

Approved

Prisby / Weinberger

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

November 8, 2017

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

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

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger,
and Commissioner Williams

Absent: Commissioner D'Arco, Commissioner Gonzalez and Commissioner
Willett

Also Present: Applicant for Case HPC-08-2017 and HPC-09-2017

Minutes

Chairman Bohnen introduced the minutes from the October 11, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 4-0** (2 absent) the minutes from the October 11, 2017, meeting, after requesting a few minor changes to Attachment 1 (HPC-06-17 transcript) of the minutes.

Public Hearing – Certificate of Appropriateness

Case HPC-08-2017 – 107 S. Park Ave. - Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

The homeowner presented to the HPC, the history and dilapidated condition of the house at 107 S. Park Avenue. It was explained that repairing the home would cost approximately 60% of building a new home. The applicant also stated that they've lived in the home for 25 years, and will continue to live at the subject property in their new home.

The HPC had no issues with the request and complimented the design of the new home. However, some HPC commissioners expressed general concern for all the demo requests in the Robbins Park District.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-08-2017

A motion to **approve** the application for Certificate of Appropriateness, as submitted, was **unanimously approved, 4-0** (2 absent)

Case HPC-09-2017 – 504 S. Oak St. - Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

The applicant presented to the HPC, the current condition of the home and the plan to construct a new spec home. Bayit Builders, LLC, is part of the parent company Avra Properties. Some Commissioners had concerns for the proposed front yard setback, and its relation with the homes to the north and south. After reviewing the site plans and aerial image, the HPC concluded with a request to move the proposed home's front yard setback a minimum of 20 feet (westward, into the lot).

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-09-2017

A motion to **approve** the application for Certificate of Appropriateness, with the condition that the front yard setback is moved back a minimum of 20 feet, was **unanimously approved, 4-0** (2 absent)

Discussion Items

304 S. Lincoln Street – Case HPC-04-2016 (approved on November 9, 2016)

The Chairman asked if the HPC has seen the new limestone cap on the front porch at 304 S. Lincoln Street, which is the correct design and material the HPC approved last year. A few commissioners responded yes. With no further issues, the Chair requested this discussion item removed from future HPC agendas.


Update letter regarding the Hinsdale Historical Society for Historic Tours App

The HPC reviewed the progress letter submitted by the Hinsdale Historical Society (HHS) in regards to the Historic Tours app and expressed that everything appears to be in order, and complimented the HHS for taking the initiative of submitting an update letter.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 7:02 PM. on November 8, 2017.

Respectfully Submitted,

 , Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
CASE NO. HPC-08-2017)
)
107 SOUTH PARK)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing on the Certificate
of Appropriateness in the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 8th day of November, 2017, at
the hour of 6:06 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SANDRA WILLIAMS, Member;

MS. SHANNON WEINBERGER, Member;

MR. JAMES PRISBY, Member.

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| <p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. and MRS. LIU, Owners.</p> <p>4 _____</p> <p>5</p> <p>6 CHAIRMAN BOHNEN: Tonight we are having</p> <p>7 two public hearings. The first public hearing</p> <p>8 is Case HPC-08-2017 for 107 South Park Avenue in</p> <p>9 Hinsdale. We are seeing a Request for a</p> <p>06:06:26PM 10 Certificate of Appropriateness to demolish the</p> <p>11 existing home and construct a new home in the</p> <p>12 Robbins Park Historic District.</p> <p>13 Anybody that will be speaking to</p> <p>14 this subject, please step forward to the podium,</p> <p>15 and we will swear you in.</p> <p>16 Please give us your name.</p> <p>17 MS. LIU: Teresa Liu.</p> <p>18 (Ms. Liu and Mr. Peterson sworn.)</p> <p>19 CHAIRMAN BOHNEN: You are the owner of</p> <p>06:07:13PM 20 the house at 107?</p> <p>21 MS. LIU: Yes, we are.</p> <p>22 CHAIRMAN BOHNEN: Would you like to</p> | <p style="text-align: center;">4</p> <p>1 walker. Because of the physical condition and</p> <p>2 we don't have any full bath downstairs, and our</p> <p>3 daughter. And her family is going to move in</p> <p>4 with us, and there are three of them. And there</p> <p>5 is not enough room in the house as well.</p> <p>6 So we have talked to a couple of</p> <p>7 architects trying to get a number for</p> <p>8 renovation. In this process, we find out to</p> <p>9 make it up to Code and to the standard of living</p> <p>06:09:20PM 10 that we'd like to have, it's going to be at</p> <p>11 least 60 percent or more of the total cost of a</p> <p>12 new build. So we debate this over the last five</p> <p>13 years, and we finally decide to move forward</p> <p>14 for the new construction. So we engaged Mike</p> <p>15 Abraham and Brian Peterson for the project.</p> <p>16 CHAIRMAN BOHNEN: And so you are</p> <p>17 proposing to have this home taken down, the</p> <p>18 existing home; and you're in the process of</p> <p>19 contracting to have a replacement home built?</p> <p>06:09:56PM 20 MS. LIU: Yes.</p> <p>21 CHAIRMAN BOHNEN: And do I understand</p> <p>22 that the replacement home would be for your own</p> |
| <p style="text-align: center;">3</p> <p>1 give us your introductory remarks about your</p> <p>2 request for the Certificate, please.</p> <p>3 MS. LIU: Yes. Our house was built in</p> <p>4 1939, and we bought it in 1998. When we bought</p> <p>5 it, it was already in disarray; and our</p> <p>6 inspector told us that we were going to spend a</p> <p>7 lot of money. He was trying to be honest, but</p> <p>8 we went ahead and bought it.</p> <p>9 And since then, we have done a lot</p> <p>06:07:55PM 10 of renovation just trying to keep up with the</p> <p>11 living condition in the house. In the past 18</p> <p>12 years, our house, actually half of it is only</p> <p>13 heated during the winter, the other half was</p> <p>14 like 55 degrees when you set the house</p> <p>15 thermometer at 68. But we were 20 years younger</p> <p>16 and we managed to survive all those years with</p> <p>17 that kind of condition. We use a space heater</p> <p>18 for that.</p> <p>19 And then things start to act up</p> <p>06:08:32PM 20 like the plumbing, the drain, and the leaking</p> <p>21 from the windows, and the rotting of the wood,</p> <p>22 etcetera. Then my husband started to use a</p> | <p style="text-align: center;">5</p> <p>1 use, your own use?</p> <p>2 MS. LIU: Yes.</p> <p>3 CHAIRMAN BOHNEN: So you are tearing</p> <p>4 down your existing home and building a new home</p> <p>5 on that site. That's what you are proposing?</p> <p>6 MS. LIU: Yes.</p> <p>7 CHAIRMAN BOHNEN: All right. Do we</p> <p>8 have any comments?</p> <p>9 MR. PRISBY: Everyone is looking over</p> <p>06:10:34PM 10 here.</p> <p>11 MS. WILLIAMS: That's because you are</p> <p>12 alone over there.</p> <p>13 I would just say the house is</p> <p>14 listed on the survey as being a contributing</p> <p>15 structure to the neighborhood, so that requires</p> <p>16 I think a little extra attention on our part.</p> <p>17 It was probably put on the survey due to its age</p> <p>18 and integrity because it doesn't appear that the</p> <p>19 original structure, aside from the breezeway and</p> <p>06:11:00PM 20 porch area, the original building, is pretty</p> <p>21 much as-built as far as I can tell in 1939.</p> <p>22 That said, it does have a style. I</p> |

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| <p style="text-align: center;">6</p> <p>1 think they called it French --</p> <p>2 CHAIRMAN BOHNEN: Eclectic.</p> <p>3 MS. WILLIAMS: Eclectic, there you go.</p> <p>4 But it is very simple. I think it has very few</p> <p>5 distinguishing characteristics of a French</p> <p>6 style.</p> <p>7 I would love to hear what the other</p> <p>8 Commissioners think. I do not have a major</p> <p>9 issue in allowing the Certificate of</p> <p>06:11:45PM 10 Appropriateness.</p> <p>11 MS. WEINBERGER: I have not been in the</p> <p>12 house so I can't, I don't know what kind of</p> <p>13 condition it's in. The outside doesn't look</p> <p>14 that in disarray compared to some of the others</p> <p>15 that have come before us. I wish that I could</p> <p>16 have been in town to go see it and would have</p> <p>17 more understanding of is it something that could</p> <p>18 stay and be renovated or does it need to be torn</p> <p>19 down.</p> <p>06:12:25PM 20 MR. PRISBY: I kind of had the same</p> <p>21 thought when I saw the submittal a month ago,</p> <p>22 whatever it was. We have seen so many houses</p> | <p style="text-align: center;">8</p> <p>1 grade as well?</p> <p>2 MR. PETERSON: Not significantly, but</p> <p>3 enough to slope away from the house.</p> <p>4 MR. PRISBY: Well, there isn't</p> <p>5 enough --</p> <p>6 MS. WEINBERGER: This is a hard one.</p> <p>7 MR. PRISBY: -- historically</p> <p>8 significant about the house that I'm really</p> <p>9 panicked over this. It's disappointing to have</p> <p>06:14:06PM 10 something this nice in that area especially when</p> <p>11 all the new homes around it start to disappear.</p> <p>12 But I probably would have had a</p> <p>13 bigger issue with it if it was being taken down</p> <p>14 on a spec basis because of how great it looks on</p> <p>15 the outside. The fact that they have been here</p> <p>16 for so long, that they are going to be building</p> <p>17 on their own property for their own use, I</p> <p>18 really don't have an issue with this.</p> <p>19 MS. WEINBERGER: Well, I just have to</p> <p>06:14:35PM 20 say that Mike, Mike's buildings are I think some</p> <p>21 day going to be the Zooks of today so --</p> <p>22 MS. WILLIAMS: This is Brian's</p> |
| <p style="text-align: center;">7</p> <p>1 come in here especially in the last year, it</p> <p>2 didn't take much debate to realize it was an</p> <p>3 insignificant house that wasn't worth keeping.</p> <p>4 This house when I first saw it, when I first saw</p> <p>5 this, what's wrong with it, it looks terrific on</p> <p>6 the outside. You did a great job of maintaining</p> <p>7 the exterior.</p> <p>8 MS. LIU: Thank you.</p> <p>9 MR. PRISBY: This may be to your point,</p> <p>06:12:51PM 10 the breezeway, it all seems very much original,</p> <p>11 well-kept.</p> <p>12 MS. LIU: The land slopes toward, the</p> <p>13 land is higher than the foundation of the house.</p> <p>14 So whenever it rains, the water just pours in.</p> <p>15 And we have had gutters and drains, exterior</p> <p>16 drains, since we moved in, that was the first</p> <p>17 thing we did; and we replaced all the window-</p> <p>18 well concrete so that it's higher than the land</p> <p>19 to prevent. But today, it's not stopping the</p> <p>06:13:31PM 20 water; and that was a major, that was going to</p> <p>21 be a major renovation to level the land.</p> <p>22 MR. PRISBY: So you are changing the</p> | <p style="text-align: center;">9</p> <p>1 building.</p> <p>2 MS. WEINBERGER: Oh, Brian. All right.</p> <p>3 MS. WILLIAMS: This is not Mike's</p> <p>4 building.</p> <p>5 MS. WEINBERGER: So it's a very, the</p> <p>6 new house looks beautiful.</p> <p>7 CHAIRMAN BOHNEN: Any other comments?</p> <p>8 I guess my only comment would be</p> <p>9 that I have lived on this block now for going on</p> <p>06:15:14PM 10 45 years. And with the advent of this house</p> <p>11 being built on the corner of 1st and Park, there</p> <p>12 will only be one house on the north-south block</p> <p>13 of Park on this side of the street, there will</p> <p>14 only be one house left that isn't new.</p> <p>15 Now, Mrs. Humphries' old house, the</p> <p>16 Fljkes', and the other side of the street, we</p> <p>17 also have three out of five are new houses. So</p> <p>18 in a one block area we have probably, I don't</p> <p>19 know, seven or eight new houses. And with each</p> <p>06:15:57PM 20 passing day and each passing meeting, our</p> <p>21 historic district is being whittled away with</p> <p>22 new houses. And it's not limited to this block</p> |

