homeowners, is disheartening. With the way 2020 has panned out, this is the last thing the residents of Hinsdale need to deal with. Families are trying to regroup, make the best of what has come to surface in these last 4 months- and dreams are being completely ruined. If someone can take a property down, and rebuild a beautiful home to continue to show the beauty of Hinsdale I don't see what the problem would be. I think we need to focus more on navigating happiness, and new memories and truly focusing on the beauty of Hinsdale, and what the current and future residents can offer in such a beautiful community.

My family is opposed to a tear down moratorium.

Thank you,

Alexandria zilinger

Sent from my iPhone

## Christine Bruton

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**From:** Carrie Kenna [REDACTED]  
**Sent:** Tuesday, June 9, 2020 11:52 AM  
**To:** Christine Bruton  
**Subject:** public comment demoliton moratorium

Hello I am a resident of Hinsdale (currently own 4 properties in Hinsdale) as well as a realestate agent that actively engages in the Hinsdale Market. In addition my family has been involved with residential construction in the area for over 30 years.

I am opposed to the demolition moratorium so the Village can review potential text amendments to the Village Zoning Ordinance and Village Code.

The impact on the property owners who own homes that this will affect is significant. My experience as an agent provides me with insight to what the buyers want. They prefer new or newer construction overwhelmingly. The homes that need to be updated sell for significantly less than the cost of homes that have been updated and far less than a new home. Older homes face a greater challenge due to floor plans that are not as desirable to the current buyers wants and needs. So in addition to updating the structure remodeling must take place adding to a buyers cost. Quite often we find the land value of some homes is greater than its value as an existing structure. Why should we take away the home owners opportunity to sell for the highest value possible. Often their home is what they are counting on to provide funds during retirement and need to maximze this investment.

The Village had previously reviewed this topic and rejected putting any constraints on any control over design. They have provided any homeowner the right to landmark their home if they wish to preserve the character moving forward. A vehicle is in place and the control lies in the hands of the homeowner who has made one of the largest investments of their life in their home.

The charm of the Village still exists while we have allowed the property owners to demonstrate their version of the perfect home. Given the freedom of expression with design while maintaining the physical characteristics of the home allowed by code has created a wonderful representation of current needs and wants.

My hope is you will allow the buyers and sellers to determine what is the best use of any current home.

---

**Carrie Kenna**  
Kenna Builders, Inc.  
611 S Washington St  
Hinsdale, IL 60521



Berkshire Hathaway Home Services  
35 S Washington St  
Hinsdale, IL 60521

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Christine Bruton

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**From:** Catherine Gunka [REDACTED]  
**Sent:** Tuesday, June 9, 2020 11:49 AM  
**To:** Christine Bruton  
**Subject:** Objection

Opposing tear down moratorium

Sent from my iPhone

**Christine Bruton**

---

**From:** moe musleh [REDACTED]  
**Sent:** Tuesday, June 9, 2020 12:14 PM  
**To:** Christine Bruton  
**Subject:** Hinsdale Preservation Committee

To whom it may concern,

I am in favor of homeowners rights. I believe that home owners have the right to do what they please to their home and property. I am 100% opposed to a tear down moratorium.

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**Christine Bruton**

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**From:** S Collins <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:16 PM  
**To:** Christine Bruton  
**Subject:** Homeowner rights

Hello and good afternoon. Wanted to voice an opinion quickly.

I am in favor of Homeowners Rights and opposed to a Tear Down Moratorium.

Thank you for the consideration.

Steve Collins  
San Diego CA  
[REDACTED]

**Christine Bruton**

---

**From:** Matt Kodidek <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:17 PM  
**To:** Christine Bruton  
**Subject:** No tear downs!!

I am in favor of homeowners rights and opposed to a tear down moratorium.

Sent from my iPhone

**Christine Bruton**

---

**From:** Austin Pequeno <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:31 PM  
**To:** Christine Bruton  
**Subject:** Homeowners Rights

To whom it may concern,

We are in favor of Homeowner rights. We are OPPOSED to a tear down moratorium! Please allow homeowners to do what we want with our properties.

Kind regards,  
Austin Pequeño.



## Christine Bruton

---

**From:** Sal [REDACTED]  
**Sent:** Tuesday, June 9, 2020 12:33 PM  
**To:** Christine Bruton  
**Subject:** Moratorium

Hello

I am in favor of homeowners rights and oppose to a tear down moratorium.

Thank you  
Sal

Sent from my iPhone

## Christine Bruton

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**From:** Maureen [REDACTED]  
**Sent:** Tuesday, June 9, 2020 12:34 PM  
**To:** Christine Bruton  
**Subject:** Moratorium on tear downs

The village has allowed tear downs on previously "historic " homes recently. It's not fair to penalize other homeowners in the future that also feel the need to sell. Our rising taxes are a big reason for many people needing to sell.

Maureen Hipkind

Sent from my iPhone

**Christine Bruton**

---

**From:** Tanupreet Kaur [REDACTED]  
**Sent:** Tuesday, June 9, 2020 12:40 PM  
**To:** Christine Bruton

I am in favor of homeowners rights and am opposed to a tear down moratorium. Thanks

## Christine Bruton

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**From:** Concetta <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:45 PM  
**To:** Christine Bruton  
**Subject:** Tear down

Why would you pass a moratorium on tearing down buildings that is not historical land. That seems absurd! The owners should have the right to do what they want. I'm all for saving historical ones...but the ones that are not...let the owners do what they want with THEIR property.

Thank you

**Christine Bruton**

---

**From:** Jeff Vincent <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:47 PM  
**To:** Christine Bruton  
**Subject:** NO TEAR DOWN MORATORIUM!

Please consider the folks who want to build good homes in your area but who wouldn't be able to, due to dilapidated buildings.

Jeff Piemonte

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**Christine Bruton**

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**From:** Mary J Bucheleres [REDACTED]  
**Sent:** Tuesday, June 9, 2020 12:48 PM  
**To:** Christine Bruton  
**Subject:** Moratorium on tear downs

I do not agree with there being a 6 month wait on tear downs. The property owner should be able to decide when and if they tear their house down.

Mary J Bucheleres  
[REDACTED]  
[REDACTED]

## Christine Bruton

---

**From:** Diane Salach [REDACTED]  
**Sent:** Tuesday, June 9, 2020 12:51 PM  
**To:** Christine Bruton  
**Subject:** Mortorium

Good morning!

I am a realtor at @properties in Hinsdale. My children are raising their families in town where I have sold real estate for 30+ years. I feel it is almost/if not illegal to direct property owners what they may or may not do with their homes. It should NOT be up to a few who formed a committee many, many years ago what homeowners are allowed to do with their land. Some may choose to rebuild their homes that are obsolete at an outrageous cost....others may choose to build a NEW beautiful home on a lush lot in Hinsdale. The cost to some will be unattainable...even in SE Hinsdale. Whatever they choose to do is their right as citizens and property owners. Our community does not need this during the crisis.. The world should be diverse including taste in homeownership. Please do not allow a few to rule others thoughts and dreams of what their homes should be.

Thank you for addressing this issue....please keep in mind that property owners rights.

Have a great day!  
Diane

Diane Salach, Broker

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## Christine Bruton

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**From:** Joseph Bublitz <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:53 PM  
**To:** Christine Bruton  
**Subject:** I am opposed to tear down moratorium

I am in FAVOR of homeowner rights and I am OPPOSED to a tear down moratorium. Please do the right thing.



**Christine Bruton**

---

**From:** Anna Kladis <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 12:58 PM  
**To:** Christine Bruton  
**Subject:** OPPOSED TO TEAR DOWN MORATORIUM!

I am in favor of homeowner rights and I am expressing my opposition to Hinsdale's proposed tear down moratorium.

## Christine Bruton

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**From:** Massouras, Thomas G <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:05 PM  
**To:** Christine Bruton  
**Subject:** Public Comments-Demolition Moratorium

As a former Hinsdale Historic Preservation Commissioner, my feeling on what can be done is mixed; while on the Board, I lamented that the Commission has very limited power to really do much to stop the market forces that deem new construction more important and valuable than homes with historic significance. The current trend is obvious; the teardown of the 1<sup>st</sup> Street home after every opportunity to save it was exhausted is case in point. I agree that what remains after the three homes up for demolition are gone are that the remaining homes need to be somehow saved; the question is how, given the modern trends of housing today. I believe the ultimate solution is to waive permits and fees for homes of a certain age or significance for upgrading, making them more attractive to keep, and giving them additional marketability when they are on the market. Without a leveling of the playing field, these homes will be lost.

Thomas G. Massouras  
Trial Attorney/Special Assistant U.S. Attorney  
HUD Office of Regional Counsel, Region V  
77 W. Jackson Blvd., Suite 2620  
Chicago, IL 60604  
[REDACTED]

## Christine Bruton

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**From:** Burnett, Ben <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:08 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Dear Village of Hinsdale,

I am writing in strong opposition of the proposed (temporary) moratorium on demolition, to be discussed in public hearing tomorrow.

I am a homeowner at 121 East Walnut, in one of the affected zones.

Briefly, I have the following comments and concerns

1. First, I don't believe there is a problem to be addressed. You note a survey that is over 20-years old. Having lived in Hinsdale for over 30 years, I have not heard any complaints about new building altering the character of the town. I don't see some 'wave' of demolitions. And I don't see any groundswell of support.
2. Second, "too late!" That is, the process by which old houses are from time-to-time torn down to be replaced by new has been going on for well over 30 years. I moved into my current home in 1982, from another home on Lincoln Street (also in the affected zone). The buyer of that home tore it down in 1982. So why is it that 28 years later, the Village proposes restrictions – seems like this process has been ongoing for a long time and it is punitive to impose a restriction now, on the remaining homeowners.
3. Third, I believe new construction has been tasteful, appropriate to lot sizes, and in keeping with the character of the community. The new construction is in no way blighting the community. The new houses "*contribute to the Village's character, beauty and historic charm*" too.
4. Fourth, I believe the proposal is too broad. You seem to note there are homes that are in one of three classes: landmark status; historically significant; and historically contributing. To apply a prohibition to all seems to be too broad.
5. Fifth, and speaking personally, I can't see how my home counts as any of the above. It had an addition put on prior to my buying it in 1992, so that it does not have its original construction, size, or design.
6. Sixth, I believe imposing a restriction of tear-down is a taking of value. As a homeowner, if the highest and best use of my home is to tear it down and rebuild (within code), I (or a buyer) should be free to do so, (as homeowners in Hinsdale have done for decades). I believe that should only be done with a compelling and specific public interest (like in eminent domain), yes, but not a general and blanket statement about the 'character' of a town, and not without compensation.
7. Seventh, to counter an argument that may be made, I don't believe a 'temporary' moratorium is warranted. First, the rate of tear downs is so slow as to be un-needed. The rate of change is slow enough you should study whatever you want without imposing restrictions now. Make the case, THEN impose the cost, not the other way around. Second, I fear that is a tactic to get de facto what you can't get de jure.
8. Last, I see no evidence that the Village is following the voice of its community. It seems like the Trustees, Plan Commission are "making this up", rather than responding to an identified and pressing issue.

So, "no" to temporary moratorium; "no" to pursuing any further in any case.

Regards,

Ben Burnett

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**Christine Bruton**

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**From:** Brent Davidson <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:14 PM  
**To:** Christine Bruton  
**Subject:** Hinsdale home

I am writing this letter to talk about the Piemonte family. They are great people who deserve the right to fix their home that is not salvageable. They would be a great resident to the Hinsdale community. I am a nurse at Hinsdale Hospital currently. Thanks for your time. Brent Davidson

Sent from Yahoo Mail on Android

**Christine Bruton**

---

**From:** Helen Muich <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:02 PM  
**To:** Christine Bruton  
**Subject:** expressing my opposition to tear down moratorium

Hello,

I am emailing you to let you know I oppose Hinsdales proposed tear down moratorium. This is not right thing to do. I support homeowner rights.

Thank You.

Helen

## Christine Bruton

---

**From:** Anna J. Parker [REDACTED]  
**Sent:** Tuesday, June 9, 2020 1:22 PM  
**To:** Christine Bruton  
**Subject:** Homeowner rights

Good Afternoon,

I hope your week is off to a good start!

I wanted to write to share my view on the topic of Hinsdale imposing a tear down moratorium.

I love history and the magic historic homes possess, but if the structure is destroyed and uninhabitable, I am in favor for demolishing. It serves no purpose if people cannot live in it. Furthermore, if a property was purchased and cannot be moved into because of mold or structure damage, the person who purchased it should 100% be able to exercise their rights as a homeowner and decide how they will proceed in inhabiting the home/land they bought.

Anna Parker

**Christine Bruton**

---

**From:** Natalie Pieczkowski [REDACTED]  
**Sent:** Tuesday, June 9, 2020 1:22 PM  
**To:** Christine Bruton  
**Subject:** Public comment — demolition moratorium

I support the proposed moratorium to protect Hinsdale's historic homes.

Sent from my iPhone



**Christine Bruton**

---

**From:** Joe Peccia <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:12 PM  
**To:** Christine Bruton  
**Subject:** Homeowners rights

I am in favor of homeowners rights and I am opposed to a tear down moratorium.

## Christine Bruton

---

**From:** Kimberley Petersen <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:40 PM  
**To:** Christine Bruton  
**Subject:** Tear down memorandum

To whom it may concern,  
I grew up going to my grandparents in the Woodlands (305 Hillcrest) and I must say the community has changed significantly.  
I beg you to pass the tear down memorandum and as a community work towards preserveance of these historical beauties.

Kimberley Petersen

## Christine Bruton

---

**From:** Scott Seyfarth [REDACTED]  
**Sent:** Tuesday, June 9, 2020 1:43 PM  
**To:** Christine Bruton  
**Subject:** Tear a down Moratorium

I am writing to strongly urge against the tear down moratorium that has been proposed for certain properties in Hinsdale.

If you think back to when Hinsdale was farmland and houses were sparse, imagine what a shock it was to have the new "Craftsman" (among other types) of homes and village streets show up. It was called progress. It followed the natural progression of our civilized world. Technology improves, styles change and amenities are developed.

Homes are not built today to last forever. They certainly were not built dozens of years ago to last forever either ( to a lesser extent in fact). Fire codes have changed, fire preventative technology has improved and overall efficiencies have become enhanced with modern day building materials and techniques. 100 years from today, there will continue to be modifications to how we build and suit our ever progressing lifestyles.

Without further elaboration on improving the living conditions of the homes, might I add that there should be freedom to improve your own land within a REASONABLE set of zoning guidelines, predominantly set up around safe and proven building technologies. Architectural styles and choices have always been personal preferences and to force the opinions of a few on the masses is simply an invasion of freedom.

I hope that a reasonable discussion will take place surrounding the free choice that should be available to protect Hinsdale's ability to attract residents. The more restrictions, the less people will want to move to Hinsdale. There are plenty of people who can buy an old house and work with the worn out and antiquated structures to improve them if they desire. It should not be a mandate from a public entity.

Thank you!

Scott

Scott Seyfarth

**Christine Bruton**

---

**From:** Renee Cain <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:43 PM  
**To:** Christine Bruton  
**Subject:** Tear down moratorium

I am in favor of homeowners rights and am opposed to a tear down moratorium.

DR Cain

Sent from my iPhone

**Christine Bruton**

---

**From:** Angelica DiLallo <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 1:30 PM  
**To:** Christine Bruton  
**Subject:** Homeowners rights

I am in favor of homeowners rights and am opposed to a tear down moratorium.

Sent from my iPhone

## Christine Bruton

---

**From:** Lisa Cruz [redacted]  
**Sent:** Tuesday, June 9, 2020 1:46 PM  
**To:** Christine Bruton  
**Subject:** Tear Down Moratoruim

To Whom it May Concern,

I am a realtor with RE/MAX Suburban who has clients who have purchased properties in Hinsdale. I am writing this email in favor of Homeowners Rights. When a homeowner purchases a property they should have the right to do with the property what they see fit to make it safe for their family and also do it in the most economical way to accomplish their goals. Please use this email in consideration of Homeowners Right to tear down.

Sincerely  
Lisa Cruz  
Broker & CPA

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## Christine Bruton

---

**From:** David Salazar [REDACTED]  
**Sent:** Tuesday, June 9, 2020 1:48 PM  
**To:** Christine Bruton  
**Subject:** Home Owners Rights

My name is David Salazar I currently live in Roselle. I was raised in BENSENVILLE where I watched my Fathers house his sole possession along with a home that I owned a block away be taken away by O'Hare airport expansion. I sir am in favor of homeowner rights...

Sent from my iPhone

## Christine Bruton

---

**From:** Lane Gibson [lanegibson@gmail.com](mailto:lanegibson@gmail.com)  
**Sent:** Tuesday, June 9, 2020 1:33 PM  
**To:** Christine Bruton  
**Subject:** No tear down moratorium

We are NOT in favor of a tear down moratorium. We are in favor of home owners right to choose.

Thank you,

Lane and Jennifer Gibson

Sent from my iPhone



**Christine Bruton**

---

**From:** Nancy Jaimez [REDACTED]  
**Sent:** Tuesday, June 9, 2020 2:01 PM  
**To:** Christine Bruton  
**Subject:** Tear down moratorium

Good afternoon

I am in favor of homeowners rights and am opposed to a tear down moratorium.

Thank you,

Nancy Jaimez

**Christine Bruton**

---

**From:** Nathan Nash [REDACTED]  
**Sent:** Tuesday, June 9, 2020 2:01 PM  
**To:** Christine Bruton  
**Subject:** Tear down moratorium

I am in favor of homeowners rights and am opposed to a tear down moratorium.

Signed,

Nathan Nash

## Christine Bruton

---

**From:** Megan McCleary <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 2:07 PM  
**To:** Christine Bruton  
**Subject:** Concerns about proposed moratorium

To whom it may concern,

I am a Hinsdale resident and also a local real estate broker. I am writing to express my concerns about the proposed village moratorium. It concerns me that the village/hinsdale preservation society would like to control what can and can't be done with someone's private property.

I love the character and beauty of our town. I can appreciate the beauty of **both** old and new homes. Buyers who have the desire to improve an older home are doing so. However, many of the older homes are don't offer what buyers want today, have deeply deferred maintenance and can be very difficult to sell. These owners at some point need to be able to sell their homes. If a tear-down is what is going to help them move on to the next phase in their life, they should be able to do so. If someone truly wishes to preserve their home, they have can choose to landmark their home. Let the choice be the homeowners.

The report referenced is 20+ years old. Many of those homes have no architectural distinction and should not be on that list.

We are facing many challenges right now both from a health and economic standpoint. I urge you...please do NOT approve the moratorium.

Thank you,

Megan

**Megan McCleary, Broker**  
Luxury Real Estate Specialist  
Berkshire Hathaway HomeServices Chicago  
35 S Washington Street, Hinsdale  
[REDACTED]

Website [McClearyGroup.com](http://McClearyGroup.com)


Video [Megan McCleary](#)

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**Christine Bruton**

---

**From:** Casey   
**Sent:** Tuesday, June 9, 2020 2:02 PM  
**To:** Christine Bruton

I am in favor of homeowners rights and am opposed to a tear down moratorium.

Casey Cleveland

Sent from my iPhone

## Christine Bruton

---

**From:** Marta Padin <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 2:22 PM  
**To:** Christine Bruton  
**Subject:** In favor of homeowners rights

To whom it may concern,

As homeowners we have rights. We are in favor of homeowners RIGHTS, and are opposed to tear down moratorium.

Our voices are out there and need to be heard and supported, especially at times like these. Do the right thing.

