

Approved
Gonzalez / D'Arco

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

March 8, 2016

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale

5:00 P.M.

Commissioner Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 5:00 p.m. on March 8, 2016 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Commissioner Bohnen, Commissioner Gonzalez and Commissioner D'Arco,

Absent: Commissioner Harloe-Mowery

Also Present: Chan Yu, Village Planner

Minutes

Commissioner Bohnen introduced the minutes from the January 12, 2016 meeting. Commissioner Bohnen asked for a motion to approve the minutes. Commissioner Gonzalez made a motion and Commissioner D'Arco seconded. The motion passed unanimously.

Discussion – Map Project

Chan gave the HPC a brief update in regards to the spreadsheet.

Commissioner Bohnen asked if staff would be the one to upload the map on the website.

Chan responded no, he would send the spreadsheet to Revize to upload into a map. He added that he will incorporate Commissioner D'Arco's and Commissioner Gonzalez's new data.

Commissioner Bohnen asked if the next step would be to send to Revize.

Chan replied correct.

Commissioner Bohnen asked if the HPC could continuously add information to it.

Chan replied yes.

Commissioner Bohnen asked if this can be done locally.

Chan replied no, it would still be through Revize.

Fence Regulations

Commissioner Bohnen informed to the HPC that he would like Chan to transcribe to the Board of Trustees, that their concern pertains to all solid metal fences, including wrought iron, cast iron and cast aluminum. The consensus is to raise the height of all solid metal fences to 4 feet, specifically for front and side yards (because in backyards you are allowed 6 feet). Commissioner Bohnen reported previous discussions with Trustee LaPlaca and Community Development Director Robb McGinnis, led to suggest that lots of 30,000 square feet (SF) or over, with a front width of 100 feet, are allowed up to 5 feet. In addition, they agreed that it was a good idea to allow a 12 inch adjustment factor for grade. Commissioner Bohnen reiterated that the adjustment would reflect the bottom of the fence, to hold the top sight line for the length of the fence. Lastly, it was decided that gates, both pedestrian and driveway, and parapets should be considered as architectural effects, and not governed by the height rules. He reported that the Board feels that they are in a position to review applications the Building Department refers to them. And if the Board feels further review is necessary, they will refer it to the Zoning Board of Appeals. Commissioner Bohnen also added that after many months of discussion, the fence regulations will continue to remain in the municipal code. It was also their intent that Chan submit this to the Board for their consideration at the Committee of the Whole.

Chan asked if the Community Development Department refers the fence height variations to the Board.

Commissioner Bohnen responded that Robb would review the fence applications, and if he believed it warrants a review by the Board, he would refer it to them.

Chan asked for clarification about the aforementioned 100 foot width criteria, to see if that reflects the width of the front yard.

Commissioner Bohnen responded correct, the width of the front yard. He also stressed that the fences pertain to solid metal fences, and not hollow tubular or vinyl fences.

Commissioner D'Arco asked if there were any changes to the wooden fence ordinance.

Commissioner Bohnen responded no.

Other Business

Commissioner Bohnen announced there are two items the HPC will have an opportunity to get involved in. The home at 425 E. 6th Street was sold recently, and the couple has a wonderfully interesting renovation project. He reviewed that the house is not locally landmarked. However, it is in a historical district and has special significance since it was the founder of Hinsdale's home. The buyer intends to show the HPC on what they plan to do.

Commissioner Gonzalez asked if they picked an architect already.

Commissioner Bohnen replied they have two, both from Hinsdale.

Commissioner D'Arco asked what the timeframe is.

Commissioner Bohnen replied they just closed on the property.

Commissioner D'Arco asked if they wanted to be landmarked.

Commissioner Bohnen replied that he suspects that they will. He added that the home at 130 S. Elm Street, was the coach house for the home on the southwest corner of Elm and First Street. In circa 1955, the couch house was rotated 45 degrees to face Elm Street. The new owners are planning to expand the house in various ways. The new homeowners will appear before the HPC because this is a landmarked home. He also reported that he's already seen some of the plans with Village staff, and the homeowner has mentioned that they will not pursue an assessment freeze, as a result of the work they will do. However, they understand there will be a public meeting with the HPC because the home is locally landmarked. Commissioner Bohnen mentioned that this will be the first Certificate of Appropriateness review since he's been on the HPC. He also explained that the homeowners will bring forth approved plans (meets Code) to the HPC, to prevent potential changes to the Certificate of Appropriateness.

Commissioner Gonzalez asked if the HPC can make suggestions, given that the plans will already be in its final stages.

Commissioner Bohnen replied it is in the HPC's purview to make suggestions. To that end, he announced to the HPC that he will ask the Village to include the HPC, in regards to anything historic, and acknowledging that we have a historic downtown and district.

Adjournment

With no additional discussion, Commissioner Bohnen asked for a motion to adjourn. Commissioner Gonzalez made the motion and Commissioner D'Arco seconded. The meeting was adjourned at 5:38 p.m. on March 8, 2016.

Respectfully Submitted,



Chan Yu, Village Planner