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| <div>10</div> <div>1 frankly.</div> <div>2 In a way, it's a sad commentary in</div> <div>3 my opinion; but it seems to be the way of the</div> <div>4 world. So my opinion is is that from a design</div> <div>5 standpoint, this is a good-looking house. And I</div> <div>6 think on balance, it's going to be a nice</div> <div>7 addition to the neighborhood.</div> <div>8 I guess my only quarrel is is</div> <div>9 that there are going to be very few house over</div> <div>06:16:53PM 10 50 years of age in the historic neighborhood at</div> <div>11 this rate, at the rate it is going. And I would</div> <div>12 encourage anybody who has the same concern to</div> <div>13 advocate for renovating some of the prized</div> <div>14 houses that we do have in our historic</div> <div>15 neighborhood and other parts of our town. It</div> <div>16 doesn't have to be in Robbins Park.</div> <div>17 Okay. Hearing no further comments,</div> <div>18 may I have a motion to grant the Certificate of</div> <div>19 Appropriateness for the demolition of 107 South</div> <div>06:17:36PM 20 Park Avenue, please.</div> <div>21 MS. WILLIAMS: So moved.</div> <div>22 CHAIRMAN BOHNEN: Second, please.</div> | <div>12</div> <div>1 STATE OF ILLINOIS)</div> <div>2) ss.</div> <div>2 COUNTY OF DU PAGE)</div> <div>3 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>4 do hereby certify that I am a court reporter</div> <div>5 doing business in the State of Illinois, that I</div> <div>6 reported in shorthand the testimony given at the</div> <div>7 hearing of said cause, and that the foregoing is</div> <div>8 a true and correct transcript of my shorthand</div> <div>9 notes so taken as aforesaid.</div> <div>10</div> <div>11</div> <div>12</div> <div>13 Janice H. Heinemann CSR, RDR, CRR</div> <div>License No 084-001391</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> |
| <div>11</div> <div>1 MR. PRISBY: I will second.</div> <div>2 CHAIRMAN BOHNEN: All in favor say aye.</div> <div>3 MS. WEINBERGER: Aye.</div> <div>4 MR. PRISBY: Aye.</div> <div>5 MS. WILLIAMS: Aye.</div> <div>6 CHAIRMAN BOHNEN: Aye. So the motion</div> <div>7 carries and without any conditions because we</div> <div>8 can see what they are going to build.</div> <div>9 MR. PRISBY: Correct. And we like it.</div> <div>06:17:59PM 10 CHAIRMAN BOHNEN: And we like it that</div> <div>11 way.</div> <div>12 MS. LIU: Thank you very much.</div> <div>13 CHAIRMAN BOHNEN: So we will close the</div> <div>14 hearing on HPC-08-2017 and move on to the second</div> <div>15 this evening.</div> <div>16 * * *</div> <div>17 (Which were all the proceedings had</div> <div>18 in the above-entitled cause.)</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> | |

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|-----------------------|---|--|--|---|---|
| 1 | building [5] - 5:6, 5:22, 8:18, 9:3, 9:6 buildings [1] - 8:22 built [3] - 4:21, 6:1, 9:13 | E | 9:21, 10:2, 10:16 HPC-08-2017 [1] - 11:16 Humphries ' [1] - 9:17 husband [1] - 4:2 | MS [18] - 4:22, 5:4, 5:8, 5:13, 6:5, 6:13, 7:10, 7:14, 8:8, 8:21, 9:2, 9:4, 9:5, 9:7, 11:1, 11:5, 11:7, 11:14 | |
| 4 | C | eclectic [2] - 6:4, 6:5 eight [1] - 9:21 encourage [1] - 10:14 engaged [1] - 4:16 entitled [1] - 11:20 especially [2] - 7:3, 8:12 etcetera [1] - 4:2 evening [1] - 11:17 existing [2] - 4:20, 5:6 exterior [2] - 7:9, 7:17 extra [1] - 5:18 | I | N | |
| 45 [1] - 9:12 | carries [1] - 11:9 Certificate [2] - 6:11, 10:20 CHAIRMAN [11] - 4:18, 5:1, 5:5, 5:9, 6:4, 9:9, 11:2, 11:4, 11:8, 11:12, 11:15 changing [1] - 8:2 characteristics [1] - 6:7 close [1] - 11:15 Code [1] - 4:11 comment [1] - 9:10 commentary [1] - 10:4 comments [3] - 5:10, 9:9, 10:19 Commissioners [1] - 6:10 compared [1] - 6:16 concern [1] - 10:14 concrete [1] - 7:20 condition [2] - 4:3, 6:15 conditions [1] - 11:9 construction [1] - 4:16 contracting [1] - 4:21 contributing [1] - 5:16 corner [1] - 9:13 correct [1] - 11:11 cost [1] - 4:13 couple [1] - 4:8 | J | need [1] - 6:20 neighborhood [4] - 5:17, 10:9, 10:12, 10:17 new [9] - 4:14, 4:16, 5:6, 8:13, 9:8, 9:16, 9:19, 9:21, 10:2 nice [2] - 8:12, 10:8 north [1] - 9:14 north-south [1] - 9:14 number [1] - 4:9 | | |
| 5 | A | F | K | O | |
| 50 [1] - 10:12 | above-entitled [1] - 11:20 Abraham [1] - 4:17 addition [1] - 10:9 advent [1] - 9:12 advocate [1] - 10:15 age [2] - 5:19, 10:12 ago [1] - 7:1 allowing [1] - 6:11 alone [1] - 5:14 appear [1] - 5:20 Appropriateness [2] - 6:12, 10:21 architects [1] - 4:9 area [3] - 5:22, 8:12, 9:20 as-built [1] - 6:1 aside [1] - 5:21 attention [1] - 5:18 Avenue [1] - 10:22 aye [3] - 11:4, 11:7, 11:8 Aye [2] - 11:5, 11:6 | fact [1] - 8:17 family [1] - 4:5 far [1] - 6:1 favor [1] - 11:4 few [2] - 6:6, 10:11 finally [1] - 4:15 first [3] - 7:6, 7:18 five [2] - 4:14, 9:19 Flijkes ' [1] - 9:18 forward [1] - 4:15 foundation [1] - 7:15 frankly [1] - 10:3 French [2] - 6:3, 6:7 full [1] - 4:4 | job [1] - 7:8 | keeping [1] - 7:5 kept [1] - 7:13 kind [2] - 6:14, 6:22 | old [1] - 9:17 one [4] - 8:8, 9:14, 9:16, 9:20 opinion [2] - 10:5, 10:6 original [3] - 5:21, 5:22, 7:12 outside [3] - 6:15, 7:8, 8:17 own [4] - 5:2, 5:3, 8:19 |
| 6 | D | G | L | P | |
| 60 [1] - 4:13 | daughter [1] - 4:5 debate [2] - 4:14, 7:4 decide [1] - 4:15 demolition [1] - 10:21 design [1] - 10:6 disappear [1] - 8:13 disappointing [1] - 8:11 disarray [1] - 6:16 distinguishing [1] - 6:7 district [1] - 10:1 down [4] - 4:19, 5:6, 6:21, 8:15 downstairs [1] - 4:4 drains [2] - 7:17, 7:18 due [1] - 5:19 | good-looking [1] - 10:7 grade [1] - 8:3 grant [1] - 10:20 great [2] - 7:8, 8:16 guess [2] - 9:10, 10:10 gutters [1] - 7:17 | land [4] - 7:14, 7:15, 7:20, 8:1 last [2] - 4:14, 7:3 least [1] - 4:13 left [1] - 9:16 level [1] - 8:1 limited [1] - 10:2 listed [1] - 5:16 LIU [6] - 4:22, 5:4, 5:8, 7:10, 7:14, 11:14 lived [1] - 9:11 living [1] - 4:11 look [1] - 6:15 looking [2] - 5:11, 10:7 looks [3] - 7:7, 8:16, 9:8 love [1] - 6:9 | panicked [1] - 8:11 Park [4] - 9:13, 9:15, 10:18, 10:22 part [1] - 5:18 parts [1] - 10:17 passing [2] - 9:22 percent [1] - 4:13 PETERSON [1] - 8:4 Peterson [1] - 4:17 physical [1] - 4:3 point [1] - 7:11 porch [1] - 5:22 pours [1] - 7:16 pretty [1] - 5:22 prevent [1] - 7:21 PRISBY [9] - 5:11, 6:22, 7:11, 8:2, 8:6, 8:9, 11:3, 11:6, 11:11 prized [1] - 10:15 proceedings [1] - 11:19 process [2] - 4:10, 4:20 project [1] - 4:17 | |
| A | | H | M | | |
| B | | hard [1] - 8:8 hear [1] - 6:9 hearing [2] - 10:19, 11:16 higher [2] - 7:15, 7:20 historic [3] - 10:1, 10:12, 10:16 historically [1] - 8:9 home [6] - 4:19, 4:20, 4:21, 5:2, 5:6 homes [1] - 8:13 house [15] - 4:7, 5:15, 6:14, 7:5, 7:6, 7:15, 8:5, 8:10, 9:8, 9:12, 9:14, 9:16, 9:17, 10:7, 10:11 houses [5] - 7:2, 9:19, | maintaining [1] - 7:8 major [3] - 6:10, 7:22, 8:1 meeting [1] - 9:22 Mike [2] - 4:16, 8:22 Mike's [2] - 8:22, 9:5 month [1] - 7:1 motion [2] - 10:20, 11:8 move [3] - 4:5, 4:15, 11:16 moved [2] - 7:18, 11:1 MR [10] - 5:11, 6:22, 7:11, 8:2, 8:4, 8:6, 8:9, 11:3, 11:6, 11:11 | | |