Thank you for your time.  
Marta Padin

## Christine Bruton

---

**From:** Joncarlo Molfese <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 2:07 PM  
**To:** Christine Bruton  
**Subject:** Hinsdale Homeowner with a Comment before village meeting

My name is Joncarlo Molfese and I am the new homeowner at

322 W 2nd Street  
Hinsdale, IL

I am just emailing you to let you know that I am strongly against the tear down moratorium... If someone decides to sell a home that was neglected for years in Hinsdale it shouldn't be the new homeowners problem. You guys let homes pass in the historical district all the time but NOW it's an issue?! This is horrible for the town! Let it go! Don't let the homeowners who purchased these homes for MILLIONS of dollars be restricted on what they can or can not do with their home that was already neglected by the last homeowner. Too many homes have already been torn down and rebuilt in this district that I don't even think it's a historical district anymore. These new home are the future of Hinsdale and the reason Hinsdale is one of the most desirable towns in Illinois. Don't let the few in the historical group be the reason you won't let residents invest millions to make Hinsdale better. Do the right thing...

Hinsdale Homeowner

Joncarlo Molfese  
322 W 2nd Street  
Hinsdale, IL

**Christine Bruton**

---

**From:** Sonja Dodge <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 2:31 PM  
**To:** Christine Bruton  
**Subject:** public comment — demolition moratorium

I support the proposed moratorium to protect Hinsdale's historic homes.

Thanks so much!

Sanjay and Sonja Gill  
936 Taft Road, Hinsdale

## Christine Bruton

---

**From:** John Paoella [redacted]  
**Sent:** Tuesday, June 9, 2020 2:26 PM  
**Cc:** Christine Bruton  
**Subject:** 736 Park/ tear downs

To whom it may concern,

I am the owner of 736 S park. We had hoped to build a home on the property. For personal reasons we decided not to build. We have children and grandchildren living in Hinsdale. It was a major disappointment. This past couple of years our surrounding neighbors have been very understanding. It's important to the neighbors and myself that J Jordan starts construction on a home on this property as soon as possible. The existing home is an eyesore and in serious disrepair.

I am strongly opposed to a moratorium on tear downs. Tear downs attract new people to Hinsdale. Many with people building families. Families that already live in the Hinsdale community that want to build new homes as their families grow and are provided an opportunity to stay.

Thank you for understanding!

Best,  
John Paoella

John Paoella  
Jon Don LLC  
400 Medinah Road  
Roselle Il 60172

[redacted]  
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.jondon.com%2F&data=02%7C01%7Cbruton%40villageofhinsdale.org%7Ce27a011070304f68a06f08d80cad1aa0%7C7c4315571a244ebd9a008629446dbc38%7C0%7C0%7C637273284908060120&data=Q%2FDekscs1C%2FRDnd%2BwYlvU%2FzL1FJzg%2FFzQahEG5I5Ku0%3D&reserved=0>

<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.jondon.com%2F&data=02%7C01%7Cbruton%40villageofhinsdale.org%7Ce27a011070304f68a06f08d80cad1aa0%7C7c4315571a244ebd9a008629446dbc38%7C0%7C0%7C637273284908060120&data=NvIA6TAfQs5YFGre9jIWMLqpY71%2Fh5RzUZuBBREaAnA%3D&reserved=0>>CONFIDENTIALITY NOTICE: This email and any attachments are for the sole use of the intended recipient(s) and contain information that may be confidential and/or legally privileged. If you have received this email in error, please notify the sender by reply email and delete the message. Any disclosure, copying, distribution or use of this communication by someone other than the intended recipient is prohibited



**Christine Bruton**

---

**From:** Dorothy Falkiewicz [mailto:dorothyfmedio@gmail.com]  
**Sent:** Tuesday, June 9, 2020 2:29 PM  
**To:** Christine Bruton  
**Subject:** homeowners rights

Hello,

We are in favor of homeowners rights and are opposed to a tear down moratorium.

Thanks in advance,

Dorothy

Dorothy DiMedio

[Redacted signature block]

## Christine Bruton

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**From:** Shannon Weinberger [REDACTED]  
**Sent:** Tuesday, June 9, 2020 2:50 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - demolition moratorium

Members of the Plan Commission,

As a longtime owner of a landmarked home in the Village, a member of the Historic Preservation Commission, and a dedicated supporter of Hinsdale and its history, I deeply support the proposed moratorium. I urge you to allow the Village time to come together to do what is right in protecting our significant and contributing historic structures in the Village.

If we continue as we have, our Village will lose its unique, distinctive story that defines who we are as a community and is the reason why we all chose Hinsdale as our home.

Thank You,  
Shannon Weinberger  
239 East Walnut Street

## Christine Bruton

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**From:** Patty Weber [REDACTED]  
**Sent:** Tuesday, June 9, 2020 2:43 PM  
**To:** Christine Bruton  
**Subject:** Public Comment -- Demolition Moratorium

Dear Trustees of the Village of Hinsdale,

Thank you for requesting public comments on the Demolition Moratorium. I am in agreement that there should be a moratorium on demolishing historically significant or contributing homes in Hinsdale.

My family moved to north Washington Street in 1982, and then to North Lincoln Street in 1990, so I have lived through the longstanding debate about tearing down older homes in Hinsdale. While I respect a homeowner's right to create what he or she considers to be his or her dream home, it is obvious that part of the desirability of Hinsdale as a community is the beauty of its architecture, especially the architecture of many of its older homes. I would like to see clear guidelines and designations for homes that should be preserved so that this debate can be settled equitably for all stakeholders. Lifestyles in 2020 are very different from the 1940s, when each of my homes were built, so I would not object to being lenient on the interior renovations, while maintaining the integrity of the exteriors of the designated homes.

Sincerely,  
Patricia Weber

Sent from [Mail](#) for Windows 10

## Christine Bruton

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**From:** Ruta Jensen [REDACTED]  
**Sent:** Tuesday, June 9, 2020 3:07 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

To: The Village of Hinsdale

We support a moratorium on demolition permits to allow time for discussion and development of appropriate regulations to protect viable historic buildings in the Village. We appreciate the varied architecture of Village homes and businesses.

Robert and Ruta Jensen  
215 N Grant Street

**Christine Bruton**

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**From:** [REDACTED]  
**Sent:** Tuesday, June 9, 2020 2:55 PM  
**To:** Christine Bruton  
**Subject:** URGENT FOR VILLAGE PLANNING MEETING

I am completely against tear down moratorium.  
Do not take away our homeowners rights!

Christian McCoy

**Christine Bruton**

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**From:** Amy L Peckham [REDACTED]  
**Sent:** Tuesday, June 9, 2020 3:13 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

I support the proposed moratorium to to protect Hinsdale's historic homes.  
Thank you.

Amy Louise Peckham  
[REDACTED]

## Christine Bruton

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**From:** Amy Trojecki <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 3:38 PM  
**To:** Christine Bruton  
**Subject:** Oppose the moratorium

Please note that I strongly oppose a moratorium on new construction or renovations in Hinsdale. Towns that do not allow renovations or new construction eventually look run down. The moratorium will impact property values. Hinsdale is a beautiful community because people invest money into their homes and landscaping. Let them invest. Also, a property owner should be able to decide what they want to do with their property. Imposing a moratorium would set a bad precedent.

## Christine Bruton

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**From:** David Cunningham [REDACTED]  
**Sent:** Tuesday, June 9, 2020 3:59 PM  
**To:** Christine Bruton  
**Subject:** Proposed moratorium on teardowns in Hinsdale

I am writing you in opposition to the proposed moratorium. As a resident of Hinsdale for nearly 25 years, we have seen many beautiful residential developments throughout the town. Limiting property owner rights beyond the existing building code requirements would not only be detrimental to specific property owners but would hurt all residents by limiting the potential positive developments for the overall town of Hinsdale.

Thanks you for your consideration.

David Cunningham  
400 W Hickory Street  
Hinsdale

Sent from my iPhone



## Christine Bruton

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**From:** Rebecca <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 4:15 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

VOH Plan Commission,

Please add my voice to those strongly in favor of the demolition moratorium. I have only been a Hinsdale resident for less than 4 years, but have lived in the general area for the last 20. From the first time we toured neighborhoods, Hinsdale has been my benchmark. I fell in love with the lovely old homes, and those not so old but with such distinctive character. I cannot tell you how many times strangers and residents have stopped their cars, stood on the sidewalk in front of our home, taken pictures, and rung our doorbell to tell us how gorgeous we are.

I am beyond distressed that in only the last 4 years, the landscape has changed so very much. The beautiful properties on Oak Street now facing teardown is incomprehensible. I realize that not everyone wants to live in a Victorian, but so much can be done to an interior without sacrificing the stunning exteriors that are widely associated with Hinsdale

Rebecca Moore  
106 E 8<sup>th</sup> Street  
Hinsdale

## Christine Bruton

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**From:** Kirsten Cunningham <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 4:18 PM  
**To:** Christine Bruton  
**Subject:** Proposed moratorium on tear downs in Hinsdale.

I am writing this in opposition to the proposed moratorium in Hinsdale. I believe the decision should be up to the property owner what they want to do with their property. There are many beautiful homes that have been built and renovated in Hinsdale and I believe it should continue to be the right of the property owner.

Thank you for your consideration.

Kirsten Cunningham

Sent from my iPhone

**Christine Bruton**

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**From:** Michelle Reale <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 6:45 PM  
**To:** Christine Bruton  
**Subject:** Moratorium

To Whom it May Concern:

I am in favor of homeowners rights and opposed to a tear down moratorium.

Michelle Reale

Sent from Mail for Windows 10

## Christine Bruton

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**From:** Laura Alter [REDACTED]  
**Sent:** Tuesday, June 9, 2020 7:12 PM  
**To:** Christine Bruton  
**Subject:** Teardowns in Hinsdale

I would like to voice my opinion on the considered moratorium on teardowns in the Robbins Park Historic District, and potentially other areas of Hinsdale. I believe that the homeowner should have the right to do, within reason, what they determine is best for their needs to their own home.

I believe that older houses will sit on the market forever, home values would decrease, and the nature of our village would change if this moratorium would come to fruition. Many of the homes that are being built today will be around for another hundred years. They're more efficient, less costly to maintain, are more eco-friendly, and are unique and beautiful. I oppose the moratorium.

Laura Alter  
410 W Hickory St  
Hinsdale, IL 60521

**Christine Bruton**

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**From:** Jeff Simmons <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 7:15 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium 731 S Elm St Hinsdale

Dear Christine Bruton and Village Board,

I am in favor of a demolition moratorium for the village of Hinsdale.

Respectfully,  
Jeffrey E. Simmons, CFA  
Managing Director  
Baird Advisors

[REDACTED]

Robert W. Baird & Co.  
227 W. Monroe St.  
Suite 1900  
Chicago, IL 60606

## Christine Bruton

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**From:** Corlyn Simmons [REDACTED]  
**Sent:** Tuesday, June 9, 2020 7:12 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium 731 S Elm St Hinsdale IL 60521

Dear Christine Bruton and Hinsdale Village Board,

I am writing in support of a demolition moratorium. I am a 22 year resident of Hinsdale. I have experience in old home preservation as we have restored our current home built in 1932. The architect was Philip Duke West. Mr. West was the architect for many buildings including Hinsdale Furriers, Hinsdale Bank and Trust, the current police and fire departments and the water reclamation department just to name a few. He also designed over 40 homes in Hinsdale, several of which have already been torn down.

I would like to see the village and the Historic Preservation Commission develop a plan to incentivize historic home owners and buyers to restore them instead of tearing them down. These incentives could include helping homeowners in the tedious tax freeze process, reducing the cost of remodel permits and placing priority on remodel permits over new construction permits.

I would also like to see both the village and the HPC recognize and reward homes that have been saved. Let's showcase these homes for the unique and one of a kind beauty they are.

This village is quaint, welcoming and beautiful. A large part of that is the historical nature of the homes. We need to make sure we are not being short sighted and doing irreversible damage by allowing homes to be so quickly torn down. Let's show homebuyers that old homes can be remodeled with modern day conveniences and keep the character that makes them one of a kind.

Respectfully,  
Corlyn Simmons

**Christine Bruton**

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**From:** T O [REDACTED]  
**Sent:** Tuesday, June 9, 2020 7:11 PM  
**To:** Christine Bruton  
**Subject:** Demolition Moratorium

Hi

This is an email to support the proposed moratorium to protect Hinsdale's historic homes.

Sincerely,

Tamara Oweis

## Christine Bruton

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**From:** Kristina Salamone [REDACTED]  
**Sent:** Tuesday, June 9, 2020 7:36 PM  
**To:** Christine Bruton  
**Subject:** "I support the proposed moratorium to protect Hinsdale's historic homes."

I grew up admiring the beauty of Hinsdale's historic homes. I have many fond childhood memories of riding my bike on the brick roads with my parents. We spoke of historic homes as we rode.

My memories became family traditions. Which I have passed down to my 3 children.

My daughter who will be entering HMS in the fall dreams of being an architect when she grows up. We cherish our quarantine walks and have grown extra close speaking of all the gorgeous architecture in our town. This is our towns charm.

There are too many stories to continue to share on our walks. We are still building our memories that tie this town together by speaking of the Victorian architecture.

Hinsdale's historic homes are the roots of our community. In order for a plant to grow and flourish, you would never pull its roots. Please don't pull our towns roots.

"I support the proposed moratorium to protect Hinsdale's historic homes."

Kristina Salamone



**Christine Bruton**

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**From:** Kelly Knapp [REDACTED]  
**Sent:** Tuesday, June 9, 2020 8:10 PM  
**To:** Christine Bruton  
**Subject:** Public comment Demolition memorandum. .

Please don't let them tear down these beautiful amazing old houses. My House is from 1894 and it has so much charm and character. Please keep this in our community.

Thanks  
kelly  
Knapp

Sent from my iPhone

## Christine Bruton

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**From:** Joan Zajeski [REDACTED]  
**Sent:** Tuesday, June 9, 2020 8:28 PM  
**To:** Christine Bruton  
**Subject:** moratorium

To whom it may concern,

I am an interior designer in town and have worked and socialized in many homes all over Hinsdale. I believe it is the homeowners right to do with their homes as they wish. We are all different - that's what makes the world an interesting place. And we should all have the right to live how we want and build the home of our dreams wherever we want. I understand there are certain aesthetics Hinsdale would like to uphold but telling people they can't build a home on a property they already own in certain parts of Hinsdale is just plain wrong and extremely unfair. I hope you can find a way to compromise so that everyone can be happy living here. We have a diverse community and that's a beautiful thing.

Joan Zajeski

## Christine Bruton

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**From:** Kara Boyle <[REDACTED]>  
**Sent:** Tuesday, June 9, 2020 8:38 PM  
**To:** Christine Bruton  
**Subject:** Opposed to moratorium

Dear Committee,

While we both have renovated two old houses in Hinsdale, arguably both tear downs, we are completely opposed to the proposed moratorium.

We believe strongly that it should be up to the decisions of the homeowners.

Thank you

Kara and Kevin Boyle

Sent from Yahoo Mail for iPhone

**Christine Bruton**

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**From:** Peggy Callahan [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:01 PM  
**To:** Christine Bruton  
**Subject:** Proposed Moratorium

I am writing to let you know that I am opposed to the moratorium on tear downs that is currently being considered in Hinsdale. I believe that the property owners should be able to determine if they want to renovate or build new construction.

Sincerely,

Peggy Callahan

Sent from my iPad

**Christine Bruton**

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**From:** james nelson [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:08 PM  
**To:** Christine Bruton; diane nelson  
**Subject:** Application A-14-2020

I am writing to oppose the temporary 180 day moratorium on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically significant or contributing. Home owners should be allowed to determine what they want to do with their property and not third parties based on some designation unless the Village is going to compensate existing home owners for the negative impact on their property value as a result of the designation or moratorium.

Jim and Diane Nelson  
232 South Clay Street  
[REDACTED]

## Christine Bruton

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**From:** Andrew Hulett [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:33 PM  
**To:** Christine Bruton  
**Subject:** Moratorium on new builds

To whom it may concern:

I wanted to write in and express that I do not support implementing a moratorium on tear down projects within the Robbins Park neighborhood of Hinsdale. While some homes may indeed have elements that represent years past, I feel that the benefits of renewing the neighborhood through new builds outweighs the benefits of waiting for a buyer to invest significantly to update an older home.

In addition, I feel that newer construction commands a higher price - which helps keep the sales prices of all homes in Robbins Park higher. The new builds also sell faster which keeps homes from sitting and becoming run down looking affecting the neighborhood as a whole.

Lastly, I feel that discontinuing tear downs presents a security risk to the residents of the neighborhood. I have been made aware that someone was living at the 736 S Park address as it has stood vacant. And the more vacant homes that are standing - the more opportunity there would be for those to be occupied by those who do not live there.

Thank you for hearing out my concerns,

Andrew Hulett  
833 S Oak St  
Hinsdale, IL



an Equal Opportunity Employer | Partner

[REDACTED]  
1821 Walden Office Square, Suite 300  
Schaumburg, IL 60173

Agency: [Milwaukee's Best and Brightest Companies to Work For®](#) | [http://www.milwaukeebest.com](#)

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**Christine Bruton**

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**From:** [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:43 PM  
**To:** Christine Bruton; Steve Cashman  
**Subject:** Fwd: 641 South Elm Street  
**Attachments:** 641 letter.docx

**From:** PBSDDS <[pbsdds@gmail.com](mailto:pbsdds@gmail.com)>  
**Date:** June 9, 2020 at 9:39:40 PM CDT  
**To:** [rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org), [pc@villageofhinsdale.org](mailto:pc@villageofhinsdale.org)  
**Cc:** "Dr. Paul B. Sigfusson" <[pbsdds@gmail.com](mailto:pbsdds@gmail.com)>  
**Subject:** 641 South Elm Street

please accept this letter for consideration of the building /demo permit

dr sigfusson  
[REDACTED]



Virus-free. [www.avg.com](http://www.avg.com)

**Dr & Mrs Paul B. Sigfusson**  
**311 East Seventh St**  
**Hinsdale, IL 60521**

8 June 2020

Mr. Robert McGinnis  
[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)  
Mr. Steve Cashman  
[pc@villageofhinsdale.org](mailto:pc@villageofhinsdale.org)

RE: 641 South Elm St  
Hinsdale, IL 60521

Dear Village of Hinsdale Plan Commission:

We write this letter in support of the home replacement plans for 641 S Elm St, which happens to be our immediate neighbor to the west. We have lived at our property since 1986. My wife grew up in home in question: 641 S Elm St. house from 1963 until 1979. Her mother lived there from 1963 until her death in April 2018.

As a family, we all loved that home and considered keeping it in the family, until we dissected the possibilities of rehab. The last 10 years, minimal upkeep and investment were placed in the home. The family's original hope was to sell to a "family" that would do a total rehab, restore and upgrade the interior to match the outer shells stately elegance. For years, several friends and locals comment on how that home has always been one of their favorites in Hinsdale!

After professional evaluation, what we quickly realized was that the kitchen, family room and basement were inadequate for today's lifestyle and required prohibitive costs to correct. Paramount to that, the single HVAC system and the failing windows and plumbing was extremely out dated. Our conclusion was that what was required to bring the home up to today's standards, we would be investing a million dollars. That was too risky, considering the limitations of the layout and existing basement. It was apparent, that tearing down was the best option. Mrs. Bere the longtime owner, herself admitted during her final years the destiny of her home was to demolish it.

We eventually made the decision to place the home "for sale". After a year on the market, 100% of the serious buyers were motivated only for "tear downs" purposes, we found no rehabbers willing to undertake the project.