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|---|---|
| property ^[1] - 8:19 proposing ^[2] - 4:19, 5:7 put ^[1] - 5:19 | terrific ^[1] - 7:7 three ^[2] - 4:6, 9:19 today ^[2] - 7:21, 9:1 torn ^[1] - 6:20 total ^[1] - 4:13 toward ^[1] - 7:14 town ^[2] - 6:18, 10:17 trying ^[1] - 4:9 |
| Q | U |
| quarrel ^[1] - 10:10 | up ^[1] - 4:11 |
| R | W |
| rains ^[1] - 7:16 rate ^[2] - 10:13 realize ^[1] - 7:4 really ^[2] - 8:10, 8:20 renovated ^[1] - 6:20 renovating ^[1] - 10:15 renovation ^[2] - 4:10, 8:1 replaced ^[1] - 7:19 replacement ^[2] - 4:21, 5:2 requires ^[1] - 5:17 Robbins ^[1] - 10:18 room ^[1] - 4:7 rotting ^[1] - 4:1 | walker ^[1] - 4:3 water ^[2] - 7:16, 7:22 WEINBERGER ^[6] - 6:13, 8:8, 8:21, 9:4, 9:7, 11:5 well-kept ^[1] - 7:13 whittled ^[1] - 10:1 WILLIAMS ^[6] - 5:13, 6:5, 9:2, 9:5, 11:1, 11:7 window ^[1] - 7:19 windows ^[1] - 4:1 wish ^[1] - 6:17 wood ^[1] - 4:1 world ^[1] - 10:6 worth ^[1] - 7:5 |
| S | Y |
| sad ^[1] - 10:4 saw ^[3] - 7:1, 7:6 second ^[3] - 11:2, 11:3, 11:16 see ^[2] - 6:18, 11:10 seven ^[1] - 9:21 side ^[2] - 9:15, 9:18 significant ^[1] - 8:10 significantly ^[1] - 8:4 simple ^[1] - 6:6 site ^[1] - 5:7 slope ^[1] - 8:5 slopes ^[1] - 7:14 south ^[1] - 9:14 South ^[1] - 10:21 spec ^[1] - 8:16 standard ^[1] - 4:11 standpoint ^[1] - 10:7 start ^[1] - 8:13 started ^[1] - 4:2 stay ^[1] - 6:20 stopping ^[1] - 7:21 street ^[2] - 9:15, 9:18 structure ^[2] - 5:17, 5:21 style ^[2] - 6:2, 6:8 submittal ^[1] - 7:1 survey ^[2] - 5:16, 5:19 | year ^[1] - 7:3 years ^[3] - 4:15, 9:12, 10:12 |
| T | Z |
| tearing ^[1] - 5:5 | Zooks ^[1] - 9:1 |

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
CASE NO. HPC-09-2017)
)
504 SOUTH OAK STREET)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the Certificate
of Appropriateness in the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 8th day of November, 2017, at
the hour of 6:20 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SANDRA WILLIAMS, Member;

MS. SHANNON WEINBERGER, Member;

MR. JAMES PRISBY, Member.

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| <p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. JAMES DOHERTY, Project Manager.</p> <p>4</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: This is the public</p> <p>7 hearing of Case HPC-09-2017 for 504 South Oak</p> <p>8 Street, again requesting a Certificate of</p> <p>9 Appropriateness to demolish the existing home</p> <p>10 and construct a new home in the Robbins Park</p> <p>11 Historic District.</p> <p>12 Representing that property would be</p> <p>13 Mr. Doherty?</p> <p>14 MR. DOHERTY: Yes.</p> <p>15 CHAIRMAN BOHNEN: Would you be kind</p> <p>16 enough to be sworn in, please.</p> <p>17 MR. DOHERTY: Yes.</p> <p>18 CHAIRMAN BOHNEN: And state your name</p> <p>19 for the record.</p> <p>20 MR. DOHERTY: James Doherty.</p> <p>21 (Mr. Doherty sworn.)</p> <p>22 MR. DOHERTY: Good evening, guys.</p> | <p style="text-align: right;">4</p> <p>1 MS. WILLIAMS: And this is not the same</p> <p>2 owner as 422 South Oak?</p> <p>3 MR. DOHERTY: It is.</p> <p>4 MS. WILLIAMS: It is the same owner.</p> <p>5 MR. DOHERTY: We own both properties,</p> <p>6 yes. And we are rehabbing 422.</p> <p>7 MS. WILLIAMS: You are?</p> <p>8 MR. DOHERTY: Yes.</p> <p>9 MS. WILLIAMS: Oh.</p> <p>10 CHAIRMAN BOHNEN: 422 South Oak?</p> <p>11 MS. WILLIAMS: Right next door.</p> <p>12 CHAIRMAN BOHNEN: The numbers don't run</p> <p>13 quite right but so --</p> <p>14 MR. PRISBY: James, one of the things</p> <p>15 that Sandy Williams had brought up earlier</p> <p>16 tonight before the meeting was, maybe in the</p> <p>17 future for the village, we would kind of like to</p> <p>18 start seeing where the setbacks are of the</p> <p>19 neighboring houses.</p> <p>20 MR. DOHERTY: Okay.</p> <p>21 MR. PRISBY: And I will get to that in</p> <p>22 a second. Clearly the house that's on this</p> |
| <p style="text-align: right;">3</p> <p>1 CHAIRMAN BOHNEN: Good evening,</p> <p>2 Mr. Doherty.</p> <p>3 MR. DOHERTY: Hello again.</p> <p>4 MR. PRISBY: Again.</p> <p>5 MR. DOHERTY: I'm here to, I'll keep it</p> <p>6 pretty simple, I'm here to request a vote for</p> <p>7 the demolition of 504 South Oak.</p> <p>8 MS. WILLIAMS: And are you the</p> <p>9 contractor or the owner of or --</p> <p>10 MR. DOHERTY: I'm the project manager</p> <p>11 and I'm representing Bayit Builders.</p> <p>12 MS. WILLIAMS: And who is the owner of</p> <p>13 the property?</p> <p>14 MR. DOHERTY: His name is Manuel</p> <p>15 Gliksberg. He owns both Avra Properties and</p> <p>16 that's a parent company of Bayit Builders.</p> <p>17 CHAIRMAN BOHNEN: So this is a spec</p> <p>18 home?</p> <p>19 MR. DOHERTY: Yes.</p> <p>20 CHAIRMAN BOHNEN: That you are</p> <p>21 proposing for the property?</p> <p>22 MR. DOHERTY: Yes.</p> | <p style="text-align: right;">5</p> <p>1 property right now is set way back, it's the old</p> <p>2 coach house, it's in the middle of the lot. And</p> <p>3 now we are going to be building something</p> <p>4 significantly forward from that position</p> <p>5 adjacent.</p> <p>6 MR. DOHERTY: Yes. Pretty similar to</p> <p>7 the home to the south of us. They are</p> <p>8 significantly forward, we will be behind those.</p> <p>9 MR. PRISBY: Both houses on either</p> <p>10 side?</p> <p>11 MR. DOHERTY: For 442, 422 would be</p> <p>12 closer to Oak Street than 422 South Oak, but we</p> <p>13 would be further back to the home to the south</p> <p>14 of us. I forgot what address that is.</p> <p>15 MR. PRISBY: Do you know the numbers on</p> <p>16 that? Do you know how far?</p> <p>17 MR. DOHERTY: I couldn't speculate.</p> <p>18 MR. PRISBY: Part of what I always get</p> <p>19 concerned about the new stuff is what I consider</p> <p>20 to be a big deal is the streetscape.</p> <p>21 I'm really not personally a big fan of</p> <p>22 having a house in the middle of the block,</p> |

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| <p style="text-align: center;">6</p> <p>1 especially when it's been remodeled to the</p> <p>2 extent that one has. I also don't want</p> <p>3 something to be so far forward to the houses in</p> <p>4 front of it that it just destroys that beautiful</p> <p>5 block especially coming up that hill. I want to</p> <p>6 make sure that this house is situated on that</p> <p>7 property --</p> <p>8 MR. DOHERTY: Is there a site plan</p> <p>9 provided?</p> <p>06:22:30PM 10 MR. PRISBY: There is, but it doesn't</p> <p>11 show the neighbors' property.</p> <p>12 MR. DOHERTY: Okay.</p> <p>13 MR. PRISBY: We had the same thing with</p> <p>14 the last one that was in here, showed the corner</p> <p>15 lot. But a lot of times the survey would show</p> <p>16 the house next door at some level and neither</p> <p>17 one of these tonight has.</p> <p>18 MS. WILLIAMS: Jim, the old plat of</p> <p>19 survey that was included seems to show that the</p> <p>06:22:47PM 20 house at 422 is 111 feet back.</p> <p>21 MR. PRISBY: This one?</p> <p>22 MS. WILLIAMS: The little one. Yes.</p> | <p style="text-align: center;">8</p> <p>1 CHAIRMAN BOHNEN: It's a Lil Putian</p> <p>2 set.</p> <p>3 MR. YU: The average front yard setback</p> <p>4 is at 68.5.</p> <p>5 MR. PRISBY: Now, as part of that, does</p> <p>6 it also list every house on that block? A lot</p> <p>7 of times they will do that as well.</p> <p>8 MS. WILLIAMS: The problem is there are</p> <p>9 only two houses.</p> <p>06:24:11PM 10 CHAIRMAN BOHNEN: They wouldn't be</p> <p>11 bothered by the Early's house by 4th.</p> <p>12 MR. PRISBY: Right.</p> <p>13 MR. BOHNEN: And you wouldn't be</p> <p>14 bothered by the house on 6th because of the</p> <p>15 tennis court.</p> <p>16 MR. PRISBY: Right.</p> <p>17 MR. BOHNEN: Where your concern is</p> <p>18 going to be you have got 422, the existing house</p> <p>19 now, is 111 we are saying, this house is being</p> <p>06:24:27PM 20 proposed at --</p> <p>21 MR. DOHERTY: 78.</p> <p>22 CHAIRMAN BOHNEN: 78. And it's the</p> |
| <p style="text-align: center;">7</p> <p>1 Doesn't that look like 111 to you? Past the</p> <p>2 retaining wall. It's hard to see. But it's a</p> <p>3 three digit number so I'm going with 111. And</p> <p>4 the new house has 78, is that correct, I think?</p> <p>5 MR. DOHERTY: That sounds right.</p> <p>6 CHAIRMAN BOHNEN: And we don't know the</p> <p>7 setback of the one to the south, the next house,</p> <p>8 the existing house?</p> <p>9 MR. PRISBY: Yes.</p> <p>06:23:23PM 10 MS. WILLIAMS: Not that I see.</p> <p>11 MR. DOHERTY: It's a lot less than 78.</p> <p>12 It might be half that distance.</p> <p>13 MR. PRISBY: Jim, do you have anything</p> <p>14 blockwise? Or do you have that information</p> <p>15 handy?</p> <p>16 MS. WILLIAMS: That was included on the</p> <p>17 plan, and I think it was 68; is that right?</p> <p>18 It's on the plan. I didn't bring my big set.</p> <p>19 CHAIRMAN BOHNEN: There wasn't a big</p> <p>06:23:47PM 20 set for this.</p> <p>21 MS. WILLIAMS: Okay. Well, then maybe</p> <p>22 it's on here.</p> | <p style="text-align: center;">9</p> <p>1 house to the south that you are concerned about?</p> <p>2 MR. PRISBY: Right. I'm just wondering</p> <p>3 what that is.</p> <p>4 CHAIRMAN BOHNEN: And you are saying</p> <p>5 that's less than 78, it's forward of where you</p> <p>6 are?</p> <p>7 MR. DOHERTY: Yes. Yes.</p> <p>8 MR. PRISBY: How significantly?</p> <p>9 That's, I'm just trying to get a good --</p> <p>06:24:46PM 10 CHAIRMAN BOHNEN: Not a lot you can do</p> <p>11 about it.</p> <p>12 MR. PRISBY: I have --</p> <p>13 CHAIRMAN BOHNEN: You have a minimum of</p> <p>14 35, right?</p> <p>15 MR. PRISBY: Yes.</p> <p>16 CHAIRMAN BOHNEN: Correct?</p> <p>17 MR. PRISBY: I know.</p> <p>18 MS. WILLIAMS: The average of the block</p> <p>19 was 68.</p> <p>06:24:58PM 20 CHAIRMAN BOHNEN: I understand. I</p> <p>21 understand what you are saying. But you are not</p> <p>22 advocating the move 504 farther forward, are</p> |