Homes have life-cycles, this one has worn thru its cycle, and its best outcome will be to start over and build a home that will last the next 100 years

Sincerely

Paul & Becky Sigfusson



## Christine Bruton

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**From:** Javois, Alexander (MD) [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:59 PM  
**To:** Christine Bruton; dlaux@kingdevick.com; julielaux@aol.com  
**Subject:** Public Comment – Demolition Moratorium

To whom it may concern:

Keeping it simple: We have lived here thirty years (in four homes, new and old) and we appreciate preserving the past but also see the importance of knowing the ingredients that sell Hinsdale. These ingredients are namely the location, the schools, and our beautiful homes. In a time where Illinois is not a popular place to dwell, as evidenced by data that shows it has lost population for the 6th straight year, **don't slap the hand that feeds you**. If there are people willing to improve the quality of homes as well as pay the inflated taxes, these people **ARE** preserving Hinsdale.

Currently, we are creating a page in history with the loss of over 100,000 Americans due to COVID, unemployment at an all time high, and Illinois' financial crisis burdened by the fact that it has lost more residents than any state this decade. It is **not** a time to turn away the efforts of our town's architects and builders. Their desire to create beautiful homes that charm the hearts of families and bring new residents should not be thwarted just because the thought is new construction prevents preserving the past. Trying to find happy home dwellers during these times that will pay Hinsdale taxes will realistically be a larger issue if it is impossible for builders to create new homes that reflect the needs of buyers in these modern times.

Respectfully,  
Kathy and Alex Javois

**Christine Bruton**

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**From:** Bill & Jane Blomquist [REDACTED]  
**Sent:** Tuesday, June 9, 2020 10:05 PM  
**To:** Christine Bruton; Robert McGinnis  
**Subject:** Public Comment - Demolition moratorium  
**Attachments:** Hinsdale - Draft comment v4.pdf

**Christine**, please see attached for my written comments in opposition to the Demolition Moratorium.

**Rob**, thank you in advance for reading my letter aloud at the meeting.

Sincerely,  
Jane Blomquist

**SUBMITTED VIA E-MAIL**

Mrs. Jane Blomquist  
22 W. Fifth St.  
Hinsdale, IL 60521

June 9, 2020

Dear Commission Members:

I submit this public comment in response to Application A-14-2020 (the “Proposed Moratorium”) which contemplates a “Village-wide temporary moratorium” on the demolition of certain properties. I believe someone could assert that my home could be subject to the Proposed Moratorium because it is listed as “significant” in the 1999 Hinsdale Reconnaissance Survey.

As 36-year members of the Hinsdale community, my husband and I are surprised and disappointed to learn that the Village of Hinsdale would consider any initiative that could place devastating financial burdens on potentially several hundred homeowners in order that passers-by can be reminded of Hinsdale’s “historic charm.” Unstated in the May 22, 2020 hearing notice is the highly questionable implication that a demolition restriction could provide some infinitesimal increase in the property values of other homes unaffected by the policy. Not only are there likely much better ways to try to improve property values across the community, but limiting demolition (temporarily or permanently) could reduce property values, instead. It is especially troubling for the Commission to pursue such an initiative during the current period of economic vulnerability, as the Proposed Moratorium will limit the financial flexibility of the affected minority of homeowners just when access to real estate equity value might be most necessary.

1. The Proposed Moratorium will render many affected properties unsellable.

Notwithstanding its charming appearance to passers-by, our house is unfortunately deteriorating at an accelerating pace. This should come as no surprise, since — like other homes subject to the Proposed Moratorium — some of it is almost 130 years old. For example, I recently experienced a compound fracture requiring surgery, hospitalization, and weeks of immobilization on account of stairways which are becoming unsafe with age. The house’s foundation has been hopelessly weakened, letting in water at every major rainfall. Though we do the best we can with upkeep, I could fill pages with a litany of structural deficiencies and design mistakes that I won’t burden my comments with here.

We have long planned to move to safer space, but medical and other restrictions have delayed us. Soon, we will not have a choice, however, as the home will require increasing new financial investment to adequately maintain — investment that we will not be able to afford. A complete update could require astronomical sums and likely be more expensive than building a new house on the land. No rational buyer today would put that kind of new money into the existing structure.

As a result, without the ability to demolish and replace the frail and aging house, the real estate will almost certainly be unsellable. Even though the Proposed Moratorium is for only 180 days, the stated purpose of the Proposed Moratorium is to consider more permanent demolition restrictions, among other things. As such, no property listing or other marketing of our real estate

would be possible during the moratorium given its long-term implications on a buyer's ability to construct a safe home on the land. Many of the other properties affected by the Proposed Moratorium will be similarly unsellable, and basic economics dictates that those that can be sold will have to transact at lower prices.

2. The Proposed Moratorium risks eliminating the equity value in affected properties like ours and causing our family great financial hardship.

Without the ability to sell our property and recover the equity we have built up in the real estate over decades, the Village could effectively wipe out a significant portion of our net worth, with all of the concomitant impacts to our ability to provide adequate health care for my husband. In addition to potentially zeroing out the equity value of the real estate, the Proposed Moratorium (and the ordinances it is expressly designed to potentially implement going forward) could force us to devote a significant portion of what is left of our other savings to keep the existing structure in whatever condition we could. We need these nest-egg funds to pay for expensive medical treatments and provide for us in the future. (My husband, a former Village Board Trustee, Plan Commission member, and Zoning Board member, has been fighting advancing Parkinson's disease for 16 years.) And despite potentially pushing us towards great financial hardship, the house would inevitably continue to deteriorate under an ongoing demolition restriction to the point that it might not be salvageable even with a blank check.

3. The Village can accomplish long-term aesthetic and architectural goals through other means that do not disenfranchise a minority of community homeowners.

There are less draconian means to preserve the Village's appearance that do not involve financial devastation to homeowners such as me and my husband. Zoning powers allow for architectural discretion, among other things. Placing the cost of aesthetic pursuits with questionable community benefits on the backs of a minority of homeowners when other alternatives exist or could be instituted strikes me as arbitrary and misguided. In the particular case of seniors like us, for the Village to prioritize "historic charm" over my husband's access to the care he needs and potentially hasten his death would be inconsistent with the values of the Hinsdale community that we have contributed to for so many years. Moreover, these disproportionate burdens may not even achieve the preservation that the Village seeks in the first place for homes too worn down to be salvaged, such as ours.

4. The Proposed Moratorium could have adverse economic consequences for the Village as a whole.

Although unstated in the call for public comment, it may be the case that, if there are any proponents of the Proposed Moratorium, they believe that limiting demolition to the identified minority of homes has an economic benefit to homes that are not affected by the restrictions.

- First, even if such a presumption were true, shifting economic value from certain citizens who live in older homes to those who do not strikes me as an arbitrary taking. It certainly would not be consistent with the community values Hinsdale has rightly been so proud of over the decades that we have lived here.

- Second, it seems highly questionable that limiting demolition (temporarily or permanently) of certain holder homes would necessarily achieve any economic benefit. Indeed, the Proposed Moratorium could have the opposite effect and depress prices across Hinsdale, instead. For example, the Proposed Moratorium could lower demand because potential buyers may not want to move to Hinsdale for fear that the Commission or other government body would pursue similar arbitrary policies in the future that would adversely affect their property value. The Proposed Moratorium may also signal to potential buyers that Hinsdale is an antiquated community opposed to modernization — today it is preventing upgrading homes, but tomorrow perhaps arms of the Village government will push back against progress in technology, communication, or transportation.
- Third, as is the case with our house, older homes require increasing investment to prevent dilapidation and maintain the “charm” that proponents contemplate would benefit my neighbor’s property values. As demonstrated above, some homeowners may not have the necessary resources to maintain that “charm,” or there may be many homes that cannot be kept standing at any cost. Preventing demolition of such dilapidating homes depresses the value of other real estate in the community.

5. The timing of this initiative is highly inappropriate.

To effectively limit certain homeowners’ abilities to transact their properties during a pandemic and devastating economic recession seems like especially capricious timing merely to prioritize the “character” of neighborhood architecture. Like nearly everyone else, our savings have been significantly reduced by the ongoing recession, which may get worse as the full impact of the COVID-19 pandemic plays out over the coming months. I cannot understand why the Commission would pursue the Proposed Moratorium at such a volatile time for financial markets and the community as a whole.

In a broader sense, the timing of this initiative is also troubling because it perversely penalizes the homeowners who appreciated Hinsdale most and stayed in the community longer — long enough to now become subject to the Proposed Moratorium and its potential long-term implications that would reduce or eliminate the real estate value of their older homes. Had we sold our property a few years ago, for example, we would not now be facing these terrifying potential financial consequences.

As noted, my husband and I are 36-year members of the Hinsdale community. Our circumstances and concerns are likely not unique. Hopefully our perspective will inform the Commission of certain damaging collateral impacts of the Proposed Moratorium that it has not to this point fully appreciated.

Sincerely,

Jane Blomquist

**Christine Bruton**

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**From:** Donna Coffey [REDACTED]  
**Sent:** Tuesday, June 9, 2020 10:14 PM  
**To:** Christine Bruton  
**Subject:** Tear Downs

To whom it may concern,

I am in favor of individuals purchasing land deciding for themselves what they will do.... renovate or tear down and rebuild.

It is most often not cost effective to renovate an older home. I think incentives in this area or tax breaks may help.

I also believe the focus should be more about what is going up rather than what is coming down.

Regards,

Donna Coffey

From my iPhone

## Christine Bruton

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**From:** Tracy Zoberis [REDACTED] >  
**Sent:** Tuesday, June 9, 2020 10:34 PM  
**To:** Christine Bruton  
**Subject:** public comment — demolition moratorium

Dear Village President Cauley,

Thank you and our Village of Hinsdale Plan Commission for reviewing the proposal to instill a temporary moratorium on the issuance of a demo permit on any home or building that has landmark status, or listed as one of the "significant" or "contributing" homes in the 1999 Hinsdale Reconnaissance Survey. We, like so many other residents, believe Hinsdale's appeal has much to do with its varied architectural and historical home and building styles.

Our home at 430 East Third Street was designed in 1936 by famed architect R. Harold Zook, and was noted in the 1999 Survey and deemed as significant with a historic rating. Five years ago, we embarked on a nearly two year effort to renovate and expand upon this signature home to meet the needs of our young, growing family. We realize not all homes can be saved; we looked at many historic and/or older homes, and under the guidance of our realtor and architect, were able to determine this home as the right fit for us and our vision. Too many homes had fallen so far behind under unintentional neglect that to bring them up to code and modern living was impossible. We also realize this is not for everyone; we acknowledge the considerable amounts of time, energy, resources, and money we had to put forth, and in all honesty, it would have been cheaper/easier in all considerations to have torn down and built anew. But, with the right incentives, allowances, and especially education provided to homeowners/potential homeowners during the lengthy and expensive design, permit, build, and approval process, it perhaps wouldn't seem as daunting, and we'd lose less historic homes. We sincerely are honored to have been a part of preserving Hinsdale's charm and beauty through our home renovation and expansion, and wish more could and would desire to experience that distinction.

Lastly, I would appeal to the Historic Preservation Committee to review ALL new home designs, regardless of whether they affect a home that has been landmarked, or even those which affect "significant" or "contributing" homes. Again, there is a freedom to build what a person desires, but with more education and support during the initial design and permit process, it may help ensure what IS being built integrates critical historical details and elements, and a complement to what is prevalent through the charm of Hinsdale's streets. This would also ensure that the new builds are consistent with our overall village aesthetics and other homes, and also varied as to their placements on the blocks and/or immediate neighborhood...this area can support only so many modern farmhouses on one block before we lose our appeal.

Thank you, our community, and the Hinsdaleans for Historic Preservation, for taking the time and effort to preserve our heritage!

Sincerely,  
Tracy Zoberis

## Christine Bruton

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**From:** Ali Rago [REDACTED]  
**Sent:** Tuesday, June 9, 2020 10:57 PM  
**To:** Christine Bruton  
**Subject:** public comment- demolition moratorium

Good evening, Christine,

My name is Alison Rago and I was born and raised in Hinsdale and am now raising my own family in Hinsdale.

I am emailing you to share that I support the proposed moratorium to protect Hinsdale's historic homes.

I truly find it appalling that so many beautiful historic homes in Hinsdale have been torn down over the years. My mother, Linda Schulz, spent many years volunteering for the Hinsdale Historical Society and helped to preserve many of the historical homes and Immanuel Hall. The historical homes in Hinsdale are truly one of the best things about living in Hinsdale and I believe they should be preserved for their beauty and character.

Alison Rago  
211 W. Birchwood Ave., Hinsdale.  
[REDACTED]



## Christine Bruton

---

**From:** Ali Rago [REDACTED]  
**Sent:** Tuesday, June 9, 2020 11:12 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration

Hello-

I am preregistering for the Moratorium.

Thank you,  
Alison Rago

## Christine Bruton

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**From:** Maria Shepherd <[REDACTED]>  
**Sent:** Wednesday, June 10, 2020 6:28 AM  
**To:** Christine Bruton  
**Subject:** public comment — demolition moratorium

I support the proposed moratorium to protect Hinsdale's historic homes.

**Christine Bruton**

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**From:** Joanna Collias [REDACTED]  
**Sent:** Wednesday, June 10, 2020 8:16 AM  
**To:** Christine Bruton  
**Subject:** Hinsdale Historic Homes

I support the proposed moratorium to protect Hinsdale's historic homes.

Thank you,  
Joanna Gatzulis

Sent from my iPhone

**Christine Bruton**

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**From:** Jim Prisby [REDACTED]  
**Sent:** Wednesday, June 10, 2020 8:45 AM  
**To:** Christine Bruton  
**Cc:** Chan Yu  
**Subject:** Pre-registration - Demolition Moratorium

Christine,

Please add me to the list of those attending. Thanks!

**James C. Prisby, ALA**

**CaprioPrisby Architectural Design, PC.**  
**Arbor Pointe Artisan Homes, LLC**  
106 South Washington Street  
Hinsdale, Illinois 60521

[REDACTED]

**Christine Bruton**

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**From:** Rebecca Haass [REDACTED]  
**Sent:** Wednesday, June 10, 2020 8:48 AM  
**To:** Christine Bruton  
**Subject:** Pre-registration-moratorium

Hi,

I'd like to be able to dial into the call tonight and speak in favor of the moratorium.

Thanks!  
Rebecca

**Christine Bruton**

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**From:** Amy Prame [REDACTED]  
**Sent:** Wednesday, June 10, 2020 8:57 AM  
**To:** Christine Bruton  
**Subject:** Pre-Registration for Moratorium

Good morning Christine. My husband and I would like to attend the Plan Commission hearing tonight to support the Moratorium that's happening in Hinsdale.

Thank you.

Thomas and Amy Prame  
318 S. Garfield Street  
Hinsdale, IL. 60521  
[REDACTED]

## Christine Bruton

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**From:** Jennifer Reenan [REDACTED]  
**Sent:** Wednesday, June 10, 2020 9:07 AM  
**To:** Christine Bruton  
**Subject:** Pre-Registration - Moratorium

Hi, I'd like to per-register for the moratorium discussion today.

Thanks,

Jen Reenan  
794 South Elm Street  
Hinsdale, IL

## Christine Bruton

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 9:48 AM  
**To:** Christine Bruton  
**Subject:** Pre-registration Moratorium

Confirming that I want to be pre-registered and will attend the meeting.

Thank you.  
Nancy Harvey  
630-248-6851

cbruton@villageofhinsdale.org. Please use the subject line "Pre-Registration" and specify "moratorium" when sending your email. Persons who have pre-registered may then phone into the meeting at 312.667.4792, using Conference Code 581537.

Nancy Harvey  
[REDACTED]  
[REDACTED]



**Christine Bruton**

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**From:** Becky Langbein <[REDACTED]>  
**Sent:** Wednesday, June 10, 2020 9:54 AM  
**To:** Christine Bruton  
**Subject:** Pre-Registration -- Demolition Moratorium

Hi Christine,  
I would like to pre-register to speak at the meeting tonight. Can you share the agenda for the meeting?

Thank you,  
Becky

## Christine Bruton

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**From:** Mary Baumann Jawor [REDACTED]  
**Sent:** Wednesday, June 10, 2020 10:13 AM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

Dear members of the Village of Hinsdale Plan Commission,

Many thanks for your extensive efforts to bring this issue of a planned demolition moratorium to everyone's attention and allow for public comment.

While I totally agree with the idea of having historic homes in the village preserved to highlight the past character, beauty and historic charm that existed at a past point in time, I would strongly encourage you to consider what is actually taking place versus an ideal plan as to what might be. I would encourage you to **vote against the Demolition Moratorium.**

For the last 30 plus years, newcomers have been drawn to Hinsdale for a number of reasons: the diversity of churches and excellent schools, both public and private, the amazing proximity to both airports and the ability to live at the nexus of all the major highways and an efficient train line, allowing employment throughout the greater Chicagoland area to be easily reached. And over this time, there has been an ever increasing investment in new housing at all price points, reflecting both drastic changes in how families live and gather, which the newer homes' open floor plan so wonderfully accommodate, as well as the improvements in building materials and system components that make heating, cooling and general home maintenance both energy efficient and significantly easier for the busy professional families. While many may sign a petition agreeing with the idea of the Village of Hinsdale looking as it did in the early last century, when voting with their actions and financial efforts, there is an overwhelming gravitation to the newer homes with their deep dug basements, open floor plan first floors and en suite bedroom/bathroom arrangements that rival the most luxurious hotels. Who wouldn't want to live like this?

Contrast this with the older estate and historic homes throughout the village. In those cases where the homes have been maintained diligently, when they come to market, there is no longer keen interest and often the homeowner will sell at a loss, relative to the generally high cost of all the care and maintenance and relative to the newer homes with all the aforementioned updates and upgrades. The other end of this spectrum seems to be the situation where the family that was drawn to move into an historic home originally, over time the financial and management commitment of keeping the house in decent condition (as opposed to 'up to date' even), seems to have overwhelmed the homeowners. Curiously, instead of moving out when they are no longer motivated to keep the home up, they will remain in the home and let things run down, often times to levels that make redeveloping the property less expensive than the inherent 'construction surprises' that go along with major projects in older homes.

What the Village should do if it wants to have some percentage of older homes sustained over the longer haul is enact a "**Minimum Maintenance Standard**" that homeowners who live in older homes would have to keep such designated property to this defined minimum. Of course, homes will have to have this designation BEFORE any homeowner purchases it. The Village will have to step up and employ a team of qualified professionals who can insure that all designated homes will be maintained to such a standard and likely a large budget set aside for legal challenges, etc. for those homeowners who are unable or unwilling to do so. From what I understand about the lean finances of the Village, this arrangement is untenable.

Without doing such, the Demolition Moratorium appears to be a backhanded way to make new property owners remake a home to meet this standard, footing the cost themselves. I feel this is patently wrong and poses a longer term risk to homeownership in general in the village. I understand that one of the homes under consideration for

the demolition moratorium was actually marketed as a knockdown. Isn't that signaling that the previous homeowner understood how the dynamics of the home market has shifted over the last generation? I encourage the Village to also acknowledge this shift and **vote against the Demolition Moratorium.**

I too am sorry to see these older, architecturally significant homes disappear but feel it is imperative the Village allow redevelopment in the homes that reflect the changes in the way families are living. What might be doable would be for the property owners who do redevelop a home be responsible for providing, somewhere in the village, a picture of the home that was razed. While it would be super cool to have that picture (etched on aluminum or some other metal that could withstand the elements?) visible from the sidewalk of where the razed home stood, for all to see, perhaps having them at the Hinsdale Historical museum would allow for a more complete story to be told about the period in time when the Village looked as such. Because at the end of the day, all the discourse is really about preserving one point in time versus a wide look at what has gone on in the Village over time. A vote against the Demolition Moratorium is a vote for a vibrant, welcoming Village of Hinsdale over a longer period.

Respectfully,

Mary Baumann Jawor

**Christine Bruton**

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 10:21 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium  
**Attachments:** Letter to Plan Commission (Victoria).pdf

Christine,

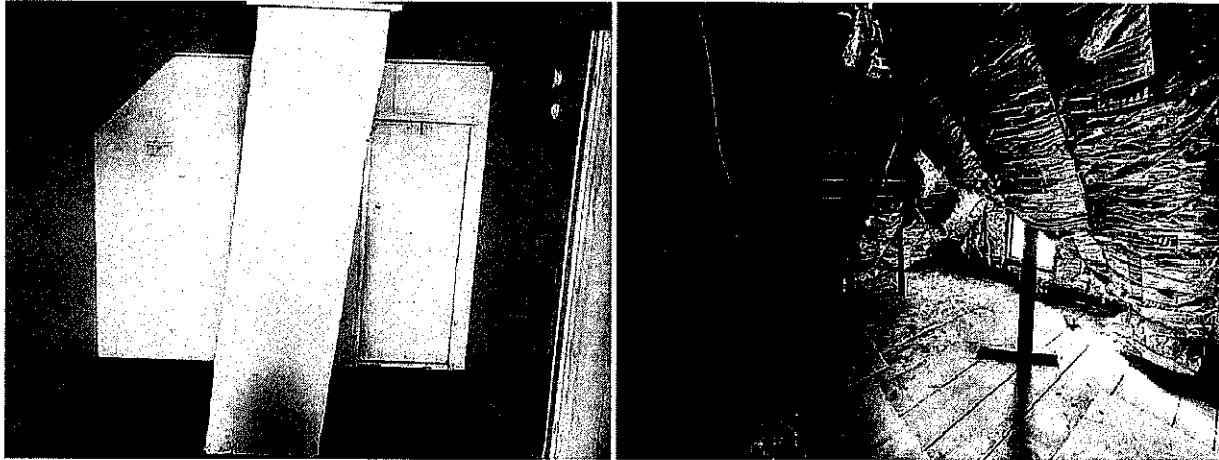
Please print and forward the attached public comment to the Plan Commission.

Sincerely,  
Victoria

Honorable Members of Plan Commission,

I am a concerned homeowner who has been closely following the proposed demolition moratorium. I am very troubled by your last-minute scope expansion from Robbins Park or Central Business District to every home that is deemed 'contributing structure' by the 1999 Reconnaissance Survey.

The 1999 Reconnaissance Survey is not only over 20 years old, but also conducted by visual observation for 'reconnaissance' purpose. The public hearing text brought up two key points of homes worth historical preservation. They are 'contributing' and 'structurally sound'. The reconnaissance survey addressed the visual appearance at front exterior, but it is never intended to evaluate structural soundness. Using such survey as our rule-making tool to decide which home we can or cannot demolish is a misuse of the survey at very least. Many older homes may still have reasonable good-looking façade, but the deteriorating structure, saddling/leaking foundation, and historical none-code compliant addition render the entire home structurally unsound and economically infeasible to further improve. The following pictures depict the chimney stack and roof ridge support of my own home.



My home is deemed 'contributing structure' by the reconnaissance survey based on outside appearance. If you were to impose demolition moratorium over such structurally unstable homes, your action will prolong and create additional liability as well as cause additional economic harm on top of our current suffering under the pandemic.

I recommend the commission to consider a new study addressing both appearance and structural component. At minimum, I would recommend the scope of your moratorium be limited to your original text, namely Robbins Park and Central Business District only.

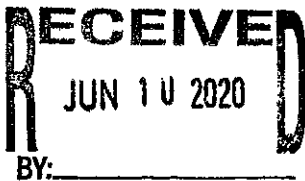
Respectfully yours,  
Victoria

Mordrum - ~~page~~

Beverly J. Schmidt  
1220 Indian Trail Road  
Hinsdale, Illinois 60521

June 4, 20

I am very anxious to preserve the heritage of my village and the beautiful individuality of our town. I owned one "build at the turn of the century" - "the older one" and it was the happiest one of many. The children loved its quirks but enabled us to have parties of 100+ soles. Please lets keep the diversity that makes Hinsdale diverse!



BJ Schmidt

**Christine Bruton**

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**From:** Sarah Lloyd [REDACTED]  
**Sent:** Wednesday, June 10, 2020 10:43 AM  
**To:** Christine Bruton  
**Subject:** Pre- registration - Moratorium

Hello, we would like to join the planning committee call this evening.

Many thanks,  
Sarah Zielke

## Christine Bruton

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**From:** Howard C [REDACTED]  
**Sent:** Wednesday, June 10, 2020 10:55 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Honorable Members of Plan Commission,

I live in a historical home and support limited and targeted preservation efforts. However, a village wide demolition moratorium is over-reaction to few isolated incidents. Historical homes are not created equal. Many may look nice from outside. Once you are inside the home, many also suffer from structural stability, problematic building materials (e.g. stone foundation), as well as long-term deterioration passed the point of salvation. The free market force is very efficient in picking out winners and losers. Many structurally sound historical homes (with 'good bones') sell for higher price, which in turn, cause them to be preserved and improved. Most demolished homes have been carefully evaluated by the market and obviously passed the point of salvation.

The recent few high-profile demolition cases of structurally sound homes are concentrated in Robbins Park. It's an open secret that the wealthiest want to have their homes in SE Hinsdale. Their deep pocket led to the well-published demolition. It is also a fact that our most precious historical homes are also located within Robins Park and Central Business District. I believe the commission should redirect their effort to Robins Park and Central Business District only. A village wide moratorium is not only overly broad, but also punishes many homeowners of older homes that are not worth saving.

Respectfully yours,  
Howard Chang



## Christine Bruton

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 11:08 AM  
**To:** Christine Bruton  
**Cc:** 'Kevin Connor'  
**Subject:** Hinsdale Historic District

To Whom it May Concern –

We are 32 year residents of Hinsdale and are very concerned about the proposed moratorium on residential teardowns in our community. When we moved here in 1988 we bought a house that we could afford because we wanted our children to go to Hinsdale schools. It was not a great house but when we realized we needed more space for our growing family there was a group called CHART that was trying to stop teardowns. So we decided to be good neighbors and built an addition on our not-so-great house. The result was having more space but basically a larger house that still had so many design flaws. I think it would have been faster and more pleasing to our neighbors if we had just torn the house down and started over. When we sold it 6 years later we lost money on what we had spent trying to make it larger. We take frequent walks through various parts of our beloved Village and see a trend of new homes that are just beautiful. They are so much more pleasing to the eye than the trend from several years ago where all the new houses were large with 2-4 garages coming out toward the street. Despite not liking that look, we never thought that people didn't have the right to build whatever they want, provided they stayed within the local zoning rules as to size. We do not think that a preservation or historic group has the right to decide what a resident's house should look like. If someone buys an empty lot are we going to tell them how their new house should look? So if someone buys an older home that has become dated and expensive to update, why should anyone tell them how it should look? In our eyes there are some ugly new homes but many unpleasing old homes as well. We have 4 adult children in their late 20's and early 30's and in their house hunting they are not looking for old school traditional homes that need work. It's the age group that our town needs to attend our schools and move us forward. We need to accept some change in what we have to offer them to keep Hinsdale the desirable community that we moved to many years ago.

Thank you,  
Kathy & Kevin Connor

## Christine Bruton

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**From:** Mike Ryan <[REDACTED]>  
**Sent:** Wednesday, June 10, 2020 11:27 AM  
**To:** Christine Bruton  
**Subject:** "Pre-Registration – Demolition Moratorium"

Christine,

I already presented written comments but I would like to reserve the option to participate in the dialogue, if necessary. Otherwise, I will just be a spectator in tonight's meeting.

Thanks,

Mike Ryan

**Christine Bruton**

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**From:** Sharon Starkston <[REDACTED]>  
**Sent:** Wednesday, June 10, 2020 11:35 AM  
**To:** Christine Bruton  
**Subject:** Pre-registration moratorium meeting

Please register me for tonight's meeting on the moratorium being considered to pause historic teardowns.

Thank you,

Sharon Starkston

**Christine Bruton**

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**From:** Mike Ryan [REDACTED]  
**Sent:** Wednesday, June 10, 2020 11:44 AM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium  
**Attachments:** Letter to Plan Commission re Moratorium 6-10-20.docx

Christine,

I just read you want a limit of three pages for written comments so I have revised my four page document down to three. Please disregard previous email.

Thanks,

Mike Ryan

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**Dear Members of the Plan Commission,**

You are being asked today to consider voting in favor of a six-month moratorium and I ask that you review several comments or concerns I wish you to consider:

**Businesses don't shut down.** Businesses don't shut down to fix a process, they keep operating while they work on changes to the process. Why can't the HPC do this? From the Grieve video, they want to see architectural sketches and not full-blown architecture. **DONE!** The builder community would gladly involve them earlier in the process so they don't waste time and money on architects and engineers. From Grieve video, they asked to see the streetscape and how the new home will fit in with the other homes. **DONE!** The builders will gladly present pictures of the other homes on the street. Simple tweaks or changes to the process can be made while continuing to review plans. **YOU DON'T NEED TO STOP THE PRESS!** Is it really wanting to take time to fix a process or are they asking to stop the teardowns?

### **Economics**

We are living in a very challenged environment after the virus and the unrest from the George Floyd killing, but the fiscal challenges of the state, the loss of jobs and population and the ever-increasing burden on families to fund local schools and government with ever-higher real estate taxes has been around for many years. The stock market may fool you that the economy is snapping back but historic unemployment, supported by the PPP program, and failing business say otherwise. Now is not the time to pick a fight with the builder community and prospective homeowners and risk losing those families to Burr Ridge, Western Springs, Oakbrook, and Clarendon Hills.

The cost of remodeling is very expensive, if done properly, and in the end you are still left with the low ceilings in the basement, the old concrete block foundations that are in disrepair and showing water issues, the old floorplans that don't allow today's customers to create the open floor plans of today. In the end, the customer will pay less money for a tear down, have all the latest bells and whistle as it relates to design and technology, and get exactly what they desire. The new homes are very attractive, fit in well with surrounding homes, and bring in young families that keep the town vibrant.

### **What is the role of the Historic Preservation Committee?**

I have researched the documents on line to understand the role of the Historic Preservation Committee and the descriptions include:....to assist the Village Board.....to educate the residents.....to review and recommend to the Board.....to issue Certificates of Appropriateness.....conditions on Certificates are non-binding... No where does it say they have the authority to stop the process or dictate to the property owner what is expected of them and yet that is exactly what they are doing. I think you all should look at the video of the **Grieve application** to see what is happening to the process.

They are yelling at Peter Coules for not getting the material on time yet Peter says he followed protocol and gave the material to a person at the village who was supposed to **distribute the material** to the HPC members. So, Peter is at fault because someone at the Village didn't do their job? Clarify the process on how material should be distributed. **DONE!**

They are dictating the **type and colors of materials** to be used on the home. Is the Village going to tell me to use slate versus an architectural weighted shingle and price me out of the market? Or tell me to use cedar shakes when I want the look of slate? Or tell me they want a gray slate instead of a black slate? Brown or grey exterior instead of white?

They are commenting on whether the owner should be allowed to have a **glass or wood front entry door**. Should the Village be telling homeowners what kind of door they can install?

They all admitted that the home design by Patrick Fortelka from Moments Design is the best home they have seen from Patrick and yet they asked him to **start from scratch** because they believe the home does not fit the streetscape of late 19<sup>th</sup> century homes. Who wants to invest all that money on a late 19<sup>th</sup> century home? By the way, Patrick is one of the most creative architects I have come across and they are dictating design to him?

They admit on tape that their opinions are all very **subjective** as are the homeowners yet they get the last word? The HPC claims they will **meet any time** to discuss but I hear from the building community that it is very difficult to get meetings scheduled and have discussions with the HPC. They are worried about the **south wall of windows** and how it will affect the neighbor yet the homeowner went out of his way to save trees on that side to shield the windows.

They nitpick on whether the dormers should have **two windows or one window**. They admit to being “**Totally Subjective**”

## **Property Rights**

I purchased a home at 448 E 6<sup>th</sup> street to be torn down and I hope to build a new home for my family. I made a large investment with significant carrying costs that I will have to bear while the HPC takes six months to try and decide how to change the process.

The home I purchased is designated as NON-CONTRIBUTING yet here I stand with the possibility that my plans will not be reviewed for six months because the HPC wants more time to consider a handful of homes they deem to be significant?

I purchased a fee simple lot in the town of Hinsdale that should give me certain property rights to build a nice home for my family provided that I follow certain setbacks, FAR, coverage ratios. Now I am learning that they want to control the design of my home, the materials I use and the colors I select? I did not buy in a Condo Association that has its own architectural committee to guarantee that all homes look alike. I did not hire a very creative architect to be told that the HPC wants my home to look like all the other homes on the block.

The HPC admits during the Grieve video “we are not a Home Rule community – we can’t stop you”... and yet that is what they are doing.

## **Creativity and Innovation**

Cadillac vs Tesla – I was trying to think of another analogy I could use so I chose the auto industry that represents the second largest purchase a consumer will make in their lifetime. I think the HPC stated that the Grieve home is on Elm street and although they really like Patrick’s plan and it is the best plan they have seen

from him, they don't think it fits the character of the street. Using this logic, they would throw out the Tesla even though they know it is a far superior car than the Cadillacs parked along Elm street.

We have to continue to upgrade the housing stock in the Village if we want young families to buy in our town, pay the real estate taxes that support our schools, and spend money to support or downtown businesses

### How do we fix the process?

- There is **NO NEED TO SHOT DOWN** for six months. Tweaks can be made along the way.
- **Hinsdale Reconnaissance Survey**. Clarify what homes are CONTRIBUTING and what homes are not. I reviewed the survey and found my home at 448 E 6<sup>th</sup> to be NON-CONTRIBUTING so I am not expecting any trouble tearing down the old structure but I'm not sure that is how the process actually works. The Village can update periodically but the building community and the Seller of the property need to know if the home deemed significant as it will affect their property values.
- **Preliminary Approvals for Teardown**. In a perfect world, I would like to **rely on the survey** to know if I can tear down a structure and I would gladly submit an application immediately to get feedback from the HPC as to whether they agree that I have the right to tear down my home. It won't be a design approval but at least I will know up front that I can tear down the home before I close on the lot.
- **Preliminary Architectural Approval**. I also like the idea of presenting sketches instead of full working drawings so I can get immediate feedback before finalizing my architecture.
- I think the HPC can weigh in a whether a home fits the overall community but I believe the are **overstepping** when moving windows, dictating door styles, deciding on color packages, etc... I believe this is a violation of my property rights and it will restrict an owner's artistic freedom.

I have been a resident of Hinsdale since 1972, almost 50 years, and involved in residential real estate for most of my life. I have built several homes over the years in Hinsdale and I am currently building a home on a tear down lot in the SW Hinsdale. I have tried to approach this problem as a long time resident and trying to understand the side of the Builder and the Owner. There is no need to shut down the process.

Warm regards,

  
Your Name

Park Five Homes  


## Christine Bruton

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**From:** Linda Lozier [REDACTED]  
**Sent:** Wednesday, June 10, 2020 11:41 AM  
**To:** Christine Bruton  
**Subject:** Lozier family against the Moratorium

Please consider this email a vote against the moratorium on teardowns in Hinsdale. We believe that an owner should be allowed to build as he sees fit on his own property, or the seller should have a deed restriction in place at the time of sale of the property. In addition, with vast numbers of people leaving the state of Illinois, its hardly the time to place restrictions on what people can/cannot do with their property.

Linda and Mark Lozier



## Christine Bruton

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**From:** Sharon Starkston [REDACTED]  
**Sent:** Wednesday, June 10, 2020 12:13 PM  
**To:** Christine Bruton  
**Subject:** Moratorium on teardowns of historic homes

We are strongly in favor of a moratorium on teardowns of historic homes in Hinsdale. We have been residents since 1985, and with our former house on The Lane, it started with destroying the fine example of an early split level next door by purchasers who claimed they would work with the existing home - until they faced the reality of rehabbing an older home. When we left the block, ours was the only original home on the block, and because of our rehab and addition, the 1920s Neo-Tudor house still stands. We realize this isn't even the area that would be covered by a moratorium - but it speaks to how valuable these few remaining homes are in preserving the history and architectural integrity of Hinsdale.

We now live in a home we landmarked with the village and National Register. We are saddened to see the traditional homes, especially in our Historic Districts, torn down for the modest potential difference in cost to build new.

We are in the process of rehabbing another Neo-Tudor that realtors told the seller should be a teardown. The quality builders we have in town are capable of working with the buyer and village to update these homes for today's living. It may be more planning, or stretching to learn rehab and restoration skills, but Hinsdale's small number of significant, structurally sound homes need to be retained to keep us from looking like any generic suburb. The rich history in stories of architecture, early village life, and prominent citizens needs to be honored.

A moratorium is such a small step, allowing a pause for considering these important issues that should have been addressed decades ago. Let's take the time to be thoughtful.

Regards,

Sharon Starkston & Jim Oles  
306 S Garfield St.

## Christine Bruton

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**From:** Linda Ritter [REDACTED]  
**Sent:** Wednesday, June 10, 2020 12:14 PM  
**To:** Christine Bruton  
**Subject:** Comments for June 10 proposed moratorium - thank you

We believe that there are opportunities to improve the design review.

The concept of preserving historically significant homes yet also giving homeowners the right to make their best decision with their property is a right that should not be withheld.

We encourage the Committee/Village to address process and procedures but not to shutdown demolition permitting. Instead, the Committee should work diligently and swiftly to evaluate opportunities rather than creating a moratorium. We have always acknowledged the importance of designing and building homes that fit into the architectural landscape of the community.

Thank you,

Tiburon Homes - Linda & Bruce Ritter

Thank you,  
Linda Ritter  
Tiburon Homes LLC  
115 S. Garfield St.  
Hinsdale, IL 60521

[REDACTED]  
[REDACTED]  
0

## Christine Bruton

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**From:** Dale Kleber [REDACTED]  
**Sent:** Wednesday, June 10, 2020 12:38 PM  
**To:** Christine Bruton  
**Subject:** Tonight's Plan Commission Meeting

Chris,

This email is to confirm our conversation earlier today, that I would like to pre-register to provide testimony at tonight's Plan Commission meeting regarding the proposed moratorium on the issuance of demolition permits. I plan to email you my written comments later today.

As we discussed, I would also like to "pre-register to . . . cross exam witnesses" as described in the second full paragraph of Page 2 of the Notice of the Public Hearing. I understand that a court reporter will be present. Will the witnesses giving testimony be sworn? How will requests to cross-examine be recognized? How and when will a cross-examiner be provided any written evidence or other information submitted by a witness?

I realize the foregoing paragraph may raise questions that the Village has not fully considered; however, in that this hearing raises serious issues about the potential "taking" of a private property interest by the Village of Hinsdale, it is important that the appropriate constitutionally-mandated procedural safeguards be observed. Observation of the proper due process procedures is even more important if the moratorium is ultimately subject to a legal challenge.

It was a pleasure to reconnect with you. Please let me know what you find out.

Many Thanks,

*Dale*

Dale E. Kleber

120 E. Walnut St.

Hinsdale, IL 60521

[REDACTED]

[REDACTED]

## Christine Bruton

---

**From:** Jill Clarke [REDACTED]  
**Sent:** Wednesday, June 10, 2020 1:01 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

I wanted to weigh in as supporting the proposed temporary moratorium on demolitions of buildings identified as "significant" or "contributing" per the 1999 Hinsdale Reconnaissance Survey. I agree that we as a village need to spend some time evaluating how we can effectively protect these homes and encourage renovation as opposed to demolition.