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| <p style="text-align: right;">10</p> <p>1 you?</p> <p>2 MR. PRISBY: No. No. No.</p> <p>3 MS. WILLIAMS: No. If anything, to move</p> <p>4 it back.</p> <p>5 CHAIRMAN BOHNEN: So you are living</p> <p>6 with whatever the one --</p> <p>7 MR. PRISBY: I'm almost advocating I</p> <p>8 would like to see it farther back -- but I want</p> <p>9 to be reasonable -- if appropriate here. So</p> <p>06:25:20PM 10 this could be fine, I would kind of like to see</p> <p>11 that in my head here, knowing how far the house</p> <p>12 on the south is set back.</p> <p>13 CHAIRMAN BOHNEN: And this lot is quite</p> <p>14 deep?</p> <p>15 MR. PRISBY: Yes.</p> <p>16 CHAIRMAN BOHNEN: So you have the</p> <p>17 latitude of moving it back if you wished?</p> <p>18 MR. PRISBY: Potentially.</p> <p>19 CHAIRMAN BOHNEN: In theory.</p> <p>06:25:39PM 20 MR. PRISBY: Just bringing it up,</p> <p>21 right? I think it's important.</p> <p>22 MS. WILLIAMS: That's why I thought it</p> | <p style="text-align: right;">12</p> <p>1 CHAIRMAN BOHNEN: And I'm looking at a</p> <p>2 shake shingle house with a cedar shake roof?</p> <p>3 MR. DOHERTY: Yes.</p> <p>4 CHAIRMAN BOHNEN: And various gambrel</p> <p>5 facades?</p> <p>6 MR. DOHERTY: Yes. There may be a</p> <p>7 shiplap cedar siding also.</p> <p>8 MR. PRISBY: Frank will want to know</p> <p>9 what color it is.</p> <p>06:27:11PM 10 MR. DOHERTY: Guess. White.</p> <p>11 MS. WEINBERGER: White.</p> <p>12 MR. DOHERTY: Actually it's going to be</p> <p>13 a really light gray. You may not be able to</p> <p>14 tell the difference between them, but it will be</p> <p>15 a light gray.</p> <p>16 MS. WILLIAMS: But the intention is</p> <p>17 then to sell this home?</p> <p>18 MR. DOHERTY: Correct.</p> <p>19 MR. PRISBY: I just can't read the</p> <p>06:27:35PM 20 numbers on this set.</p> <p>21 CHAIRMAN BOHNEN: For what it's worth,</p> <p>22 we encourage applicants to bring a larger set of</p> |
| <p style="text-align: right;">11</p> <p>1 would be helpful when we get these if we do have</p> <p>2 not just the average of the block but the houses</p> <p>3 on either side.</p> <p>4 MR. YU: Like an aerial?</p> <p>5 MS. WEINBERGER: Yes, a Google map like</p> <p>6 we did last time.</p> <p>7 MR. YU: If you want, I can try to just</p> <p>8 use the laptop right now on Google Maps if you</p> <p>9 want to take a look.</p> <p>06:28:10PM 10 MR. BOHNEN: Anyone else have something</p> <p>11 they want to add?</p> <p>12 MS. WILLIAMS: So 1 or 4 or, I'm sorry,</p> <p>13 I'm looking at this. 422 is also being</p> <p>14 renovated.</p> <p>15 MR. DOHERTY: Yes.</p> <p>16 MS. WILLIAMS: Anything to the exterior</p> <p>17 of that?</p> <p>18 MR. DOHERTY: Paint only.</p> <p>19 MS. WILLIAMS: What?</p> <p>06:28:43PM 20 MR. DOHERTY: Paint.</p> <p>21 MS. WILLIAMS: That's a remarkable</p> <p>22 home.</p> | <p style="text-align: right;">13</p> <p>1 drawings in for these old eyes.</p> <p>2 MR. PRISBY: The setback that you are</p> <p>3 proposing according to my eyes, there is a part</p> <p>4 of a set, the last two sheets?</p> <p>5 CHAIRMAN BOHNEN: Yes.</p> <p>6 MR. PRISBY: It does have the</p> <p>7 topographical information. It does show the</p> <p>8 neighbor's house in relation to the new house on</p> <p>9 the very last sheet submitted here, this sheet.</p> <p>06:28:22PM 10 CHAIRMAN BOHNEN: Okay.</p> <p>11 MR. PRISBY: It does show the profile</p> <p>12 outline of the house to the south. And when I</p> <p>13 kind of compare the two, because you can see</p> <p>14 both houses on this last sheet you have, fine.</p> <p>15 All right?</p> <p>16 CHAIRMAN BOHNEN: All right.</p> <p>17 MR. PRISBY: I'm fine with that.</p> <p>18 CHAIRMAN BOHNEN: Because this is a</p> <p>19 long house.</p> <p>06:28:43PM 20 MR. PRISBY: It is a long house. I'm</p> <p>21 not overly concerned about, meaning the house to</p> <p>22 the south, or this one?</p> |

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| <p style="text-align: center;">14</p> <p>1 CHAIRMAN BOHNEN: No, this one that's</p> <p>2 being proposed to be built is a long house.</p> <p>3 MR. DOHERTY: Yes, it is.</p> <p>4 MR. PRISBY: The house itself is</p> <p>5 actually longer when you look at this plan. The</p> <p>6 backs almost line up, which I also get concerned</p> <p>7 about. I mean I hate looking out the back of my</p> <p>8 house and seeing another 25 feet of my</p> <p>9 neighbors', which happens, by the way.</p> <p>06:29:08PM 10 CHAIRMAN BOHNEN: I understand.</p> <p>11 MR. PRISBY: This looks almost like</p> <p>12 they are lining up the back of the house and</p> <p>13 still maintaining the streetscape. So to me,</p> <p>14 it's a win in both cases.</p> <p>15 Did you guys find that on the last</p> <p>16 page?</p> <p>17 MS. WEINBERGER: I think so.</p> <p>18 MS. WILLIAMS: Yes.</p> <p>19 MR. PRISBY: It says sheet 204, bottom</p> <p>06:29:26PM 20 right.</p> <p>21 Although I can't read the number,</p> <p>22 the setback to that corner of that house is</p> | <p style="text-align: center;">16</p> <p>1 question. Again, we are building to max the</p> <p>2 code.</p> <p>3 MR. PRISBY: It's also not my money.</p> <p>4 CHAIRMAN BOHNEN: Mr. Doherty hopes</p> <p>5 somebody has got the money.</p> <p>6 MR. DOHERTY: I think they do.</p> <p>7 Otherwise, I don't think we would be here</p> <p>8 always.</p> <p>9 CHAIRMAN BOHNEN: Okay.</p> <p>06:31:01PM 10 MR. PRISBY: Sandy, Shannon?</p> <p>11 CHAIRMAN BOHNEN: Any further</p> <p>12 questions?</p> <p>13 MS. WEINBERGER: No.</p> <p>14 MR. PRISBY: Better not be white.</p> <p>15 CHAIRMAN BOHNEN: Are you sufficiently</p> <p>16 comfortable with what's going to be built so we</p> <p>17 can just get a --</p> <p>18 MR. PRISBY: I am but I think they are</p> <p>19 still debating this a little bit.</p> <p>06:31:36PM 20 MS. WILLIAMS: I would just love to see</p> <p>21 it pushed back a little further on the lot</p> <p>22 but --</p> |
| <p style="text-align: center;">15</p> <p>1 significantly less than the proposal of the new.</p> <p>2 MS. WILLIAMS: Oh, yes. This is 50,</p> <p>3 too. 50. Well, the lot is 331 feet deep?</p> <p>4 CHAIRMAN BOHNEN: Right.</p> <p>5 MS. WILLIAMS: There is ample room to</p> <p>6 move it back.</p> <p>7 CHAIRMAN BOHNEN: There is. Just some</p> <p>8 of these houses just go on and on and on. The</p> <p>9 one over here on south Washington</p> <p>06:30:12PM 10 Street between 3rd and 4th, I mean it's --</p> <p>11 MR. PRISBY: It's a whole other --</p> <p>12 Obviously, those are tougher to sell because</p> <p>13 there is a tougher --</p> <p>14 CHAIRMAN BOHNEN: Good, God, they'd be</p> <p>15 tough to sell. Trying to maximize the FAR.</p> <p>16 MR. PRISBY: A lot of times those</p> <p>17 deeper houses have a lot of problems afterwards</p> <p>18 with circulation. It comes out of the roof,</p> <p>19 right? So you drive up, you see a house that's</p> <p>06:30:35PM 20 narrower and deeper, it's less impressive than a</p> <p>21 house that's wider and shorter.</p> <p>22 CHAIRMAN BOHNEN: No question. No</p> | <p style="text-align: center;">17</p> <p>1 MR. PRISBY: How far are you thinking,</p> <p>2 Sandy?</p> <p>3 MS. WILLIAMS: I don't know.</p> <p>4 And Chan, you had indicated in your</p> <p>5 analysis -- and I don't know where the</p> <p>6 information came from -- that the existing home</p> <p>7 was built in 1940. I believe it was probably</p> <p>8 built in 1904 with the main structure of the</p> <p>9 house. There is still existing brickwork on</p> <p>06:32:29PM 10 that building that matches perfectly to the main</p> <p>11 house, and I can tell from the 1994 plans that</p> <p>12 they did use existing brick, and then added to</p> <p>13 and patched it in so --</p> <p>14 MR. YU: Got it. Just so you guys</p> <p>15 know that the information I get is in</p> <p>16 attachment 5, that's in the National Register of</p> <p>17 Historic Places, that sheet was created based on</p> <p>18 the Robbins --</p> <p>19 CHAIRMAN BOHNEN: Granaki survey?</p> <p>06:33:04PM 20 MR. YU: I don't know that that's their</p> <p>21 source.</p> <p>22 MS. WILLIAMS: I think it would almost</p> |