As a current resident in North Hinsdale, I previously lived in Southeast Hinsdale for 16 years, and am sad and frustrated to see so many of the homes in my neighborhood fall to the wrecking ball. Many of the homes are listed as significant on the 1999 Reconnaissance Survey, but are now gone forever. The home at 419 S. Oak Street is my daughter's grandfather's childhood home, and it is beyond troubling to see that that stately home is set to be demolished as well.

We need to value the rich history of our community and not let it be destroyed without considerable thought of the consequences. If we do not act soon, the area listed as a National Register Historic District will have no historic homes left, and the historic charm that our community boasts will be in jeopardy of being lost forever.

Sincerely,

Jill Clarke

231 East Hickory Street

Hinsdale

## Christine Bruton

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**From:** Ruta [REDACTED]  
**Sent:** Wednesday, June 10, 2020 12:45 PM  
**To:** Christine Bruton  
**Cc:** Brigden, Charlie  
**Subject:** Preregistration - pro demolition moratorium

Hi, just preregistering for tonight's meeting for myself and husband.

Thanks,  
Ruta & Charlie Brigden

Sent from my iPhone

On Jun 2, 2020, at 4:48 PM, Brigden, Charlie [REDACTED]

My wife and I live in a historic residence located at 224 N. Park Avenue in Hinsdale.

We are aware of the upcoming public hearing intended to gauge residents' attitudes towards this topic and have the following comments:

1. Very few people are aware of, or understand, which properties are actually "at play" here. If the list is limited to those deemed "contributing" or "historically significant" from within the boundaries of the federal Historic Districts (National Register), then that list is considerably shorter than what is perceived by the general public. Although it exists, this list is not something that is widely known in our community.
2. Lacking precise definition may not be intentional but it serves to undermine a collective understanding about which Hinsdale properties the moratorium potentially applies to.
3. The Hinsdale Preservation Commission (HPC) lacks appropriate "teeth" to enforce its important mission. Future steps should include the creation of "local" historic districts that correspond to, or extend beyond, the current federal districts. Significant alteration or demolition within these districts would then become under the purview of the HPC with the requirement of a certificate of appropriateness.
4. The demolition moratorium is a significant step in the right direction, and is the path that many communities across the United States have "started with" in balancing the rights of property owners with the protection of our historic fabric.
5. We enthusiastically extend our support for the demolition delay initiative.

Charlie and Ruta Brigden  
224 N. Park Avenue  
Hinsdale, IL



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## Christine Bruton

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**From:** Gerald Kostelny [REDACTED]  
**Sent:** Wednesday, June 10, 2020 1:03 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration - Demolition Moratorium

Hinsdale Plan Commission Members:

We are Hinsdale homeowners that (1) do not support the proposed Village-wide temporary moratorium on the issuance of demolition permits within the Village for landmarked or “historically significant” buildings per the 1999 Hinsdale Reconnaissance Survey; and (2) support a review to determine how to best maintain the architectural character of the Village while also maintaining the property rights and property values of property owners.

First, the proposed moratorium will effectively suspend the property rights of property owners that are entitled to rely on existing, legally enacted Village ordinances and procedures – not ordinances or procedures that are being studied, considered, or proposed. It is our view that those property rights are to be maintained up until the time the Village changes those ordinances and procedures after public input and debate.

Second, we believe there is a need to balance the maintenance of the Village’s architectural character with the property rights of the property owner. Currently, the Village utilizes the Historic Preservation Commission as an advisory voice regarding the issuance of demolition permits for landmarked or historically significant structures. This commission, by its very title, is biased towards the preservation of existing buildings sometimes at the cost of curtailing a property owners rights – rights including the improvement of a property to contemporary design and construction standards and of maximizing property value as either a redevelopment project or new construction site. To address both the maintenance of architectural character and to preserve property owners rights, some communities have used clearly defined architectural design standards to be uniformly applied to both redevelopments and new builds. We believe a comprehensive review is necessary at this time to determine how to best maintain the architectural character of the Village while also maintaining the property rights and property values of property owners.

Gerald and Carolyn Kostelny  
328 East Eighth Street

## Christine Bruton

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**From:** M Fuller [redacted]  
**Sent:** Wednesday, June 10, 2020 1:32 PM  
**To:** Christine Bruton  
**Subject:** Public Comment – Demolition Moratorium

Lately there have been a lot of highly emotional comments online and elsewhere regarding Hinsdale houses. Many of these are from people who don't own property in Hinsdale and have no stake in the Village or its future.

If we want Hinsdale to remain a vibrant community we must welcome newcomers. We can't do this with oppressive rules that make it undesirable to buy a house here.

We support the preservation of older homes in Hinsdale but we should do so with incentives and encouragement rather than punishment.

Marian Fuller  
Hinsdale homeowner

**Christine Bruton**

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**From:** Douglas Day [REDACTED]  
**Sent:** Wednesday, June 10, 2020 1:35 PM  
**To:** Christine Bruton  
**Subject:** Pre -Registration - Demolition Moratorium

I am registering to provide live testimony.  
Douglas Day  
Historic Home Owner



## Christine Bruton

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**From:** Keith Medick [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:00 PM  
**To:** Christine Bruton  
**Subject:** Property Rights of Owners

To whom it may concern I am writing to you as a 25 year + resident of Hinsdale who has owned four homes in the village. I have owned a newer home and have re-habbed the others so I am an advocate for both types of properties.

That said, those choices of what I did with my properties were mine as the person who paid for them and paid taxes on them. While I understand the emotional connection to some of the older and more historic homes in town, that emotion cannot be subservient to property owners rights. Having re-habbed some of my properties I can tell you that often it is cost prohibitive to do so to bring them to a more modern living standard. As long as a property owner is following the building code of the state and village then there should be no moratorium put on what an owner can do with his or her own property. Any moratorium whether in the Robbins Park Historic District or any other district infringes on the property rights of the owner which should always get first consideration. What if an existing owner of a deemed "historic" home wanted to make renovations or tear it down and build a more livable dwelling for future generations. Would they be denied the ability to do so by some new ordinance that prohibits such even though they may have lived in the home for decades?

This tear down moratorium proposition opens up too many cans of worms for the village and it doesn't make sense why the village would open itself up to potential litigation as a result which would be paid for at tax payers expense.

Sincerely,

Keith Medick  
137 Ravine Road  
Hinsdale, IL. 60521

## Christine Bruton

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**From:** Dr. Dwight A. Frey [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:07 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration - Moratorium - Dwight and Shannon Frey

Please pre-register us for the Virtual Plan Commission Hearing tonight. Thanks.

Below is a copy of the letter I sent earlier today.

To the Village Planning Commission, the Village Board of Trustees, and all concerned residents,

We currently own two historic homes in the Robbins Survey Area. 134 S Park Ave, designated as historically *Significant* in the Robbins Survey (aka. the Charles G. Root home), and 104 E. 4th Street, designated as *Contributing* to historical significance in the Robbins II Survey. I believe our position on this issue is unique in that each of my homes are likely destined for different futures.

Let me start by saying we saved 134 S Park. The home sat empty on the market for more than 2 years before we purchased it. We recognized that the home had a unique history and distinctive architectural details which were irreplaceable and admired by all. The home was also extremely well built and well maintained by the 4 families who had occupied it over the last 116 years. Despite the higher cost of ownership, the charm of this historic home was worth saving. We renovated the interior, renovated the exterior, and updated all of the utilities to code. We also have plans approved for an addition to modernize the interior flow and create the living space that current and future Hinsdale residents expect. In short, we have made a large investment in preserving this home with thoughtful planning that should attract Hinsdale families for another 100 years.

I think it is important in this conversation to note that Historic Homes have a much higher cost of ownership. A cost which needs to be acknowledged by the Village if a large scale preservation effort is going to be pursued in order to maintain an esthetic for all residents to enjoy. The cost to maintain is higher, the cost to renovate is higher, the cost to insure is higher, and the cost of reduced appreciation is much higher. For our home, the cost of updating the gas, electric, and water utilities alone was almost \$200,000. That is 10-20% of the cost of building an entire new home! Why should the few who voluntarily offer to preserve Historical homes bear the entire cost for the community. Shouldn't those actively pursuing preservation for the benefit of all be willing to partially offset or subsidize these additional cost burdens for the good of the Village. These additional, sometimes hidden costs, are part of the reason historic homes sit on the market for 2-3 years and often sell at close to land value. These additional costs of preservation are not even marginally offset by the only incentive available - the 10 year property tax freeze. If you want to encourage people to purchase, maintain, and renovate Historic Homes, a significant increase in incentives should be considered.


Our home at 134 S Park is a great example of Historic Preservation. However, the process of approval and permitting through the Village was long, arduous, and expensive. In fact, the experience of several people we know who went through the process was the same, frustrating and painful. If the goal of the Village is to encourage preservation and investment, the cost and process need to be addressed. The time from our application with the Historic Preservation Committee to approved permits was 9 months, consuming much of

the summer and fall building season. The village needs to find a way to considerably expedite this process without undue burdens. A 6 month moratorium is an undue burden.

Also, recent trends in the housing market have made it clear - people don't want to live in Historic Homes! People like looking at them as they drive by. They like the character historic homes bring to their neighborhood, but they don't want to own one. How do I know? The market tells the story. My historically contributing home at 104 E 4th Street has been on and off the market 4 times over the last 5 years. Our highest and only offer has been \$15,000 less than what we paid for it. Why? Floorplans/layouts and cost! At the end of the day, no matter how much you love historic homes, the economics of ownership and renovation determine the fate of the property. 104 E. 4th street is 140 years old. Built in 1874. The cost to renovate to a modern layout, to create the floorplan and amenities families want, exceeds the cost of building a new home. If you are building a program to save these homes, you must allow people to update floor layouts and flow to modern living standards in an expedited process and create significant financial incentives to offset the higher costs. If you don't, the economics of ownership will prevent many from buying, and values will fall. Dropping home values on historic homes discourages investment and will eventually lead to deteriorating homes which get torn down or sold at land value. One might say, this is the state of affairs right now in Hinsdale.

When the cost of renovation to meet the needs of the community exceeds the value of the property, the market will show an economic hardship for preservation of that property. Under these circumstances, the Village must be prepared to either purchase the property or allow it to be raised. If the Village feels the property is architecturally or historically significant it could offer an Economic Hardship Property Tax Credit to encourage purchase of the property. Or it could create an incentive to build a new home in the same style as the old home it will replace. The decision on which incentives to offer could be determined by whether the property is significant or contributing and by some economic criteria to determine hardship such as time on the market or reduction to land value. Perhaps a Historic Home Tax Credit to reduce property tax by a minimum of 20 percent on historically significant homes should be considered. A tax credit which reduces property tax in a significant way will increase demand and help maintain property value in historic homes, a critical step in encouraging long term ownership and investment. As an example, the Mills Act in San Diego permanently sets your taxes 20-80% lower than the normal assessed value simply for maintaining the property's exterior appearance and without preventing a future tear down. *Combining a "Tax Credit" with a "Tax Freeze" for significant investment*, as in the Mills Act, could be a very powerful incentive to prevent tear downs and update historic homes to appeal to the needs of future Hinsdale families. Whatever you decide to offer should be significant. Current trends are not encouraging and you are working to save these homes for generations, not 5-10 years. A combination of the above incentives might be strong enough to encourage families to buy and maintain historic homes and encourage long term ownership.

Warm Regards,

Dwight and Shannon Frey  
134 S. Park Ave, Hinsdale IL. 60521  


**Christine Bruton**

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**From:** June Ellen Groppi [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:15 PM  
**To:** Christine Bruton  
**Subject:** We support Moratorium

Groppi  
201 East Hickory

**Christine Bruton**

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**From:** Sharp, Suzanne [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:20 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - demolition moratorium



As someone who has lived in Hinsdale my whole life, or the past 40 years, I fully support the proposed moratorium to protect Hinsdale's historic home. I am so sad to have seen so many historic homes in this town destroyed. Over the past 30+ years the number of homes that have been demolished is absurd. I remember a former neighbor (whose house has since been taken down) who made a quilt entitled "lost history" that was all pictures of houses that had been torn down. There are blocks where there are no homes left that were built pre 1990. There are so many "cookie cutter" homes of a few different styles that have popped up. There are very few "moderate" family homes that are left. Something needs to be done before we lose more significant homes that help provide character to our town. Thank you to the John Bohnen and the historic preservation committee for trying to make a difference and stop this before it is too late.

Suzanne Sharp

**Suzanne Sharp** | Lead Associate, Branch Marketing  
Illinois Branch  
[REDACTED]  
Deerfield, IL 60015  
[REDACTED]



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**Christine Bruton**

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:27 PM  
**To:** Christine Bruton  
**Subject:** PUBLIC COMMENT - DEMOLITION MORATORIUM

Charles A. Janda  
120 N. LaSalle St., Ste. 1040  
Chicago, IL 60602

[REDACTED]  
[REDACTED]  
[REDACTED]

## Christine Bruton

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**From:** Deanne Bauer [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:40 PM  
**To:** Christine Bruton  
**Cc:** preservehinsdale@yahoo.com  
**Subject:** Hinsdale Historic Preservation

To those concerned:

We are in full support of the moratorium to support the protection of Hinsdale's Historic Homes. Once gone, the history of our beautiful village cannot be restored. Carefully consider what can be done to maintain the beauty and historical integrity of our village.

Thank you for your consideration,  
Dee & Greg Bauer  
Hinsdale, Illinois

## Christine Bruton

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:58 PM  
**To:** Christine Bruton  
**Subject:** Public Comment - Demolition Moratorium

Hello,

I want to express my concern over the upcoming Moratorium vote that will be discussed at today's meeting. My issues are as follows:

- If a moratorium goes into effect there needs to be support around an exception process for those who have made investments and are now stuck in the middle, along with homes that are clearly dilapidated and pose safety risks.
- The economic impact that the fear this ruling could create around property values could be devastating. In light of the recent world events, I have spoken to many great families who now want to move out of the city. As they look both the north and west it will be hard to champion our community if there are so many obstacles around homes ownership in Hinsdale.
- While preserving our historic homes is important, I disagree with giving the Historic Preservation Commission any decision-making power. While they can give an expert opinion on maintaining certain historical attributes, they should not have the power to make the final decisions on someone's home or slow the process. This should be a right of the homeowner. I strongly suggest that the HPC maintains their advisory role.

We are in the process of purchasing a lot and building a new home for our family. It will be a significant financial investment and we want to make sure that we are making the right decision. We love our Hinsdale community, but also want to preserve our rights as homeowners and investors. We appreciate your time and consideration with this difficult decision.

Thank you,  
Jenni



## Christine Bruton

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**From:** Grieve, Andrew [REDACTED]  
**Sent:** Wednesday, June 10, 2020 3:02 PM  
**To:** Christine Bruton  
**Subject:** Proposed demolition moratorium

Hi Christine – submitting the following written comment for tonight’s Plan Commission hearing. Thanks!

Dear Village Plan Commissioners:

There are obvious merits and costs to any moratorium on demolitions in Hinsdale.

The merits of a moratorium stem from a desire to preserve the historic architectural charm of our community. I think you would be hard pressed to find many residents that don’t believe that to be a noble ambition.

The costs of a moratorium, and in fact, any solution which makes buying and developing property in Hinsdale more difficult are twofold. First, with a finite supply of properties and fewer buyers willing to invest in Hinsdale, real estate values and thus the property tax revenues that fund our schools, are bound to suffer. Second, as we are three months into the deepest recession since the Great Depression of the 1930s I believe the Hinsdale government’s top priority should be protecting the Hinsdale economy. A 6-month moratorium intentionally refuses private capital ready to be invested in our local economy...supplying construction, F&B, retail and services jobs at a time we need them most. The greater number of properties the moratorium applies to, the greater the cost.

My concern with the proposal is its breadth (and thus, cost). It seems to me the merits could be achieved while minimizing the costs by applying the moratorium to a very narrow set of homes deemed historically critical. By applying a crude moratorium to nearly 2000 homes, including those which are uninhabitable, those which were marketed as “land” when last sold, and those which cannot be cost-effectively renovated to meet modern living standards, the proposal seems to be using a sledgehammer to crack a nut.

Best regards.

Andrew Grieve  
609 S. Bruner St. & 324 S. Elm St.

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## Christine Bruton

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**From:** Tom Lavins [REDACTED]  
**Sent:** Wednesday, June 10, 2020 3:06 PM  
**To:** Christine Bruton  
**Subject:** FW: Tear down moratorium

**From:** Tom Lavins [REDACTED]  
**Sent:** Wednesday, June 10, 2020 2:51 PM  
**To:** 'pc@villageofhinsdale.org'  
**Subject:** Tear down moratorium

Current address: Thomas Lavins---557 N Washington St—Hinsdale, IL ---63 655 1419

Dear Members of the Plan Commission: I received the notice on the hearing regarding putting a moratorium on tear downs of homes in Hinsdale. I have lived in Hinsdale since 1995. I am also a graduate of Hinsdale Central , class of 1983. So it is safe to say I have been around town for some time. My family has renovated 2 homes in Hinsdale. Our current home was built in 1918-- We CHOSE to do a complete gut/rehab because at the time it made more economic sense (in 1999) than tearing the house down. I am in the construction business as a material supplier—and I can tell you EMPHATICALLY today that would not be the case—remodeling costs have soared relative to new construction cost ---for a whole host of reasons. Putting a moratorium on tear downs is a COLOSSAL mistake. The homes in Hinsdale --which may be open for some sort of historical consideration—by and large are structurally compromised and are by no means economically feasible to make the numbers work. But more importantly that should be a decision the HOMEOWNER makes. It would be a VERY DISTURBING trend to have local government dictate what homeowners can and cannot do with their homes. What's next architecturally reviewing plans, color selections, landscaping??? END THIS NONSENSE NOW!!!

Regards,  
Thomas A Lavins

## Christine Bruton

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**From:** JEFFREY WILLIAMS [REDACTED]  
**Sent:** Wednesday, June 10, 2020 3:09 PM  
**To:** Christine Bruton  
**Subject:** Re: Public Comment--Demolition Moratorium

Ms Bruton,

I would like to voice my support for the proposed moratorium on demolition permits for an appropriate period of time until the Village can codify a procedure which to the best of their ability can adequately preserve the historic elements of the Village.

As a civil engineer who has prior work with land development, I have some experience with a few of the state and local historic preservation entities within the Chicagoland area. I have also attended public hearings on the behalf of the developer in which locals lamented their helplessness in controlling any changes to the fundamental elements of their communities, when no historic safeguards were in the Zoning laws. Villages that were historically horse farms on two-lane rural roads, suddenly found themselves one of many nameless suburbs as each 100+ unit development chipped away at their roots. Whether the "new" village was an improvement or not is very much the subject to debate, but such a debate MUST occur before passing "the point of no return" to have any meaning.

Now, Hinsdale doesn't have the looming prospect of massive developments carving swaths of land in one large move, but that doesn't mean the same net result isn't possible with hundreds of smaller rebuilds. Quite honestly, I don't claim to have the answers to the historic preservation questions we find ourselves with, but to preserve the integrity of the debate we do need the moratorium in place. To not do so is to invite a rush of permit applications to "grandfather" in demolitions on potentially significant properties prior to any legal changes being passed.

Even if the end result is to simply move forward exactly as we do now, we can do so with the knowledge that we explored the alternatives and can justify the pros & cons of each. That is what this is all about--not some form of developmental stagnation while we lament "the good 'ol days".

I appreciate your time.

Thanks

Jeff Williams  
[REDACTED] Ravine Road  
Hinsdale, IL

**Christine Bruton**

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 3:19 PM  
**To:** Christine Bruton  
**Subject:** Re: PUBLIC COMMENT - DEMOLITION MORATORIUM

In my haste, I emailed you. I was just trying to learn how to watch the meeting scheduled for later today (I have now figured it out).

No need for me to submit individual comments. The Janda family already has submitted a letter.

Plz feel free to simply delete my email. Thanks.

Charles A. Janda  
120 N. LaSalle St., Ste. 1040  
Chicago, IL 60602

[REDACTED]  
[REDACTED]  
[REDACTED]

In a message dated 6/10/2020 3:04:13 PM Central Standard Time, [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org) writes:

Mr. Janda-

I've received your email, but there is nothing attached, nor any comments included.

Christine M. Bruton

Village Clerk

630.789.7011

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

**From:** [REDACTED] [\[REDACTED\]@villageofhinsdale.org](mailto:[REDACTED]@villageofhinsdale.org)  
**Sent:** Wednesday, June 10, 2020 2:27 PM  
**To:** Christine Bruton <[cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org)>  
**Subject:** PUBLIC COMMENT - DEMOLITION MORATORIUM

**Christine Bruton**

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**From:** Matt Bousquette [REDACTED]  
**Sent:** Wednesday, June 10, 2020 3:20 PM  
**To:** Christine Bruton; Robert McGinnis  
**Cc:** Matt Bousquette; John Bousquette  
**Subject:** Pre-Registration-Demolition Moratorium

Please include my name from 448 E Fourth St seeking to speak in the public comment section tonight.

Thank you

Matthew Bousquette

Please also include speaking time for John Jacobs after me from 444 E Fourth.

Thank you

John Jacobs

## Christine Bruton

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**From:** [REDACTED]  
**Sent:** Wednesday, June 10, 2020 3:40 PM  
**To:** Christine Bruton; Chan Yu  
**Subject:** +Demolition Moratorium +

Hello Christine and Chan,

Please forward the following to the Commissioners.

Dear Commissioners,

I am a restoration architect who is in favor of the Moratorium. As many know, the Moratorium does not stop someone from tearing down their vintage or significant home. The Moratorium does one thing only, which is to allow a moment of pause to think of other options, such as, the investigation of tax property and Floor Area Ratio (FAR) flexibility. In addition, to explore the financial incentive opportunities that are available for the preservation of vintage and/or significant homes from federal, state, local agencies (including private non-profit organizations). This Moratorium can be considered a democratic compromise -- to avoid all or nothing and tear it down now.

Thank you,

**Frank V. Gonzalez,**  
**AIA, ALA, GGP**  
*President*

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U.S. Construction Efficiency Solutions, Inc.  
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*Architect Licenses: Illinois, New York, & Florida*  
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*Chicago License: General Contractor*  
**WickRight Certified Installer**

## Christine Bruton

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**From:** Matt Marron [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:02 PM  
**To:** Christine Bruton  
**Cc:** Matt Marron  
**Subject:** Public comment - demolition moratorium

Hi Christine,

A terrific example of preserving the heritage of homes in Hinsdale is where I grew up with my brothers at - 516 W. Maple. Our parents moved there in 1969 and called it home thru 1984. A wonderful block with friendly neighbors, and proximity to Monroe school and the 'green space' for playing outdoors, along with Burns field (wow great park district tennis tournaments vs D. Grove in summers).

About 20 years ago, our folks drove by and saw a fence up around the house fearful it was being razed, fortunately the new owners did a terrific remodel adding a 'Great room' on the east side of the house, along with upgrades to the existing structure - built in 1873...we received a plaque commemorating 100 years from the Doings paper in 1973. The new owners were kind, inviting us in for a tour of the remodel, evoking great memories then and now!! The historic living room and dining room were unchanged and preserved.

Good luck with the meeting tonight, in striking the right balance of old/new homes, to perpetuate Hinsdale's charm.

Matt Marron  
[REDACTED] S. Adams St  
Hinsdale

## Christine Bruton

---

**From:** Jeannie Taylor [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:05 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

Dear Christine,

We are in favor of a temporary moratorium on the issuance of any demolition permits so that we can preserve buildings with landmark status or homes that are historically significant.

We think it is important to preserve these homes and buildings in order to preserve the character of our village. We have lived in Hinsdale for 37 years and have seen too many beautiful buildings and homes torn down.

Thank you for your attention.

Benjamin and Eugenia Taylor  
[REDACTED] Mills Street  
Hinsdale



**Christine Bruton**

---

**From:** Emily Bower [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:14 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration Moratorium

Good afternoon, Christine,

I would love to pre-register for the moratorium call this evening. Here is my info:

Emily Bower

[REDACTED]  
[REDACTED]

421 South Grant Street, Hinsdale, IL 60521

Thank you!

Emily

Sent from my iPhone

## Christine Bruton

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**From:** Rachel Laux <[REDACTED]>  
**Sent:** Wednesday, June 10, 2020 4:18 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

I am vehemently opposed to the Village-wide temporary moratorium on tear downs. I believe such a moratorium will not only stifle development in town but also have a negative impact on property values of homes deemed "historic" by the board and cannot be put to their best use.

I firmly believe the rights of the property belong with the OWNER, and the owner is the only one who has the right to determine the highest and best use for their property, not an autocratic board who wants to control the look and feel of the town.

New homes can add to the charm of Hinsdale just as much and more so than a rundown "historic" home that is not economically viable to renovate. Beautiful new construction homes will someday become the historic homes that currently add to the charm of our town simply by the turning of time.

Again, I am opposed to this overreaching moratorium on teardowns.

Thank you

--

Rachel Laux

**Christine Bruton**

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**From:** Judith Coleman [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:08 PM  
**To:** Christine Bruton  
**Subject:** Pre-Registrer for Plan Commission call on Moratorium

Dear Christine,

Please allow me to pre-register for tonight's plan commission call on the moratorium.

Thank you so much,

Judith Coleman  
411 Justina St.  
Hinsdale, IL 60521  
[REDACTED]

I grew up in the 70's and 80's in Hinsdale. We moved here from Rochester, MN in 1973. Hinsdale was the most beautiful town and a great place to spend a childhood. I went to Monroe School until 5<sup>th</sup> grade and the Walker. Then "THE Junior High" and of course Hinsdale Central. Generations of families lived here, grew up here and came back and raised their families here.

Hinsdale was a town for families and kids and had yards and ski/sledding hills. Our house had a big back yard and was the "slip and slide" yard in the neighborhood. Or we'd play kickball or softball in our yard because it was somewhat centrally located where the kids could all walk to our house or ride their bikes and my mom was home to keep an eye on us. It was easy for her because the back of our house was almost all glass with sliding glass doors and easy for her to see us and more importantly hear us. Some of us got in some trouble for what she would hear, but we deserved that.

My brother and I would meet our friends at Burns Field and play tennis or football or any variety of outdoor games we came up with and in the winter, we would skate and play hockey on the ice rink. The homes surrounding Burns Field were pretty and as a kid you pretty much knew everyone because they were the homes of the kids you went to school with and you always felt safe.

Across the street from our house, the people owned the whole block from Ogden to Birchwood on Washington Street. They had their house, with a pool that Mr. and Mrs. Norman would sometimes invite the neighborhood kids over for a swim in the summer, and then another smaller house that their caretaker or a young couple would rent out. They had a barn at the bottom the hill where sometimes they had a horse and sometimes it was empty. That was our sledding hill where the whole neighborhood on the north of Ogden neighborhood kids would sled in the winter. We built jumps. We tried to knock the wind out of ourselves because we were young and had no fear. As we got older and got into Trolls, we would build jumps to invent new twister jumps on and we would use our downhill and cross-country skis to go off the jump and dream of being in the Olympics. Sometimes the parents would come out and watch when my brother or one of the other neighborhood boys had come up with a particularly "Evel Kneivel" type jump and everyone would talk about it. Childhood in the 70's and 80's was different. It's a miracle we all made it to adulthood but it sure was fun.

My mom was on the Village of Hinsdale Board and on the Variance Committee in the mid 80's. I remember her telling my dad, and us, at dinner sometimes about some of the crazier requests for home improvement or construction variances. Some of them were hilarious. I learned a lot from my parents about variances when my mom was on the committee. We were always shocked at anyone trying to destroy an historically or architecturally significant home. I still don't understand why you would want to demolish one of the things that makes Hinsdale the town that so many want to move to in order to raise a family with all of the amenities of great education, beautiful homes, history and access to culture, shopping and the city. I just don't get it.

Both my parents were fans of and read quite a bit about architecture. We would do the architectural boat tour in the city and I would love hearing about the differences in the architects and what each style meant. I don't remember much about that subject from before we moved to Hinsdale, although I was six when we moved here. However, the house I grew up in had architectural significance as it was designed by an apprentice of Frank Lloyd Wright. Our house and our neighbor's house were built for two brothers, the Hendrickson brothers and were two of his last before the architect, Harold R. Zook, passed away in 1949.

We learned about architecture and house design, I think, because we lived in "a Zook". I loved our spider web design slate floor in our family room that was originally the patio before they enclosed that area and made it the family room. And the spider web design in the living room above the fireplace. It was cool. And it was interesting. Because of our house being designed by Harold Zook, people knew our house. It also gave my parents another area to teach us about and increase our knowledge of and appreciation for architecture and design. It was also probably the reason that when I was in a junior at Central, my mom went back to college and got her Interior Design degree from the Harrington Institute of Design. All that because my family bought "a Zook".

My parents took the carpet out of our living room in 1988 and replaced it with a white oak floor. Not just any floor, but my mom worked with Birger Juell to create a spider web design white oak floor to enhance Zook's original design of the house. It was awesome and I even helped saw and place some of the pieces. Birger Juell, Ltd. used it in their brochures and advertising for their business.

I remember in 1990 when Newsweek did an article on the "McMansions" being built in Hinsdale to replace the homes they were tearing down. A lot of us "Hinsdaleans" hated them and our house had many dinner discussions about them. My mom was no longer on the Village Board or Variance Committee. We felt like the look and feel of our town was being demolished. Oak Brook was where they built the crazy big houses, not Hinsdale. History was important in Hinsdale, don't you know? It's the Historic Village of Hinsdale after all.

There was a woman that my mom was friends with, my parents and she and her husband were friends, Alice Mansell. The Mansell family also lived in a "Zook" and Mrs. Mansell had started either a society or something like that focusing on Harold R. Zook and his history and the architectural significance of his homes, specifically in Hinsdale.

Lavinia Tackberry lived in the house that Mr. Zook had built/owned and used as his studio. Mrs. Tackberry owned the Eye on Design jewelry store where all the girls growing up went to make jewelry after school, for birthdays, or just to hang out and hear the stories of her travels to Africa for artifacts and jewelry. She was eccentric and "the Eye" was a cool place to be in the 70's and 80's. She would talk about the Zook house and Zook sometimes too.

Around 1994 or 1995, my parents added an addition on to the house. They found an architect that specialized in Zook homes so they would keep the original intent of Zook in the house.

They were adding a dining area, expanding the kitchen and family room areas and adding a modernized master suite and bath. I was still living in the Chicago area at the time and was looking at the plans one night and noticed they were going to be taking out the original slate spiderweb design floor from the former patio now family room. I couldn't believe it. I asked my dad why and he said it was too difficult to save. I asked why he wouldn't just move it to the patio and make it the patio again like it was when they built the house. My dad laughed and said the plans would cost too much money. I asked if I could take a shot at drawing the spider web, putting numbers on the drawing that would coincide with the sections of the floor and see if the architect could use it. My dad said, "sure", so I did. You see, the fact that we had the Zook spider webs made me love spiderwebs, even if I hated spiders. I had been drawing and doodling them since we moved to Hinsdale. I still do.

The architect loved it and the patio looks great even 25 years later. The construction guys weren't so happy because they had to take the floor out piece by piece instead of just bulldozing it, but we saved the original design of the house. Sadly, it felt like we were the exception and not the rule when it came to remodel instead of bulldozing as the teardowns were continuing at a rate that boggled my mind. I couldn't understand why you would want to tear down such beautiful homes and build massive homes with no yard for the kids, nowhere to play and almost literally on top of your neighbor. That's what downtown Chicago is for, not Hinsdale.

My parents sold our house in 1999 and it crushed me. I felt "homeless" it was weird. I love my childhood home for the memories as a family and of my life but also because of the house. I always felt like our house had its own life and I wanted to be part of that life forever. My parents moved into a condo in Graue Mill and split time between Hinsdale and Florida until they moved to Florida full time in 2001.

I had moved to Florida in 1995 and lived there for 20 years, then Savannah, GA for three years before moving back to Chicago in the summer of 2018. All the while, whenever I would come back for work or to visit, I would drive by our old house and reminisce. Friends would tell me when it was on the market again and when it would sell.

One of the owners of our former house had it declared an historical landmark because of the architectural significance and because of Zook. I felt a huge sense of relief because that meant it couldn't be torn down.

The people that live in our former home now are great. We have become friends through a serendipitous mutual friend. After my dad passed away, my mom and I were in town for my brother's 50<sup>th</sup> birthday. The mutual friend called me and said the current owners would love for us to come by and see the house. My mom and I went. It was great. It felt right for that family to be there. They love the house like we loved it. They bought it partially because of the Zook history. They even have the same kind of dog that we had when we lived there, except they have two. The right people are in the house. It is their home now.

It was interesting to see the different things that owners between my family and their family had done to change it, but the bones were all Zook.

I moved back to Hinsdale in October of 2019. I don't recognize a lot of it. Sometimes I drive around or walk my dogs and try to take a trip down memory lane but there are monstrosities where my friends' homes were. They bulldozed the Comiskey house, the Crowe's house, they have torn down Zook homes to build massive houses that look like other massive houses. There are so many "Chip and Joanna Gaines" farmhouses there are areas that look like a housing development with only three or four floor plans. The Dean's house is in danger, so is the Elmore and Sexton/Janda house.

There are multiple homes that I never thought I would see torn down that are on the chopping block. Hinsdale actually took a home off of landmark status and allowed it to be torn down and replaced with whatever it was replaced with. There is another Zook house about to be torn down. People say these homes are "outdated". That is an easy excuse. There are at least three shows on HGTV that restore and remodel homes to keep up with the times instead of tearing them down. Check out "Good Bones", "Bargain Mansions" and "Home Town" some time.

Why don't the builders/developers here restore the historic homes instead of demolishing them. Do something to restore the community not eliminate it.

There are people that buy a home and literally let it rot so they can have it declared structurally unsound so they can tear it down and build a replacement.

The Hinsdale Junior High became the Hinsdale Middle School and was torn down, and it needed to be. It was replaced with a monstrous square concrete, brick and glass building that includes a parking garage currently under construction. It's beautiful inside. Outside? Not so much. I expected better with the resources and talent in Hinsdale.

There are twelve, yes twelve, huge million dollar plus homes built on the property that was our sledding hill. When I drive by my old house, I don't even look on that side of the street. No other homes have been built on our side. It's the same five houses that have been there since I was a teenager.


I can't bring my nieces to Hinsdale and show them where their dad learned how to ski jump like a crazy man that he shows off on rare occasions for them when they go skiing. I can't show them where he went to junior high. I can't show my nieces where their dad and I did most of our growing up things because so much of it is gone. We don't even have an ice cream store in Hinsdale anymore.

Where do kids sled and play and be kids now? When does it stop? When do we reign it in?

Don't get me wrong, I understand that there are homes that should be torn down. There are plenty. But when we destroy the history of what made our town so desirable in the first place, it takes away the beauty of what is Hinsdale.

Please stop now. While Hinsdale still has at least some of its historic and architectural charm left.

Sincerely,

Judith Coleman  
411 Justina Street  
Hinsdale, IL 60521  




## Christine Bruton

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**From:** Angelo Malamis [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:27 PM  
**To:** Christine Bruton  
**Subject:** Public Comment – Demolition Moratorium

I am the current homeowner of 844 S. Lincoln, Hinsdale. We purchased this property with the intention to build a new construction home. Due to some unforeseen circumstances, we have decided to sell our property. We are currently under contract with a local Hinsdale homeowner, who is looking forward to building a new home on 844. We are scheduled to close in 2 weeks time on June 19, 2020. However, there is strong concern and reluctance on the buyer's side to close given the moratorium on home demolition in the Robins Park District. While we understand and respect the need to protect historically significant homes in Robins Park, our home on Lincoln street is outside of the historical district. We understand there is some discussion as of late regarding which homes will fall into this category outside of the District. However, there are many implications for us and potential buyers who are looking to invest, beautify, and build in Hinsdale.

When we purchased this home, my wife and I completed all the necessary due diligence including soil testing, pre-plan review, and preliminary engineering plans. During our lengthy due diligence process, we determined the various parameters to build a new home on this lot with the Village. There was no indication whatsoever during this time that would prohibit us from building a new construction home. In addition, based on initial lender home inspections, the home was deemed uninhabitable and in disrepair. Upon receiving the pre-plan review, we naturally believed it was acceptable to proceed with our plans to build.

After feeling comfortable with our extensive due diligence process in part with the Village, we closed on this property with the sole intention of building a new construction home. If there was any inclination that this was not possible, we would not have proceeded with this purchase or taken on this endeavor. Our potential buyers are concerned with this as well, and stated they will not proceed with their plans to purchase 844 S. Lincoln if they cannot build a new construction home. We've had no formal mail notification or disclosure from the Village prohibiting our plans, yet there remains consternation on the buyer's side on whether this home can be demolished. This will undoubtedly jeopardize the closing of this home.

Unfortunately, we have been accruing holding costs during the pandemic, which is understandable given the crisis our nation is facing which is out of our control. Now that we have found a buyer, we are at another standstill. We are looking to create a win-win situation for the excited buyers, for us as homeowners/sellers, and for the neighborhood as a whole. We have had some neighbors inquire when we would start the process of knocking down the home and beautifying this corner lot.

Since this has all happened unexpectedly and after having purchased this property, we are humbly and respectfully requesting that 844 S. Lincoln be exempt from any inhibition to construct a new home on this property since it is demolition quality.

Thank you for taking the time to better understand our perspective and the implications this may have on various homeowner's in Hinsdale. Since the buyer's attorney just made us aware of this situation, time is of the essence since the scheduled closing is imminent.

We greatly appreciate your time and kindly request your assistance in resolving this matter.

Sincerely,

Angelo & Eleni Malamis

## Christine Bruton

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**From:** Cynthia Curry [REDACTED]@gmail.com  
**Sent:** Wednesday, June 10, 2020 4:14 PM  
**To:** Christine Bruton  
**Cc:** Robert McGinnis; Cynthia M. P. Curry  
**Subject:** Public Comment-Demolition

To: The Village of Hinsdale Plan Commission,

I have been a resident of this beautiful village for 65 years. I have raised three children here and am fortunate to have one of them select Hinsdale as the place to raise their family. I have seen many changes as our idyllic community ages, some by the hand of nature some by the hand of man. We rose to the challenge of Dutch Elm disease and yet our once tree lined Garfield, which reminded me of a tunnel as a child, will never be recreated by other tree varieties. Our greatest threat now are human forces at work that are doing serious irreplaceable damage to our, "Village on the Countyline."

My eldest daughter and her family hoped to reside here as well but chose Winnetka because of the proximity to their brewery company in Chicago. She, a 1999 graduate of Hinsdale Central HS, remarks with dismay about the lack of proper zoning restrictions surrounding our historic homes each time she visits. Our lack of preservation is nothing less than ignorant and embarrassing and I feel it even stronger when I visit the north shore. Their recognition of their history is apparent throughout their towns.