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| <p style="text-align: center;">18</p> <p>1 have to be. And you have to keep in mind, they</p> <p>2 did a remarkable job. That's basically a</p> <p>3 windshield survey as well so, you know, there</p> <p>4 are some problems.</p> <p>5 MS. WEINBERGER: I just have a hard</p> <p>6 time continually watching them all go down, I,</p> <p>7 I --</p> <p>8 MR. PRISBY: I'm with you.</p> <p>9 CHAIRMAN BOHNEN: We are putting</p> <p>06:33:41PM 10 ourselves out of business. Well, our Village</p> <p>11 has not taken a staunch stand on preservation,</p> <p>12 they haven't from the very beginning of the</p> <p>13 teardown phenomenon; and we are reaping the</p> <p>14 results of that. If you were in Lake Forest or</p> <p>15 places like that, it would be a totally</p> <p>16 different subject. But we are where we are at</p> <p>17 this juncture so that's the way it is.</p> <p>18 MS. WILLIAMS: While I love where this</p> <p>19 current home stands, I do not think there is</p> <p>06:34:21PM 20 any, other than this brick, historical material</p> <p>21 or styling left.</p> <p>22 MS. WEINBERGER: Anything.</p> | <p style="text-align: center;">20</p> <p>1 yes.</p> <p>2 MR. BOHNEN: Streetscape is one thing.</p> <p>3 I think you have to consider also how it lines</p> <p>4 up to the houses to the north and south in terms</p> <p>5 of living.</p> <p>6 MS. WILLIAMS: Yes.</p> <p>7 MR. BOHNEN: So you are not looking</p> <p>8 from bedroom window into bedroom window and that</p> <p>9 sort of thing. I don't know how that matches</p> <p>06:35:50PM 10 up.</p> <p>11 MR. PRISBY: To the house to the south,</p> <p>12 you have the driveway.</p> <p>13 MS. WILLIAMS: Now you are going to be</p> <p>14 bedroom window to bedroom window on both sides</p> <p>15 it looks like.</p> <p>16 CHAIRMAN BOHNEN: Well, you have got a</p> <p>17 choice. You could make a formal request that</p> <p>18 they take a look at this and try and reposition</p> <p>19 the house. You could vote to give them their</p> <p>06:36:21PM 20 Certificate on the condition that they do that,</p> <p>21 or you can just vote to give them their</p> <p>22 Certificate or not.</p> |
| <p style="text-align: center;">19</p> <p>1 MS. WILLIAMS: So from that point of</p> <p>2 view, I don't think there is any reason to keep</p> <p>3 it. But as I say, I love its position. And I</p> <p>4 certainly understand why if you were going to</p> <p>5 tear it down, build a new home, you wouldn't put</p> <p>6 it back that far; but I would have just liked to</p> <p>7 have seen a compromise.</p> <p>8 MR. DOHERTY: We actually have it moved</p> <p>9 further back than is required because we want to</p> <p>06:34:53PM 10 have a nicer landscape package in front.</p> <p>11 MS. WILLIAMS: I noticed that.</p> <p>12 MR. DOHERTY: We purposefully put it</p> <p>13 there.</p> <p>14 MR. PRISBY: Sandy, how far do you</p> <p>15 think they should go farther back?</p> <p>16 MS. WILLIAMS: I don't know. Like I</p> <p>17 say, I don't know. I don't know.</p> <p>18 MR. PRISBY: Would you like it more in</p> <p>19 line with the house to the north that they</p> <p>06:35:11PM 20 currently planned? I mean it looks like it's</p> <p>21 about another 40 feet back.</p> <p>22 MS. WILLIAMS: Yes. 20 feet at least,</p> | <p style="text-align: center;">21</p> <p>1 MS. WILLIAMS: Well, what does the rest</p> <p>2 of the Commission think?</p> <p>3 MR. PRISBY: Go ahead, Shannon.</p> <p>4 MS. WEINBERGER: It's hard. It's hard.</p> <p>5 I would like to see, I would like to see it.</p> <p>6 It's hard to look down above and not have these</p> <p>7 other two houses really in line to really</p> <p>8 understand how they are lining up, so it's hard.</p> <p>9 MR. PRISBY: Sandy, I also see your</p> <p>06:37:10PM 10 point that 422 is the historically significant</p> <p>11 house at that location. And by building this</p> <p>12 house even what it looks like maybe 15 to 20</p> <p>13 feet in front of that really almost -- I</p> <p>14 wouldn't say obstructs but does affect the view.</p> <p>15 MS. WEINBERGER: Especially when you</p> <p>16 look at how it originally looked. Yes.</p> <p>17 MS. WILLIAMS: We have a photo that we</p> <p>18 were looking at from the historical society. It</p> <p>19 was probably taken around 1920, and it shows the</p> <p>06:37:50PM 20 original house and the coach house. It's the</p> <p>21 footprint and the fact that that building is</p> <p>22 still there illustrates what one of these big</p> |

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| <p style="text-align: center;">22</p> <p>1 estates in Hinsdale looked like when it was 2 built in 1904. And we once upon a time had many 3 of them. And, obviously, the lots, side lots, 4 are sold off, and new homes are built. 5 So that's one reason probably why I 6 still like the position of it set back because 7 you do have a sense of what that estate once 8 was; so that's also where I'm coming from. And 9 you wouldn't want anything to diminish 422. 06:38:39PM 10 MS. WEINBERGER: No. 11 MR. PRISBY: I agree with that. 12 CHAIRMAN BOHNEN: So -- 13 MS. WILLIAMS: So -- 14 MR. BOHNEN: Would you feel more 15 comfortable if they present us with a plat where 16 you could see different setbacks proposed on it? 17 MS. WILLIAMS: Well, I honestly think 18 you can see from this sheet how they line up. 19 CHAIRMAN BOHNEN: All right. 06:39:20PM 20 MS. WILLIAMS: So I'm -- 21 CHAIRMAN BOHNEN: So you can 22 guesstimate how many more feet you would want to</p> | <p style="text-align: center;">24</p> <p>1 MS. WEINBERGER: Yes. 2 MR. BOHNEN: And now all the sudden 3 it's going to be -- I mean even where the house 4 to the south is they used to have a cape code 5 set way back where the Foxes lived in. All 6 right. And in my world, the Foxes' house wasn't 7 even there. They lopped off -- 8 MS. WEINBERGER: Yes. 9 MR. BOHNEN: -- the part of 329 East 06:40:37PM 10 6th Street to make that lot. So years ago there 11 were two houses on this whole block, 422 and 12 329. So now we are talking about one, two -- 13 five houses on that block. So by any stretch of 14 the imagination the streetscape has changed. 15 So you have one chance now to try and strike a 16 compromise so that 422 retains some of its 17 original feel. 18 And it appears that you have some 19 real concern about that, and it could be 06:41:10PM 20 addressed in the amount of front yard setback. 21 Chan? 22 MR. YU: I just looked at a Google</p> |
| <p style="text-align: center;">23</p> <p>1 see the 504 home recede? 2 MS. WILLIAMS: Those measurements were 3 on there but -- 4 CHAIRMAN BOHNEN: Can you do it from 5 looking on an aerial view like this, or do you 6 have to go on the streetscape itself? I think 7 that's the question. 8 MS. WILLIAMS: Well, probably either. 9 What are you suggesting? 06:40:47PM 10 MR. BOHNEN: Well, what you are trying 11 to do is to minimize the diminishment of the 12 grandeur of 422. 13 MS. WEINBERGER: Correct. 14 CHAIRMAN BOHNEN: Okay. And anything 15 that's going to be built to the south of it is 16 going to diminish it, that's just a fact of 17 life. So we are just trying to find a 18 compromise so you still have the nature of what 19 422 is. 06:40:10PM 20 Even looking across the street at 21 the Clark house, those setbacks, that area right 22 there was noted for its openness.</p> | <p style="text-align: center;">25</p> <p>1 image on my phone and saw that. Sometimes it's 2 not clear, but this one looks clear. So would 3 you like me to -- 4 MR. BOHNEN: That would be great. 5 Thank you. 6 MS. WILLIAMS: Sure. 7 MR. YU: (Indicating.) 8 MR. DOHERTY: If you look at this, 9 these are the retaining walls that are out at 06:43:29PM 10 the gardens. Do you see how that jibes on this 11 and extends and goes this way? 12 You draw this straight back, right? 13 You can see that instead of 7 feet that might be 14 a couple more, it looks like it's 10. So the 15 wall, so the face of this, this stone wall, not 16 the house, the wall itself -- 17 MS. WILLIAMS: Right. Right. 18 MR. PRISBY: So we are that much 19 further, figure another 10 feet to there. So 06:43:49PM 20 you probably from the front of the house to the 21 front of this house, this is 20 feet farther 22 forward than the main walls of the house.</p> |