I often wonder what the long range plans are for our town if we continue to sell out to the highest bidder. Is our future a transformation to a village of multi million dollar tract homes? Our once catalog of periods and styles are giving way to the builders who come to profit off of Hinsdale and move on. There will no longer be a need for a Hinsdale Historical Society as there will be nothing left to protect. That said where is that groups voice? When I inquired I was told that they aren't a political organization for fear they will lose their tax status. How ironic.

When our youngest daughter and her husband purchased a home in the Woodlands they tried to obtain copies of the original plans of her home for restoration purposes, they were refused by the village. The village guidelines say that unless the original architect gives written permission they can not be copied or photographed. Like most of us who do live in Historic homes those people and their signatures have long been deceased. How hard are we making it for those who wish to preserve the integrity of this town?

In 1978 and newly married, my husband and I purchased one of the oldest homes in town and moved it to a lot that entailed a tremendous amount of legalities and expenses and garnered national press. That paved the way to us being asked to coordinate the move of the home that houses the Hinsdale Historical Society. In 1996 we purchase our current home, one that I was most familiar with growing up. It is a very special home designed by Hinsdale architect Philip Duke West, one of a few he designed in the area that still remain. At the time our home was built Hinsdale was home to a legitimate theater. During the summer months many famous guests biked through town, stayed in our homes and enjoyed this place.

If it is possible to close a country to plan for its future and its reopening, then how hard can it be for a village to impose a maximum 180 day moratorium for reflection on Hinsdale's path forward. Having a chance to catch our breath and chart a course that can progress and protect Hinsdale's past. We should be looking at ideas and ways that encourage builders to rehab and enhance existing homes. We all have time but the strip mining approach to our homes and our history can not be brought back.

To those of you who sit on this committee, and to who this baton has been passed, PAY ATTENTION!  
Remember who we are and what made us special. There is no redo, history if there is any left in this town, will cast its shadow on you who sit there today..... Pay attention please.

Cynthia Perina Curry  
[REDACTED] S Elm street  
Hinsdale

## Christine Bruton

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**From:** William N Haarlow [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:30 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition Moratorium

Hi Chris. I hope that you are well. Below is my commentary for tonight's Plan Commission Meeting.

To my fellow Commissioners. I am writing to express my strongest support for the proposed moratorium. As a long-term resident born in Hinsdale, as a former Chair of the ZBA and Village Trustee, and now as a member of the Historic Preservation Commission, I have witnessed the widespread demolition of historic properties in Hinsdale. As our heritage continues to be lost, the HPC has engaged, with professional consultation, on proposed changes to the Village Code that would promote preservation. In addition to education, including the property tax freeze options made available to citizens by the State of Illinois, these proposed changes could anticipate offering residents advantageous permit and zoning considerations if historic homes are maintained. But we need the time to make these options available to our neighbors. The moratorium would provide that necessary time. Thank you for your consideration.

Sincerely,  
Bill Haarlow

## Christine Bruton

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**From:** Cynthia Curry [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:18 PM  
**To:** Christine Bruton  
**Subject:** PreRegistration-Demolition Moratorium

I would like to be able to participate in tonights meeting

## Christine Bruton

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**From:** Cecily Glouchevitch [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:38 PM  
**To:** Christine Bruton  
**Subject:** Public Comment on the Demolition Moratorium

Dear Ms. Bruton,

We are writing today because we do not support the proposed demolition moratorium. We believe this is disproportionately unfair to owners of older homes. We are great lovers of historical houses, but there needs to be much greater distinction as to which homes are architectural gems of the period in which they were built. There should also be consideration given to which homes can support renovation and which can not. Hinsdale is a very special place to me and to my family. It is very beautiful and we hope you will consider how you can preserve that beauty in a way that is fair to all and encourages investment in the community.

Thank you for your time and consideration,

Cecily and John Glouchevitch  
Hinsdale Homeowners

## Christine Bruton

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**From:** Julia Curry [redacted]  
**Sent:** Wednesday, June 10, 2020 4:24 PM  
**To:** Christine Bruton  
**Subject:** End Hinsdale Demolitions

Hello - I am a long time hinsdale resident, born and raised here. I am appalled by the number of tear downs in our town and want to see a stop to this injustice of our towns beautiful history.

Thank you  
Julia Poff

Sent from my iPhone



## Christine Bruton

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**From:** Julie Laux [mailto:jordanhomes@hinsdale.com]  
**Sent:** Wednesday, June 10, 2020 4:27 PM  
**To:** Christine Bruton  
**Cc:** Annie Mohr  
**Subject:** Comments for tonight's meeting  
**Attachments:** before and After JJH 2.pdf

I take great pride in being a long term resident and small business owner here in Hinsdale. Together, my husband and I have raised seven children here and value the residents, the location and the tapestry of the homes in town.

As a builder working in town for 14 years I have done extensive renovation as well as new rejuvenation. I am a huge fan of both! I have included a photo montage on some of the projects we have completed and will complete. I am hoping you can share the screen to show all on the call this exhibit. I take great pride in each of these projects as well as all of the other work my team and I have completed.

I would strongly state that all of these projects fit into the streetscape and are beneficial in continuing to rework the quilt that we all call home. It has been argued that older homes add value to surrounding homes. While this may be true in some cases, I would further argue that new construction adds greater value and brings new families wanting to grow their roots in Hinsdale. Whether we like it or not, 80% of buyers want new and we need to continue to provide the housing stock to attract the very best new residents that we can.

I am respectful of the Hinsdale Preservation commission in its current state as an advisory only commission. I do not believe that any of us want the commission to dictate how are homes will look in the future. It has been stated that

Adding incentives to encourage renovation makes all the sense in the world. However, no moratorium is needed in order to enact these changes. Let's just get them instituted and move on. All of the potential new buyers looking at Hinsdale as a place to Hinsdale call home are aware of this potential moratorium and will look elsewhere if it is enacted.

Please join me in voting no to this proposed moratorium.

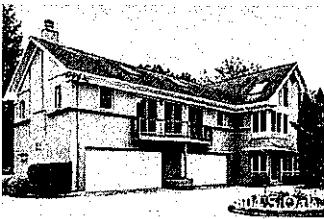
Julie Jordan Laux

before and After JJH 2.pdf

BEFORE

Teardowns

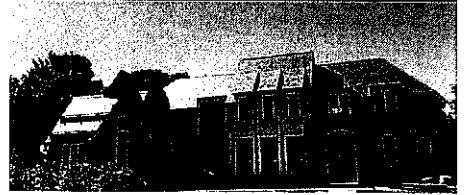
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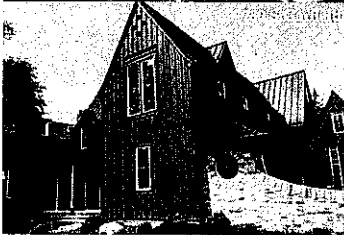
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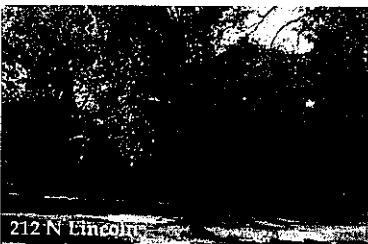
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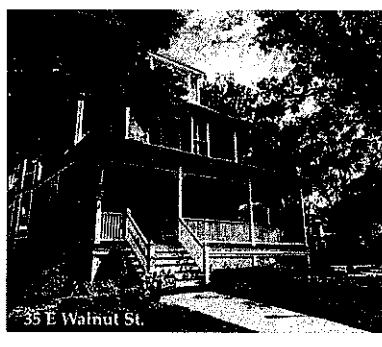
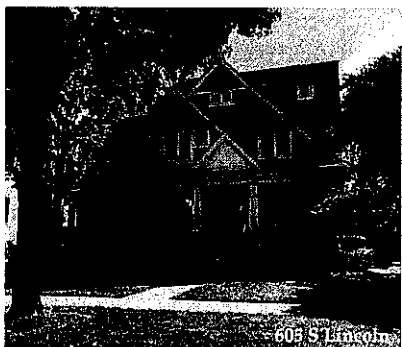
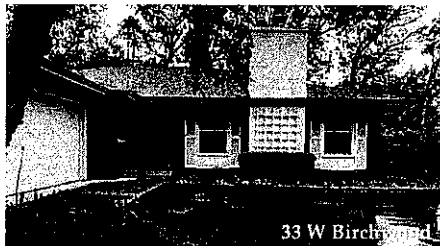
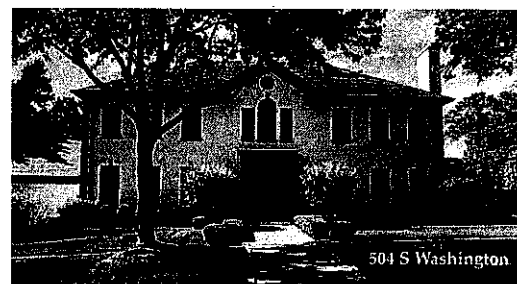
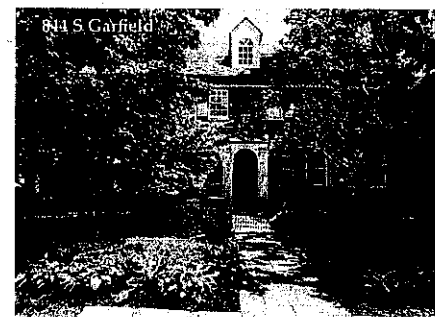
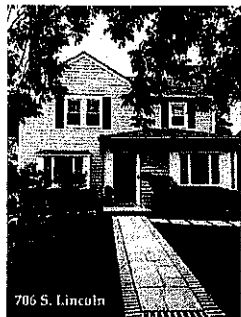
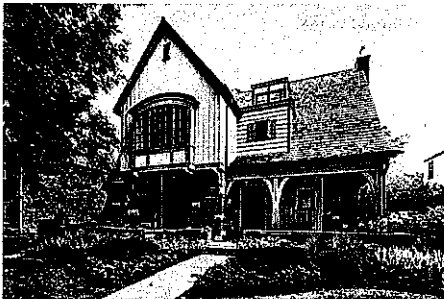


BEFORE



AFTER





411 S Washington

**COMMENTS OF  
DALE E. KLEBER  
AT JUNE 6, 2020  
PLAN COMMISSION MEETING  
RE APPLICATION A-14-2020**

Introduction:

I live at 120 E. Walnut St. and have been a resident of Hinsdale for 29 years; Over those years my wife (who is the current President of School District 181) and I have been active community participants.

In 1995 and again in 1997, I led a grassroots group of about 750 people known as CHART, which stood for *Citizens of Hinsdale Advocating Responsibility in Teardowns*. We received national media attention and were responsible for driving a number of changes in Hinsdale's zoning and building code ordinances including:

1. Revision of Residential Bulk Zoning Ordinances – To Prevent Overbuilding (e.g., oversized homes on undersized lots)
2. Changes in FAR measurement, side-yard, front yard and rear yard set backs, height and elevation and to reduce the perception of bulk.
3. Created incentives for desirable design features such open front porches, rear garages, etc in the rear of a lot.
4. Improved Teardown Site Construction Rules and Provided Notice to Neighbors
5. Hiring of a Village Planner
6. Encouraged greater preservation efforts in the Village.

If there are any old CHART members attending this online meeting, my comments that follow, will probably come as a bit of a surprise and a disappointment:

**THE PROPOSED MORATORIUM ON THE ISSUANCE OF DEMOLITION PERMITS IS A SPECTACULARLY BAD IDEA!**

Please permit me to summarize at least six primary reasons why imposing a moratorium would be a serious mistake:

1. A moratorium is a draconian restriction of individual property rights that can lead down a very slippery slope, and also subject the Village to protracted litigation;
2. A moratorium a very divisive policy that will polarize the residents of the Village.
3. The moratorium is a poorly conceived and vague proposal that is founded on a 20-year old obsolete property survey, which appears arbitrary in its identification of "significant" and "contributing" homes;

4. The proposed moratorium appears to be a knee-jerk reaction to a few well-known Hinsdale homes that may be torn down. Sound public policy should not be rushed or be reactive.
5. The proposed moratorium unfairly imposes the costs of preservation only on the owners of older properties. If the entire Village benefits from preservation efforts, then the financial burdens, including diminution of fair market value in restricted properties, should be shared by all residents.
6. Such a significant restriction on property rights, which may or may not be temporary, should not be adopted without robust and open public discussion and debate in a live setting with all the appropriate legal and procedural safeguards. This is absolutely not something the Village should do on Zoom.

Before I elaborate on these six reasons (to the extent my time allows), let me relate a story about the last time the Village attempted to impose a "temporary moratorium on demolitions in 1995. It was very temporary, because the ill-conceived moratorium was thrown out at the next meeting. It was unfair and created a very polarized atmosphere where CHART members, local builders and local architects were highly antagonist and highly suspicious of one another.

**I. First a moratorium is a draconian restriction of individual property rights that leads down a very slippery slope and may subject the Village to protracted litigation;**

A very significant intrusion by the Village into private property rights.

Slippery slope - A moratorium can lead to "Certificates of Appropriateness Architectural" = "Taste Police" = " Can you replace your windows? Can you do an addition that a Committee doesn't like? Is your paint scheme "appropriate?"

**II. It is a very divisive policy that will polarize the residents of the Village.**

I suspect that most Hinsdale residents prefer free market-based policies versus government agencies and regulatory restrictions.

Is the town in favor of it? Should not take such a draconian action with a clear mandate from the town.

Referendum or professional opinion survey. School Boards have done workshops before proposed referenda?

In my opinion, most Hinsdaleans are conservative and successful capitalists, who believe the invisible hand of the market should determine what properties are physically or economically obsolete and what properties should be preserved and what properties should be torn down. They are very suspicious of a government that starts to control what they can do with their own private property. (A moratorium is

very different from zoning.) I suspect that most Hinsdale residents prefer free market-based policies versus government agencies and regulatory restrictions.

Governments, especially local government, have not proven themselves to be particularly skilled at second-guessing the invisible hand of a free-market system.

We are living in Hinsdale . . . not East Germany or North Korea, which are striking examples of the failures of central planning when compared to the free-market economies of West Germany and South Korea.

It is a very divisive policy that will polarize the residents of the Village.

**III. It is a poorly conceived and vague proposal that is founded on a 20-year old obsolete property survey, which appears quite arbitrary in its identification of "significant" and "contributing" homes;**

The survey by the Historical Certification Consultants is 20 years old!!! Why is a 20 year old survey being used?

Its conclusions of what structures are "contributing" or "significant" appears arbitrary and the survey's conclusions are questionable at best. Some have argued the classification decisions were arbitrary and identified homes had no real historical value.

Was the criteria for determined whether a home was significant or contributing valid. Just because something is old does not make it architecturally important.

Devil is in the Details? Where are the details? What is the effective date of the moratorium? Are there any exceptions for unoccupied or dilapidated homes?

What was the genesis of this proposal? Who proposed it?

The moratorium appear to have been slapped together by an small group on influencers with a political agenda.

**The proposed moratorium appears to be a knee-jerk reaction to a few well-known Hinsdale homes that could be torn down. Sound public policy should not be rushed or be reactive.**

The moratorium is an over-reaction by the Village and it is a bad way to formulate sound public policy. The Village is being reactive here, not proactive

Preservation is a worthy objective, but it should be driven by incentives not restrictions. Good preservation policy is built on "carrots" not "sticks"

The moratorium is a reaction to a situation where several historic homes in Hinsdale have been purchased and the new owners intend to tear them down.

The Village has had the last 20 years to do discuss and debate meaningful policies to encourage about preservation policies, but has done very little.

Now because two or three notable house are threatened, the Village proposed to slap a moratorium on all houses that were arbitrarily identified 20 years ago by consultant w.

Why does the Village's 20 year failure to consider prudent preservation policies suddenly become an emergency that justifies First a moratorium is a very draconian restriction of individual property rights that leads down a very slippery slope and may subject the Village to protracted litigation;

It is a very divisive policy that will polarize the residents of the Village. I suspect that most Hinsdale residents prefer free market-based policies versus government agencies and regulatory restrictions.

The proposed moratorium appears to be a knee-jerk reaction to a few well-known Hinsdale homes that could be torn down. Sound public policy should not be rushed or be reactive.

Preservation is a worthy objective, but it should be driven by incentives not restrictions.

If the Village wants to truly encourage preservation

- Waive property taxes and permit fees,
- provide special zoning law relief and cut red tape and delays for architecturally significant homes.
- Add a line item in the Village's budget to create a fund to provide preservations grants to historic home owners.

**The proposed moratorium unfairly imposes the costs of preservation only on the owners of older properties. It the entire Village benefits from preservation efforts, then the financial burdens, including diminution of fair market value, should be shared by all residents.**

I have talked to some people who are for preservation and support the moratorium . . . as long as it doesn't affect their pocket book.

If everyone benefits from preservation, then everyone should pay for it. Don't put the burden of preservation only on the backs of those who own architecturally significant properties?

**Such a significant restriction on property rights, which may or may not be temporary, should not be adopted without full and open public discussion and debate in a live setting with all the appropriate legal and procedural safeguards.**

This is absolutely not something the Village should do on Zoom.

The format of this meeting does not comply with the Village's own "Notice of Public Hearing"

The constitutionally-protected due process rights to cross-examination and the other procedural safeguards normally involved in a hearing involved in a government "taking" of a property interest are being ignored and may subject the Village to liability.

Conclusion:

I own two homes that are listed as "significant" in the property survey. I live in one; the other is for sale. Let me share a few observations about the financial impact of a moratorium



## Christine Bruton

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**From:** Catherine Janda [REDACTED]  
**Sent:** Wednesday, June 10, 2020 4:58 PM  
**To:** Christine Bruton  
**Subject:** PUBLIC COMMENT - DEMOLITION MORATORIUM

As a Hinsdale homeowner, I do NOT support the teardown moratorium, as I believe it would negatively impact Hinsdale's vitality.

All neighbors should be treated equally and I strongly believe we cannot hold some owners to restrictions that do not apply to their neighbors, as strongly communicated in the widespread PR campaign of moratorium supporters (which assures supporters that this would not apply to all).

I further question the imbalance of opinions voiced to date, particularly from those who do not own property in our community.

**Christine Bruton**

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**From:** Joe Gurgone [REDACTED]  
**Sent:** Wednesday, June 10, 2020 6:16 PM  
**To:** Christine Bruton  
**Subject:** Public Comment-Demolition moratorium.

I have been in Hinsdale for 25 years and I am against the moratorium. I built a house 20 years ago...love the progress.

Joe Gurgone

Sent from my iPhone

Can we please make sure the below letter is included in the PC packet for tonight's hearing. I didn't see it, but could have overlooked it. I am also looking for emails from Jay McGreevy, Fred Meyers and Shannon Weinberger.

Please let me know. I appreciate your help.

All the best,

Alexis

**From:** Fred Krehbiel [REDACTED]  
**Sent:** Monday, June 8, 2020 4:51:15 PM  
**To:** Thomas Cauley <[tcauley@villageofhinsdale.org](mailto:tcauley@villageofhinsdale.org)>  
**Subject:** Village moratorium

Tom

Greetings

Kay and I hope the village will approve the moratorium and work to find a fair and equitable solution which protects the village's heritage and the property rights of its citizens. Not easy job to be sure but other communities have found a reasonable middle ground.

I wanted to take this opportunity to strongly object to village residents turning off services and allowing their homes to fall into neglect before they receive approval to demolish their recently purchased homes. This is most evident in the two historic homes on Oak. In one neglect has resulted in seriously damaged floors and I am sure a great deal more damage. I understand mold and water damage affect the other. The village should insist the homes be repaired and reinstated in good condition before a demolition request is considered. We should not allow residents to thumb their noses at the village and it's rules believing we don't have the staying power or will to get tough and take them to court.

HINSDALE must protect its heritage but we also must expect residents to follow our rules and be prepared to take action against those who don't.

Sincerely

Fred

Sent from my iPhone

## Christine Bruton

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**From:** Laurel Dettore [REDACTED]  
**Sent:** Wednesday, June 10, 2020 10:21 PM  
**To:** Christine Bruton  
**Subject:** Re: June 10th meeting

Thank you Christine. I was able to listen to my neighbors and your committee. It was very enlightening. I am gratified to know how much the community cares about the landscape of Hinsdale. We must work together to find an equitable solution to this problem as the buildings will surely outlive us. As the owner of an historic property circa 1867, I can speak to the issue of historic restoration/renovation; planning and executing such a project is herculean to put it mildly. And, the cost is prohibitive today. If only we could settle on a plan to build new residences that would blend with our old homes. The stark contrast is just too great and is destroying the fabric of our town.

As a life long resident of Hinsdale, I would be proud to assist in any endeavor to reach an reasonable solution to this dilemma.

Best Regards,

**Laurel Dettore**, DNSc, PhD, MS, BSN  
[REDACTED] 5th St  
Hinsdale, IL

On Wednesday, June 10, 2020, 06:16:20 PM CDT, Christine Bruton <cbruton@villageofhinsdale.org> wrote:

*Phone into the meeting at 312.667.4792, using Conference Code 581537*

Christine M. Bruton

Village Clerk

630 789.7011

cbruton@villageofhinsdale.org

## Christine Bruton

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**From:** Tina Verros [REDACTED]  
**Sent:** Thursday, June 11, 2020 10:56 AM  
**To:** Christine Bruton  
**Subject:** Moratorium on teardowns

To whom it may concern,

I am writing to voice my concern regarding the moratorium on teardowns. We oppose the moratorium and believe the choice should be with the owner of the property.

Thank you,

Tina Verros

## Christine Bruton

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**From:** Peter D. Verros [REDACTED]  
**Sent:** Thursday, June 11, 2020 2:11 PM  
**To:** Christine Bruton  
**Subject:** Opposition to Moratorium on teardowns

Hello,

As a resident of Hinsdale, I am writing to inform you of my opposition to a moratorium on teardowns of home on the Robbins Park Historic District.

I believe the imposition of a moratorium without a comprehensive plan and subsequent vote by residents is unjust. I fear the moratorium will adversely affect property values and will deter investment in our community. A move like this without the proper research, advice from (third party) RE professionals and market data feels reckless.

I vehemently oppose the moratorium. Please feel free to contact me with any questions or concerns.

Thank you,  
Peter D. Verros

Residing @ [REDACTED]  
[REDACTED]

Sent from my iPhone

## Christine Bruton

---

**From:** Asif Malik [REDACTED]  
**Sent:** Thursday, June 18, 2020 12:22 PM  
**To:** Christine Bruton  
**Subject:** Public comment, Demolition Moratorium

Hi

We live in Hinsdale and we DO CARE and DO WANT to see village take steps to protect our heritage.

Thank you, Asif Malik

Sent from my iPhone

This message and any included attachments are intended only for the addressee. The information contained in this message is confidential and may constitute proprietary or non-public information under international, federal, or state laws. Unauthorized forwarding, printing, copying, distribution, or use of such information is strictly prohibited and may be unlawful. If you are not the addressee, please promptly delete this message and notify the sender of the delivery error by e-mail.

**Christine Bruton**

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**From:** Jeff Yahoo [REDACTED]  
**Sent:** Thursday, June 18, 2020 10:01 PM  
**To:** Christine Bruton  
**Subject:** Public comment - demolition moratorium

As a Hinsdale resident, I support the village taking the necessary steps to prevent more tear-downs of historic homes.

Jeff Baguli  
505 the Lane



## Christine Bruton

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**From:** Darlene Bingham [REDACTED]  
**Sent:** Thursday, June 18, 2020 10:05 AM  
**To:** Christine Bruton  
**Subject:** Demolition moratorium

Hi! Hinsdale is such a beautiful historic town. It would be a shame to see these houses get torn down. Please support our village and take the necessary steps to protect the lovely heritage in this town! I support this historic preservation!  
Thanks

Darlene Bingham  
717 S. Lincoln Street  
Hinsdale, IL

## Christine Bruton

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**From:** William Hulesch [REDACTED]  
**Sent:** Friday, June 19, 2020 10:12 AM  
**To:** Christine Bruton  
**Subject:** preservation

I am a 35 year resident and the longest in residence on my block. I live next to the "land is worth more than the house" and will be sad to see the home be replaced. However I also am strongly opposed to many very significant homes in town being replaced without thorough evaluation regarding the character of Hinsdale. The loss of those homes seems equivalent to removing mature trees and replacing them with newer more modern ones, both of these would significantly change the character of the village and not improving either.

When my children were growing up here we called these teardown "kaboom" homes and there is a place for this in Hinsdale but strongly feel that a village wide plan is important for the future of our town.

Sincerely

William S Hulesch  
421 South County Line Rd  
[REDACTED]

## Christine Bruton

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**From:** Kathryn Occhipinti [REDACTED]  
**Sent:** Saturday, June 20, 2020 9:41 AM  
**To:** Christine Bruton  
**Subject:** Public comment — demolition moratorium

To the Village of Hinsdale Plan Commission,

I am a resident of Charleston Road.

I want you to know that I support the Hinsdaleans for Historic Preservation.

What they are doing makes sense for all of us — individual homeowners and the town as well. I want Hinsdale to take the necessary steps to protect our heritage.

Do not let the charm of what we now know as Hinsdale to be lost to the developers greed. In the end this will just cost the town and all of us who pay taxes more money.

Kathryn Occhipinti  
Resident  
Hinsdale, Illinois

To President Tom Cauley, The Village Zoning Commission and the Board of Trustees:

My husband and I along with our 3 children have lived at 720 South Elm Street, Hinsdale, a home deemed 'significant' since 2001. We want to go on notice that we strongly object to the moratorium suggested by the (Historic Preservation Consultants, or HPC) also the delays in the proposed ordinance governing the HPC. Further, we strongly disagree with the proposed ordinance to govern the HPC which includes incentives to entice future homebuyers to maintain the original structure.

In the almost 20 years we have lived at 720, we have done our best to maintain the integrity of the home, because we love it. It was our choice to live in original structure and this was a personal decision. We could have knocked it down and built a new home without any issues from the Zoning Board back in 2001. There was no concern or hesitancy to buy that specific parcel of property and nothing whatsoever in our contract to say we could not then or ever have concern that we might not be able to sell our property to another buyer to do with that parcel as they wish. We've maintained the home as best we could and improved many aspects of it. When a new roof was warranted we took care to find a company that specialized in reconstructing the roof with original barrel tile clay shingles (the color green made for added difficulty). The company scoured Illinois, Indiana, Wisconsin and even some southern states to find replacement tiles that matched the original roof. The process took many months and exceeded the cost of a single-family home in many areas. We have never received any incentives to do this. It was our choice to redo the roofing because we wanted to care for our home, not because it was 'significant.' We replaced a black tar driveway with lovely paver bricks, we've maintained the exterior by tuck pointing, and preserving the Linen Fold front door, we've kept the original arched windows, although replacing them with newer versions would be more efficient, and we've removed trees from the yard at the Village's request due to Dutch Elm Disease at substantial cost. All while diligently paying our exorbitant taxes, supporting referendums that did not pertain to our family as we choose Catholic education and choosing to buy from town merchants first if at all possible.

We've done everything we could during the time we've lived at 720 S Elm St. to maintain a home that is almost 100 years old. We no longer wish to incur the cost of the upkeep nor is it legally our responsibility to do so if we choose to sell our home and the buyer chooses to use the property to build. To restrict us as homeowners from selling our home to a buyer either to renovate or build new is not illegal. If the Village would like to pay for the upkeep of our home and the massive renovations needed in the interior and the pool area, we'd be delighted to hand over the estimates.

We did not buy a home with restrictions of any kind, and should be allowed to sell said home in the same manner that it was purchased. We strongly disagree and protest to any propositions to be put into place by an advisory board to the Village

calling themselves the Historic Preservation Consultants who are not elected by the Village residents.

Respectfully

*Barbara E. Wilton Feldman*

## Christine Bruton

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**From:** Chan Yu  
**Sent:** Tuesday, June 23, 2020 12:09 PM  
**To:** Steve Cashman; Fiascone, Anna; Jim Krillenberger; Michelle Fisher; Julie Crnovich; mwillobee@Geosyntec.com; Troy Unell; Gerald A. Jablonski  
**Cc:** Robert McGinnis; Christine Bruton  
**Subject:** FW: Feldman home 720 S. Elm St., Hinsdale,IL  
**Attachments:** Scan.pdf

Dear Plan Commission,

Please see the below and attached, as requested by Ms. Barbara Feldman regarding the 180-day moratorium agenda item. Thank you! -Chan

**From:** Barbara [REDACTED]  
**Sent:** Tuesday, June 23, 2020 11:58 AM  
**To:** Chan Yu <cyu@villageofhinsdale.org>  
**Subject:** Fwd: Feldman home 720 S. Elm St., Hinsdale,IL

Good afternoon Mr. Yu

Kindly forward the below email to Mr. Cashman and the other members of the Planning Commission. Due to email firewalls in place, my email did not go through. With the board set to meet tomorrow 6/24, it is obviously time sensitive. President Cauley, I believe has received same.

If you'd be so kind as to let me know it has been delivered, I'd be very grateful.  
My thanks and be well

Barbara Feldman

Barbara Feldman  
Sent from my iPhone

Begin forwarded message:

**From:** William Feldman [REDACTED]  
**Date:** June 23, 2020 at 12:08:20 PM EDT  
**To:** "[pc@villageofhinsdale.org](mailto:pc@villageofhinsdale.org)" <[pc@villageofhinsdale.org](mailto:pc@villageofhinsdale.org)>, "[tcauley@villageofhinsdale.org](mailto:tcauley@villageofhinsdale.org)" <[tcauley@villageofhinsdale.org](mailto:tcauley@villageofhinsdale.org)>  
**Subject:** Feldman home 720 S. Elm St., Hinsdale,IL  
**Reply-To:** William Feldman [REDACTED]

President Cauley and Mr. Cashman and the Planning Commission

Attached please find our letter of June 23, 2020 regarding the proposed additions to the village ordinances on building and zoning.

To say we are opposed to these corrections is putting it lightly. This is a free country and what you are proposing to allow for consideration is absolutely unconstitutional and unjustifiable. If the board is looking to preserve the integrity and uniqueness of our community, putting these conditions and a moratorium

into place will drive the new younger generation that is our villages future to other towns without restrictions.

Be well  
William and Barbara Feldman  
720 South Elm St.  
Hinsdale, IL 60521

## Christine Bruton

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**From:** Sean Taylor [REDACTED]  
**Sent:** Wednesday, June 24, 2020 6:32 AM  
**To:** Christine Bruton; #VOH Website HPC  
**Cc:** Janelle Taylor  
**Subject:** Public Comment - Demolition Moratorium

To whom it concerns,

We fully support the efforts to add additional review and evaluation to historic homes by the village prior to demolition.

My wife and I live at 31 Blaine St in a lovely home that has been preserved and renovated over the years to maintain many elements of its charm and character. Each of the owners over the last century have contributed to maintain its charm and we feel its our privilege to do the same.

Our home is not one of the gorgeous mansions often discussed when these historic preservation debates occur. Rather a small humble home with a history of simple working families. It is our understanding that some of the original railroad families may have lived here at one point.

Prior to moving to Hinsdale 3 years ago my wife and I lived in Chicago and were actively involved in the Logan Square Preservation group. This group started many decades ago and prevented the tear down of many beautiful buildings prior to the revitalization of the neighborhood in the last decade. It's now regarded as one of the most beautiful and best preserved areas of Chicago's famous "Emerald Necklace" when it comes to the Boulevard System. While concerns existed early on about oversight driving property values down, today housing values have skyrocketed as a result and Logan Square Preservation is highly regarded for its contributions.

We were reluctant to move from the city to the "bland suburbs" filled with McMansions. Something special occurred when we visited Hinsdale for the first time. We saw similar elements of care and focus to preserving the community character, it was one of the major convincing factors to select Hinsdale as there are many other communities with "just great public schools".

If you walk down our tiny street today you will feel like you've gone back 100 years in time. Every home standing has been preserved (perhaps one of the few blocks in our village). American flags are hanging everywhere, old tree growth provides shade to the colorful 100 year old victorians, and the sounds of church bells and rumbling trains exist today as they have for generations. We fear without further oversight we are one wealthy buyer (neighbor) away from unintentionally ruining a very special setting in our community.

We were excited to learn our home is in the Historic Robbins Park, but have been baffled to see historic buildings just "disappearing" around us. A couple additional months of consideration seems like a minimal tradeoff to protect what generations have invested decades of time to preserve. We request you please review the Historic Preservations proposal with great consideration for both today and tomorrow's residents. Thank you.

Respectfully,

Sean & Janelle Taylor



## Christine Bruton

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**From:** Alexa Piemonte [REDACTED]  
**Sent:** Wednesday, June 24, 2020 10:20 AM  
**To:** Christine Bruton  
**Subject:** Pre-Registration – Demolition Moratorium

Hello Christine,

At the last meeting Rob had asked if my husband wanted to speak to please add him on to the continuation for today's meeting!

His name is Marco Piemonte and we are the homeowners of 419 s oak.

Thank you and have a wonderful day,  
Alexa Piemonte

## Christine Bruton

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**From:** Robert McGinnis  
**Sent:** Wednesday, June 24, 2020 11:00 AM  
**To:** Howard Ember  
**Cc:** Chan Yu; Christine Bruton  
**Subject:** RE: Anti Teardowns call in tonight

Howard,

We are in receipt of your email and will add you to the list of speakers pre-registered to make comment.

Regards,  
Robert McGinnis, MCP  
Village of Hinsdale  
Director of Community Development/  
Building Commissioner  
Office 630-789-7036  
Fax 630-789-7016  
rmcginnis@villageofhinsdale.org

-----Original Message-----

From: Howard Ember [REDACTED]  
Sent: Wednesday, June 24, 2020 9:30 AM  
To: Robert McGinnis  
Subject: Anti Teardowns call in tonight

Hello Rob,

We talked earlier this week as I wish to make some comments tonight at the open meeting regarding this anti-Teardown proposal. I emailed you earlier this week and my email was returned indicating that it was not accepted. Can you email me ASAP today to advise if and when I will be able to dial in and make my comments tonight at the open meeting?

Best regards,  
Howard Ember  
[REDACTED]

644 S. Garfield

Sent from my iPad

## Christine Bruton

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**From:** Jonathan [REDACTED]@gmail.com  
**Sent:** Wednesday, June 24, 2020 4:46 PM  
**To:** Christine Bruton  
**Subject:** public comment - demolition moratorium

I had intended to provide these thoughts prior to the June 10th meeting; I hope they are not too late.

My wife and I are new to Hinsdale, having moved here from Chicago with our toddler last summer. When we first began our search for a new home, we had no preconceived notions of where we should relocate. My wife, having spent her teenage years in Naperville, naturally wanted to explore that option. I, being a dedicated city dweller but resigned to making the move to the suburbs for the good of our son, bid for Oak Park. As we expanded our search to include other western suburbs, we were drawn to the beauty and serenity of Hinsdale. Among the things that made the town so appealing to us was the diversity of beautiful homes, no two alike, that help mark our community as special. As we have continued to explore our new community, one of the wonderful cultural amenities we've discovered is that we can take an architectural tour of historically significant homes just by taking a walk in our neighborhood. When I am out for an errand, I often find myself intentionally meandering down our streets, almost inevitably discovering some lovely historic home that was previously unknown to me. Homes like the Dean's mansion are cultural treasures, and their destruction leaves our community diminished. I read with a heavy heart the recent listing for 425 E. 8th Street (perhaps since amended), noting that this beautiful, gracious mansion could be demolished in favor of a potential buyer's modernistic vision.

I am sensitive to the economic concerns of potential sellers of historic homes, and by way of disclosure, should note that I live in a home characterized in the 1999 survey as "Potentially Contributing", and dating, depending on whom one asks, from either 1890 or 1907. The Village should work with sellers of these homes to provide what financial incentives it can, not simply to buyers who restore historic homes, but for buyers who covenant to preserve such homes for the duration of their ownership. I note the comments made by some that the value of the land is the true value of some older homes, as well as those who cite statistics, the accuracy of which I am not in a position to judge, that indicate that older homes sell for lower values and remain on the market longer than those that are new. To the extent these financial considerations can be addressed as a part of preservation efforts, this should certainly be done. But at a macrolevel, I firmly believe that part of the cultural capital our community possesses, and part of what makes it so desirable (a fact which sustains property values for us all), is the beauty and diversity of the homes that are a part of our town, and the most special and unique among these are our historic homes.

A final thought: as I am sure is well-known by all who live here, our community enjoys something of a reputation for conspicuous consumption (and for some, a crass consumerism). Failing to properly value and protect our architectural heritage and allowing the propagation of a sea of sameness among the homes that replace our one-of-a-kind treasures would only contribute to the false stereotyping of our town and its residents as individuals who put financial considerations above all else.

Very truly yours,

Jonathan Temps  
718 S. Lincoln Street

**Christine Bruton**

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**From:** Kim IAFFALDANO [REDACTED]  
**Sent:** Friday, June 26, 2020 11:37 AM  
**To:** Christine Bruton  
**Subject:** Teardown

I am opposed to a tear down moratorium.

Sent from my iPhone

## Christine Bruton

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**From:** Jessica Shah [REDACTED]  
**Sent:** Monday, June 29, 2020 4:07 PM  
**To:** Christine Bruton  
**Subject:** Public comments-demolition-moratorium

Dear Christine Bruton,

I hope this email finds you safe and well. I write to express my thoughts on the Hinsdale demolition moratorium, as I feel I may offer a different perspective, one of a prospective homebuyer.

Hinsdale is unique. It is a beautiful town with an incredibly rich history. I was lucky enough to grow up around it. And, looking back now, I appreciate even more the charm of its streets, the homes and its people. This must be preserved. It's Hinsdale's competitive advantage. It is the reason why I want to come back and raise my two little girls here.

But, how Hinsdale goes about preserving must be fair and most of all smart. No one appreciates an iron fist. In such situations, people like myself will run the other way. And, what you will find is a surplus of homes sitting on the market driving home prices down. And this is not theory, it is happening.

And why wouldn't it, as a buyer right now it makes no sense to purchase a historical home, let alone try to preserve it. There is just too much uncertainty. How will the rules be interpreted? What sorts of issues will I face? How long will it take? Will there be enough time for my kids to start school? All of these questions are just the tip of the iceberg for a homebuyer and will not be answered anytime soon. Why deal with this uncertainty.

So what can we do now. I think it's important to first come up with a REASONABLE plan before we put the town on pause and drive values down. A plan with more certainty and one that incentivizes buyers to keep historical homes. We do not respond to force, but if you can make something look awfully good, it would be hard not to listen.

Before, I end, I want to be make clear, incentivizing does not mean making something hard to achieve, it means making it easier. And, to experience true ease you have to look further than the pocket book and into the process itself.

Sincerely, Jessica Shah

JESSICA N. SHAH, MA, JD  
CHEM-IMPEX INT'L. INC.  
[REDACTED]