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| <p style="text-align: center;">26</p> <p>1 MS. WILLIAMS: So --</p> <p>2 CHAIRMAN BOHNEN: Mr. Doherty, are you</p> <p>3 retaining the stone walls that are in front of</p> <p>4 422?</p> <p>5 MR. DOHERTY: Yes.</p> <p>6 MS. WILLIAMS: So it's about 20 feet?</p> <p>7 MR. PRISBY: It's about 20 feet from</p> <p>8 what I can tell.</p> <p>9 CHAIRMAN BOHNEN: And what is the back</p> <p>06:44:16PM 10 yard right now if you take the rear of the house</p> <p>11 to the rear of the lot?</p> <p>12 MR. PRISBY: You can hold onto that.</p> <p>13 MS. WILLIAMS: Well, it's huge.</p> <p>14 CHAIRMAN BOHNEN: There has to be, it's</p> <p>15 330 feet deep. Substantial.</p> <p>16 MS. WILLIAMS: Yes. It's on one of</p> <p>17 these because I saw it earlier.</p> <p>18 MR. PRISBY: It's 333 on the total.</p> <p>19 MS. WILLIAMS: Yes. It's over 170.</p> <p>06:44:51PM 20 MR. PRISBY: The total lot is 333.</p> <p>21 MS. WILLIAMS: Right.</p> <p>22 MR. PRISBY: And then the house itself</p> | <p style="text-align: center;">28</p> <p>1 leaving some open space to enjoy 422. I don't</p> <p>2 know if you moved this back 20 feet how it</p> <p>3 stacks up, again, with window views out of the</p> <p>4 new proposed house to the neighbors to the north</p> <p>5 and south, that's always a consideration.</p> <p>6 MS. WILLIAMS: Well, it helps.</p> <p>7 CHAIRMAN BOHNEN: You don't know that.</p> <p>8 MS. WILLIAMS: You can see on this same</p> <p>9 sheet 2 and 4 where the other two houses are.</p> <p>06:46:30PM 10 And if you did move it back 20 feet, I mean, any</p> <p>11 amount you set it back would help that situation</p> <p>12 on either side.</p> <p>13 CHAIRMAN BOHNEN: Okay. It appears</p> <p>14 that there is some consensus on respotting the</p> <p>15 footprint of the house?</p> <p>16 MS. WILLIAMS: Yes, I think so.</p> <p>17 CHAIRMAN BOHNEN: And there is,</p> <p>18 obviously, some different considerations on</p> <p>19 where that should actually be; and I don't think</p> <p>06:47:09PM 20 I'm hearing anybody have enough confidence in</p> <p>21 naming a number at this point. But you know --</p> <p>22 MS. WILLIAMS: Jim, preliminarily</p> |
| <p style="text-align: center;">27</p> <p>1 was -- I just had this in my --</p> <p>2 MS. WILLIAMS: It's 170 feet according</p> <p>3 to this plan, and it looks like -- No. It's</p> <p>4 170 feet from the end of the bay window.</p> <p>5 CHAIRMAN BOHNEN: From the end of the</p> <p>6 bay window to the rear of the lot.</p> <p>7 MS. WILLIAMS: Yes. It's on the site</p> <p>8 plan, the very first page, from the bay window</p> <p>9 all the way to the back it's 170.</p> <p>06:45:32PM 10 CHAIRMAN BOHNEN: All right.</p> <p>11 MS. WILLIAMS: So they have plenty of</p> <p>12 room to move it back 20 feet.</p> <p>13 CHAIRMAN BOHNEN: Right. It's just by</p> <p>14 any stretch in southeast Hinsdale a 78-foot wide</p> <p>15 lot is a narrow lot. Okay.</p> <p>16 MS. WILLIAMS: Absolutely.</p> <p>17 CHAIRMAN BOHNEN: It's a nonconforming</p> <p>18 lot, 78 feet deep. You have a long, narrow</p> <p>19 house and a long, narrow lot. And you want to</p> <p>06:46:00PM 20 do everything you can do to minimize that feel.</p> <p>21 MS. WILLIAMS: Yes.</p> <p>22 CHAIRMAN BOHNEN: Not to mention</p> | <p style="text-align: center;">29</p> <p>1 look --</p> <p>2 CHAIRMAN BOHNEN: At least 20 feet.</p> <p>3 MS. WILLIAMS: Look, reasonable at</p> <p>4 20 feet, yes.</p> <p>5 MR. PRISBY: As I look at the site plan</p> <p>6 on the cover sheet --</p> <p>7 MS. WILLIAMS: Yes.</p> <p>8 MR. PRISBY: -- I think there is</p> <p>9 significant depth on the lot.</p> <p>06:47:37PM 10 MR. DOHERTY: There is, yes.</p> <p>11 MR. PRISBY: We are not crunching down</p> <p>12 to a next-to-nothing left rear yard here. There</p> <p>13 is plenty of space left.</p> <p>14 MS. WILLIAMS: Yes, there is. It's</p> <p>15 very large, yes.</p> <p>16 MR. PRISBY: James, I have to say from</p> <p>17 my standpoint, to move the house back some</p> <p>18 distance, which we can still discuss, I think</p> <p>19 it's a reasonable request for streetscape for</p> <p>06:48:02PM 20 this part of town.</p> <p>21 MR. DOHERTY: All right.</p> <p>22 MR. PRISBY: I really do. I mean I'm</p> |

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| <div>30</div> <div>1 not trying to hold anybody up. I think I was</div> <div>2 comfortable as submitted maybe 15 minutes ago.</div> <div>3 I think Sandy has a great point, especially with</div> <div>4 the historic nature of the house at 422. I</div> <div>5 would like to see it pushed back 20 feet</div> <div>6 probably at a minimum.</div> <div>7 MR. DOHERTY: Yes.</div> <div>8 MR. PRISBY: Beyond that, Sandy, I'm</div> <div>9 not sure if it makes much sense because with the</div> <div>06:48:31PM 10 other house sticking so far forward -- And I'm</div> <div>11 not worried about it necessarily from both</div> <div>12 sides, I'm most concerned about the approach</div> <div>13 from the northeast; and I think that helps</div> <div>14 immensely. And that would be 20 feet, as we are</div> <div>15 talking about it, that would then be to the</div> <div>16 porch. So you would have another 7 feet of</div> <div>17 porch beyond that before you get to the real</div> <div>18 mass of the house.</div> <div>19 MS. WILLIAMS: Yes. And yet still a</div> <div>06:49:01PM 20 150-foot deep back yard.</div> <div>21 MR. PRISBY: Yes.</div> <div>22 Do you have any idea what you are</div> | <div>32</div> <div>1 here at this level?</div> <div>2 Mr. Doherty, do you have any</div> <div>3 problem right off the cuff -- I mean I'm not</div> <div>4 going to hold you to it -- if the house were</div> <div>5 positioned back 20 feet, does that cause you any</div> <div>6 problem?</div> <div>7 MR. DOHERTY: Not at the moment, no.</div> <div>8 CHAIRMAN BOHNEN: So it's something</div> <div>9 that's a reasonable request to look at?</div> <div>06:50:16PM 10 MR. DOHERTY: Yes.</div> <div>11 CHAIRMAN BOHNEN: Okay. So we have one</div> <div>12 of two ways to proceed. We can either not give</div> <div>13 the Certificate and have Mr. Doherty reappear</div> <div>14 before us with relocating the house on the lot,</div> <div>15 or you can give him a Certificate with the</div> <div>16 conditions that they relocate the house back a</div> <div>17 minimum of 20 feet, and you want to see the</div> <div>18 final positioning before the permit is issued;</div> <div>19 is that correct?</div> <div>06:50:49PM 20 MR. YU: If you decide to continue</div> <div>21 this, yes.</div> <div>22 MR. PRISBY: Are we talking about</div> |
| <div>31</div> <div>1 planning on putting back there, Jim, as far as a</div> <div>2 rear yard? Are you guys thinking any special</div> <div>3 patios, outdoor kitchens, whatnot?</div> <div>4 MR. DOHERTY: Outdoor --</div> <div>5 MS. WILLIAMS: Well, there was a sports</div> <div>6 court back there before. The pad is still hard</div> <div>7 because I wandered around. It's gone but the</div> <div>8 concrete is still there.</div> <div>9 MR. DOHERTY: Just a rear patio, Jim.</div> <div>06:49:31PM 10 MR. PRISBY: Okay, just for now?</div> <div>11 MR. DOHERTY: Yes. I think the plan</div> <div>12 shows a fireplace.</div> <div>13 MR. PRISBY: Okay.</div> <div>14 MR. DOHERTY: So --</div> <div>15 MR. PRISBY: Are those legal, fire</div> <div>16 pits?</div> <div>17 MR. DOHERTY: Fire pits aren't.</div> <div>18 Fireplaces, maybe.</div> <div>19 MR. PRISBY: Whoever buys the house</div> <div>06:49:52PM 20 would customize it, whatever they want. It's</div> <div>21 only money.</div> <div>22 CHAIRMAN BOHNEN: How can we proceed</div> | <div>33</div> <div>1 continuing it, or are we trying to give them</div> <div>2 approval?</div> <div>3 CHAIRMAN BOHNEN: That's your choice as</div> <div>4 I understand it. You can move him along with a</div> <div>5 scout's honor, although Mr. Doherty one time</div> <div>6 prior to coming to see us --</div> <div>7 MR. PRISBY: That is correct.</div> <div>8 MR. DOHERTY: Sorry about that.</div> <div>9 MR. BOHNEN: -- broke a promise,</div> <div>06:51:17PM 10 Mr. Doherty.</div> <div>11 MR. DOHERTY: What was the promise?</div> <div>12 CHAIRMAN BOHNEN: That you were going</div> <div>13 to consult with our architects before you went</div> <div>14 forward.</div> <div>15 MR. DOHERTY: They were supposed to</div> <div>16 reach out to me.</div> <div>17 CHAIRMAN BOHNEN: Ah. Well, I guess we</div> <div>18 will have to table that discussion so we can</div> <div>19 talk to the individuals involved.</div> <div>06:51:33PM 20 MR. DOHERTY: Yes. I actually welcome</div> <div>21 it.</div> <div>22 CHAIRMAN BOHNEN: Well, then you will</div> |

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| <p style="text-align: right;">34</p> <p>1 have no trouble welcoming it now.</p> <p>2 MR. DOHERTY: No trouble.</p> <p>3 MR. BOHNEN: Right. Now, okay, so --</p> <p>4 MR. PRISBY: I don't want to hold him</p> <p>5 up from demo'ing the house.</p> <p>6 MS. WEINBERGER: What is the process</p> <p>7 with conditions? Do we say "with conditions"</p> <p>8 and then do we just cross our fingers and hope</p> <p>9 it happens? What is the process?</p> <p>06:52:02PM 10 CHAIRMAN BOHNEN: We are advisory.</p> <p>11 MS. WEINBERGER: Correct.</p> <p>12 CHAIRMAN BOHNEN: We can ask</p> <p>13 Mr. Doherty on good faith if we gave him a</p> <p>14 Certificate with the conditions that they</p> <p>15 reexamine the setbacks with the good faith</p> <p>16 Mr. Doherty would come in and talk to us and</p> <p>17 show us a different spotting of the house, and</p> <p>18 he would proceed with what he is doing.</p> <p>19 MS. WILLIAMS: How long does it take to</p> <p>06:52:27PM 20 get a demolition permit, a couple of weeks?</p> <p>21 MR. DOHERTY: Yes. We are submitted</p> <p>22 but we are not approved as of yet, so there</p> | <p style="text-align: right;">36</p> <p>1 decision in December.</p> <p>2 MR. DOHERTY: That will push me into</p> <p>3 spring. The only thing with pushing this home</p> <p>4 10 to 20 feet back, the only cost that adds to</p> <p>5 us is the length of the driveway.</p> <p>6 MS. WILLIAMS: Right.</p> <p>7 MR. DOHERTY: So our landscaping will</p> <p>8 either be in the front yard or the back yard</p> <p>9 regardless. The only thing costwise, like I</p> <p>10 said, is 20 feet of driveway.</p> <p>11 MS. WILLIAMS: I want you to be held to</p> <p>12 that so because sometimes things happen and the</p> <p>13 plans are wrong and then --</p> <p>14 MR. PRISBY: Can we approve it with the</p> <p>15 conditions that it must be back at least</p> <p>16 20 feet?</p> <p>17 CHAIRMAN BOHNEN: That can be your</p> <p>18 approval.</p> <p>19 MR. DOHERTY: I'm okay with that.</p> <p>06:53:47PM 20 MS. WILLIAMS: Okay. Yes, that would</p> <p>21 work.</p> <p>22 CHAIRMAN BOHNEN: And then he could</p> |
| <p style="text-align: right;">35</p> <p>1 still is a final review.</p> <p>2 MR. PRISBY: It would take about a week</p> <p>3 to go through.</p> <p>4 MR. YU: Well, the thing is we cannot</p> <p>5 issue them a demo permit without a decision for</p> <p>6 the Certificate of Appropriateness.</p> <p>7 MR. DOHERTY: Without a vote.</p> <p>8 MR. BOHNEN: We can give him a</p> <p>9 Certificate with conditions?</p> <p>06:52:52PM 10 MR. YU: Yes.</p> <p>11 CHAIRMAN BOHNEN: And then you can</p> <p>12 issue his permit?</p> <p>13 MR. YU: Correct.</p> <p>14 CHAIRMAN BOHNEN: And he's on scout's</p> <p>15 honor that he's going to live up to the</p> <p>16 condition?</p> <p>17 MR. YU: That's right because per the</p> <p>18 Code it's not binding, it's advisory only.</p> <p>19 CHAIRMAN BOHNEN: Correct.</p> <p>06:53:07PM 20 MS. WILLIAMS: I think I would like to</p> <p>21 not grant the Certificate and then maybe next</p> <p>22 month we can just see a site plan and make the</p> | <p style="text-align: right;">37</p> <p>1 move along, and you have your conditions in.</p> <p>2 MS. WILLIAMS: Right.</p> <p>3 MR. DOHERTY: As long as it's okay with</p> <p>4 the building department, it will be okay with</p> <p>5 us.</p> <p>6 CHAIRMAN BOHNEN: I can't think of any</p> <p>7 reason why the building department would object</p> <p>8 to that.</p> <p>9 MR. PRISBY: Not that I can think of.</p> <p>06:54:25PM 10 CHAIRMAN BOHNEN: Usually the other way</p> <p>11 around.</p> <p>12 MR. PRISBY: Is there a significant</p> <p>13 enough zoning, grading, that it would put you</p> <p>14 over maximum height or maximum elevation with</p> <p>15 the four new corners you would have to do on the</p> <p>16 existing grade?</p> <p>17 MR. DOHERTY: We did push the house</p> <p>18 already further back and we had to drop our roof</p> <p>19 line.</p> <p>06:54:46PM 20 MR. PRISBY: Right. So you are right</p> <p>21 there already?</p> <p>22 MR. DOHERTY: We are already squeezing</p> |

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| <p style="text-align: center;">38</p> <p>1 it down, Jim, as it is.</p> <p>2 MR. PRISBY: I don't think there is</p> <p>3 enough slope that where we are talking about</p> <p>4 going back to make that a significant issue.</p> <p>5 CHAIRMAN BOHNEN: I don't think it</p> <p>6 would be an issue --</p> <p>7 MR. PRISBY: I think it's on --</p> <p>8 CHAIRMAN BOHNEN: -- at that point is</p> <p>9 my recollection.</p> <p>06:55:04PM 10 MR. YU: He still has to, regardless,</p> <p>11 the building department will pick up on anything</p> <p>12 that isn't Code compliant.</p> <p>13 MR. PRISBY: But if they push that</p> <p>14 house back 20 feet, and you take the four</p> <p>15 corners of the plan, proposed plan, sea level</p> <p>16 elevations, and average those out, he's only got</p> <p>17 30 feet to the main of the roof. And for this</p> <p>18 size house we have a, what, do you get about 38,</p> <p>19 39 to the maximum elevation?</p> <p>06:55:29PM 20 MR. DOHERTY: 33.</p> <p>21 MR. PRISBY: 33, the peak, plus a</p> <p>22 1-foot credit.</p> | <p style="text-align: center;">40</p> <p>1 MR. DOHERTY: Yes.</p> <p>2 MR. PRISBY: Not the maximum elevation.</p> <p>3 So as they go back, if one corner is suddenly is</p> <p>4 up on a mound, it changes the calculations by</p> <p>5 3 inches, you have got to change the whole roof</p> <p>6 line.</p> <p>7 MR. DOHERTY: Which we have done</p> <p>8 already.</p> <p>9 MR. PRISBY: Right. Which I know is</p> <p>06:56:44PM 10 kind of a pain in the butt. But where we are</p> <p>11 talking about pushing it back there is not</p> <p>12 enough grade change at that point that I don't</p> <p>13 think you will have an issue.</p> <p>14 MR. DOHERTY: It's almost at a point</p> <p>15 where the grade starts changing to go back</p> <p>16 towards Elm.</p> <p>17 MR. PRISBY: Right. There is also the</p> <p>18 possibility it may help you, but at that point</p> <p>19 that wouldn't change it.</p> <p>06:57:03PM 20 MR. DOHERTY: Like I say, if it's okay</p> <p>21 with the building department, it won't really</p> <p>22 affect us.</p> |
| <p style="text-align: center;">39</p> <p>1 MR. DOHERTY: That's from grade, Jim, I</p> <p>2 believe.</p> <p>3 MR. PRISBY: To the top of the roof,</p> <p>4 R-4 is a minimum of 35.5. So it's got to be</p> <p>5 like --</p> <p>6 MR. DOHERTY: 605 Garfield was 35.</p> <p>7 MR. PRISBY: Right.</p> <p>8 MR. DOHERTY: But for some reason this</p> <p>9 max is 30 feet.</p> <p>06:55:52PM 10 MR. PRISBY: Yes, 30 feet. And right</p> <p>11 now maximum, or what's allowed, is maximum</p> <p>12 building height is 30 feet? What about maximum</p> <p>13 elevation? That starts at 37 in an R-1.</p> <p>14 MR. YU: 34 feet plus 27.5 feet for</p> <p>15 every foot of side yard divided --</p> <p>16 MR. PRISBY: Which creates, because you</p> <p>17 are not at 6 feet.</p> <p>18 MR. YU: Okay. So 37.35.</p> <p>19 MR. PRISBY: Okay. I wasn't that far</p> <p>06:56:21PM 20 off, so not bad. But that 30 feet, that's</p> <p>21 probably what forced them to change the roof</p> <p>22 pitch height.</p> | <p style="text-align: center;">41</p> <p>1 MR. PRISBY: That's the only thing I</p> <p>2 can think of by moving the house back that I run</p> <p>3 across that might become an issue. But other</p> <p>4 than that, I don't think it's a big issue, I</p> <p>5 really don't.</p> <p>6 So I think we could approve it with</p> <p>7 the condition that the house will be moved back.</p> <p>8 MS. WILLIAMS: "It must be."</p> <p>9 MS. WEINBERGER: "It must."</p> <p>06:57:33PM 10 MR. PRISBY: A minimum of 20 feet from</p> <p>11 where it is currently planned. Good with that?</p> <p>12 MS. WILLIAMS: Good.</p> <p>13 CHAIRMAN BOHNEN: Will you give me a</p> <p>14 motion, please, to approve the Certificate of</p> <p>15 Appropriateness with a condition that the house</p> <p>16 must be moved back a minimum 20 feet from the</p> <p>17 street.</p> <p>18 MS. WILLIAMS: So moved.</p> <p>19 MR. BOHNEN: Second?</p> <p>06:57:58PM 20 MR. PRISBY: I will second, yes.</p> <p>21 CHAIRMAN BOHNEN: All in favor?</p> <p>22 MS. WILLIAMS: Aye.</p> |

1 MS. WEINBERGER: Aye.

2 MR. PRISBY: Aye.

3 CHAIRMAN BOHNEN: Aye.

4 Motion carries.

5 MR. DOHERTY: Thank you. Have a good
6 night.

7 CHAIRMAN BOHNEN: You, too. Okay.

8 That closes the hearing for HPC-09-2017.

9 * * *

10 (Which were all the proceedings had
11 in the above-entitled cause.)

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1 STATE OF ILLINOIS)
) ss.

2 COUNTY OF DU PAGE)

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4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5 do hereby certify that I am a court reporter
6 doing business in the State of Illinois, that I
7 reported in shorthand the testimony given at the
8 hearing of said cause, and that the foregoing is
9 a true and correct transcript of my shorthand
10 notes so taken as aforesaid.

11

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14 _____
Janice H. Heinemann CSR, RDR, CRR

15 License No 084-001391

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| 1 | 4th [2] - 8:13, 15:12 | approval [2] - 33:4, 36:20 approve [3] - 36:16, 41:8, 41:16 approved [1] - 35:2 architects [1] - 33:15 area [1] - 24:1 attachment [1] - 17:18 average [4] - 8:5, 9:20, 11:4, 38:18 aye [1] - 42:2 Aye [3] - 42:3, 42:4, 42:5 | 28:2, 28:9, 28:15, 28:19, 29:4, 32:2, 32:10, 32:13, 33:5, 33:11, 33:14, 33:19, 34:2, 34:5, 34:12, 34:14, 35:10, 35:13, 35:16, 35:21, 36:19, 37:2, 37:8, 37:12, 38:7, 38:10, 41:15, 41:21, 42:1, 42:5, 42:9 bothered [2] - 8:13, 8:16 bottom [1] - 14:21 brick [2] - 17:14, 18:22 brickwork [1] - 17:11 bring [2] - 7:20, 13:2 bringing [1] - 10:22 broke [1] - 33:11 brought [1] - 4:17 build [1] - 19:7 building [10] - 5:5, 16:3, 17:12, 21:13, 22:1, 37:6, 37:9, 38:13, 39:14, 41:1 built [7] - 14:4, 16:18, 17:9, 17:10, 22:4, 22:6, 23:17 business [1] - 18:12 butt [1] - 40:12 buys [1] - 31:21 | 26:4, 26:11, 26:16, 27:7, 27:12, 27:15, 27:19, 28:2, 28:9, 28:15, 28:19, 29:4, 32:2, 32:10, 32:13, 33:5, 33:14, 33:19, 34:2, 34:12, 34:14, 35:13, 35:16, 35:21, 36:19, 37:2, 37:8, 37:12, 38:7, 38:10, 41:15, 42:1, 42:5, 42:9 chan [1] - 25:1 Chan [1] - 17:6 chance [1] - 24:17 change [4] - 40:1, 40:7, 40:14, 40:21 changed [1] - 24:16 changes [1] - 40:6 changing [1] - 40:17 choice [2] - 20:19, 33:5 circulation [1] - 15:20 Clark [1] - 24:1 clear [2] - 25:4 clearly [1] - 5:2 closer [1] - 5:14 closes [1] - 42:10 coach [2] - 5:4, 21:22 code [2] - 16:4, 24:6 Code [2] - 35:20, 38:14 color [1] - 12:11 comfortable [3] - 16:18, 22:17, 30:4 coming [3] - 6:7, 22:10, 33:8 Commission [1] - 21:4 compare [1] - 13:15 compliant [1] - 38:14 compromise [3] - 19:9, 23:20, 24:18 concern [2] - 8:19, 24:21 concerned [5] - 5:21, 9:3, 14:1, 14:8, 30:14 concrete [1] - 31:10 condition [4] - 20:22, 35:18, 41:9, 41:17 conditions [7] - 32:18, 34:9, 34:16, 35:11, 36:17, 37:3 confidence [1] - 28:22 consensus [1] - 28:16 consider [2] - 5:21, 20:5 consideration [1] - 28:7 |
| 1 1 [1] - 11:14 1-foot [1] - 39:2 10 [3] - 25:16, 25:21, 36:6 111 [4] - 6:22, 7:3, 7:5, 8:21 15 [2] - 21:14, 30:4 150-foot [1] - 30:22 170 [4] - 26:21, 27:4, 27:6, 27:11 1904 [2] - 17:10, 22:4 1920 [1] - 21:21 1940 [1] - 17:9 1994 [1] - 17:13 | 5 5 [1] - 17:18 50 [2] - 15:4, 15:5 504 [2] - 10:2, 23:3 | B | | |
| 2 | 6 6 [1] - 39:19 605 [1] - 39:8 68 [2] - 7:19, 9:21 68.5 [1] - 8:6 6th [2] - 8:16, 24:12 | backs [1] - 14:8 bad [1] - 39:22 based [1] - 17:19 bay [3] - 27:6, 27:8, 27:10 beautiful [1] - 6:6 become [1] - 41:5 bedroom [4] - 20:10, 20:16 beginning [1] - 18:14 behind [1] - 5:10 better [1] - 16:16 between [2] - 12:16, 15:12 beyond [2] - 30:10, 30:19 big [6] - 5:22, 6:1, 7:20, 7:21, 22:2, 41:6 binding [1] - 35:20 bit [1] - 16:21 block [7] - 6:2, 6:7, 8:8, 9:20, 11:4, 24:13, 24:15 blockwise [1] - 7:16 BOHNEN [89] - 4:12, 4:14, 7:8, 7:21, 8:3, 8:12, 8:15, 8:19, 9:2, 9:6, 9:12, 9:15, 9:18, 9:22, 10:7, 10:15, 10:18, 10:21, 11:12, 12:3, 12:6, 13:1, 13:7, 13:12, 13:18, 13:20, 14:3, 14:12, 15:6, 15:9, 15:16, 16:2, 16:6, 16:11, 16:13, 16:17, 17:21, 18:11, 20:4, 20:9, 20:18, 22:14, 22:16, 22:21, 23:1, 23:6, 23:12, 23:16, 24:4, 24:11, 25:6, 26:4, 26:11, 26:16, 27:7, 27:12, 27:15, 27:19, | | |
| 2 2 [1] - 28:11 20 [20] - 20:2, 21:14, 26:1, 26:8, 26:9, 27:14, 28:4, 28:12, 29:4, 29:6, 30:7, 30:16, 32:7, 32:19, 36:6, 36:12, 36:18, 38:16, 41:12, 41:18 204 [1] - 14:21 25 [1] - 14:10 27.5 [1] - 39:16 | 7 7 [2] - 25:15, 30:18 78 [6] - 7:6, 7:13, 9:1, 9:2, 9:7, 27:20 78-foot [1] - 27:16 | A | | |
| 3 | able [1] - 12:15 above-entitled [1] - 42:13 Absolutely [1] - 27:18 according [2] - 13:5, 27:4 add [1] - 11:13 added [1] - 17:14 address [1] - 5:16 addressed [1] - 24:22 adds [1] - 36:6 adjacent [1] - 5:7 advisory [2] - 34:12, 35:20 advocating [2] - 10:2, 10:9 aerial [2] - 11:6, 23:7 affect [2] - 21:16, 41:2 afterwards [1] - 15:19 ago [2] - 24:12, 30:4 agree [1] - 22:13 ahead [1] - 21:5 allowed [1] - 39:13 almost [6] - 10:9, 14:8, 14:13, 18:2, 21:15, 40:16 amount [2] - 24:22, 28:13 ample [1] - 15:7 analysis [1] - 17:7 applicants [1] - 13:2 approach [1] - 30:14 appropriate [1] - 10:11 Appropriateness [2] - 35:8, 41:17 | approval [2] - 33:4, 36:20 approve [3] - 36:16, 41:8, 41:16 approved [1] - 35:2 architects [1] - 33:15 area [1] - 24:1 attachment [1] - 17:18 average [4] - 8:5, 9:20, 11:4, 38:18 aye [1] - 42:2 Aye [3] - 42:3, 42:4, 42:5 | C | |
| 3 3 [1] - 40:7 30 [5] - 38:19, 39:11, 39:12, 39:14, 39:22 329 [2] - 24:11, 24:14 33 [2] - 38:22, 39:1 330 [1] - 26:17 331 [1] - 15:5 333 [2] - 26:20, 26:22 34 [1] - 39:16 35 [2] - 9:16, 39:8 35.5 [1] - 39:6 37 [1] - 39:15 37.35 [1] - 39:20 38 [1] - 38:20 39 [1] - 38:21 3rd [1] - 15:12 | | | | |
| 4 | | | | |
| 4 4 [2] - 11:14, 28:11 40 [1] - 20:1 422 [17] - 4:4, 4:8, 4:12, 5:13, 5:14, 6:22, 8:20, 11:15, 21:12, 22:11, 23:14, 23:21, 24:13, 24:18, 26:6, 28:3, 30:6 442 [1] - 5:13 | | | | |

| | | | | |
|---|--|--|---|--|
| <p>considerations [1] - 28:20</p> <p>consult [1] - 33:15</p> <p>continually [1] - 18:8</p> <p>continue [1] - 32:22</p> <p>continuing [1] - 33:3</p> <p>corner [3] - 6:16, 15:2, 40:5</p> <p>corners [2] - 37:17, 38:17</p> <p>correct [9] - 7:6, 9:18, 12:20, 23:15, 32:21, 33:9, 34:13, 35:15, 35:21</p> <p>cost [1] - 36:6</p> <p>costwise [1] - 36:11</p> <p>couple [2] - 25:16, 34:22</p> <p>court [2] - 8:17, 31:8</p> <p>cover [1] - 29:8</p> <p>created [1] - 17:19</p> <p>creates [1] - 39:18</p> <p>credit [1] - 39:2</p> <p>cross [1] - 34:10</p> <p>crunching [1] - 29:13</p> <p>cuff [1] - 32:5</p> <p>current [1] - 18:21</p> <p>customize [1] - 31:22</p> | <p>divided [1] - 39:17</p> <p>doherty [1] - 32:4</p> <p>DOHERTY [60] - 4:2, 4:5, 4:7, 4:10, 4:22, 5:8, 5:13, 5:19, 6:10, 6:14, 7:7, 7:13, 9:1, 9:9, 11:17, 11:20, 11:22, 12:5, 12:8, 12:12, 12:14, 12:20, 14:5, 16:8, 19:10, 19:14, 25:10, 26:7, 29:12, 30:1, 30:9, 31:6, 31:11, 31:13, 31:16, 31:19, 32:9, 32:12, 33:10, 33:13, 33:17, 33:22, 34:4, 35:1, 35:9, 36:4, 36:9, 36:21, 37:5, 37:19, 38:2, 38:22, 39:3, 39:8, 39:10, 40:3, 40:9, 40:16, 40:22, 42:7</p> <p>Doherty [7] - 16:6, 26:4, 32:15, 33:7, 33:12, 34:15, 34:18</p> <p>done [1] - 40:9</p> <p>door [2] - 4:13, 6:18</p> <p>down [5] - 18:8, 19:7, 21:8, 29:13, 38:3</p> <p>draw [1] - 25:14</p> <p>drawings [1] - 13:3</p> <p>drive [1] - 15:21</p> <p>driveway [3] - 20:14, 36:7, 36:12</p> <p>drop [1] - 37:20</p> | <p>exterior [1] - 11:18</p> <p>eyes [2] - 13:3, 13:5</p> | <p>G</p> <p>gambrel [1] - 12:6</p> <p>gardens [1] - 25:12</p> <p>Garfield [1] - 39:8</p> <p>God [1] - 15:16</p> <p>Google [3] - 11:7, 11:10, 25:2</p> <p>grade [4] - 37:18, 39:3, 40:14, 40:17</p> <p>grading [1] - 37:15</p> <p>Granaki [1] - 17:21</p> <p>grandeur [1] - 23:14</p> <p>grant [1] - 36:1</p> <p>gray [2] - 12:15, 12:17</p> <p>great [2] - 25:6, 30:5</p> <p>guess [2] - 12:12, 33:19</p> <p>guesstimate [1] - 23:2</p> <p>guys [3] - 14:17, 17:16, 31:4</p> | <p>7:6, 7:9, 7:10, 8:8, 8:13, 8:16, 8:20, 8:21, 9:3, 10:13, 12:4, 13:10, 13:14, 13:21, 13:22, 14:1, 14:4, 14:6, 14:10, 14:14, 15:2, 15:21, 16:1, 17:11, 17:13, 19:21, 20:13, 20:21, 21:13, 21:14, 21:22, 24:1, 24:5, 24:8, 25:18, 25:22, 26:1, 26:2, 26:12, 27:2, 27:21, 28:6, 28:17, 29:19, 30:6, 30:12, 30:20, 31:21, 32:6, 32:16, 32:18, 34:7, 34:19, 37:19, 38:16, 38:20, 41:4, 41:9, 41:17</p> <p>houses [13] - 4:21, 5:11, 6:5, 8:11, 11:4, 13:16, 15:10, 15:19, 20:6, 21:9, 24:13, 24:15, 28:11</p> <p>HPC-09-2017 [1] - 42:10</p> <p>huge [1] - 26:15</p> |
| <p>D</p> <p>deal [1] - 5:22</p> <p>debating [1] - 16:21</p> <p>December [1] - 36:3</p> <p>decide [1] - 32:22</p> <p>decision [2] - 35:7, 36:3</p> <p>deep [5] - 10:16, 15:5, 26:17, 27:20, 30:22</p> <p>deeper [2] - 15:19, 15:22</p> <p>demo [1] - 35:7</p> <p>demo'ing [1] - 34:7</p> <p>demolition [1] - 34:22</p> <p>department [4] - 37:6, 37:9, 38:13, 41:1</p> <p>depth [1] - 29:11</p> <p>destroys [1] - 6:6</p> <p>difference [1] - 12:16</p> <p>different [4] - 18:18, 22:18, 28:20, 34:19</p> <p>digit [1] - 7:5</p> <p>diminish [2] - 22:11, 23:18</p> <p>diminishment [1] - 23:13</p> <p>discuss [1] - 29:20</p> <p>discussion [1] - 33:20</p> <p>distance [2] - 7:14, 29:20</p> | <p>E</p> <p>Early's [1] - 8:13</p> <p>East [1] - 24:11</p> <p>either [6] - 5:11, 11:5, 23:10, 28:14, 32:14, 36:10</p> <p>elevation [4] - 37:16, 38:21, 39:15, 40:4</p> <p>elevations [1] - 38:18</p> <p>Elm [1] - 40:18</p> <p>encourage [1] - 13:2</p> <p>end [2] - 27:6, 27:7</p> <p>enjoy [1] - 28:3</p> <p>entitled [1] - 42:13</p> <p>especially [4] - 6:3, 6:7, 21:17, 30:5</p> <p>estate [1] - 22:9</p> <p>estates [1] - 22:3</p> <p>existing [6] - 7:10, 8:20, 17:8, 17:11, 17:14, 37:18</p> <p>extends [1] - 25:13</p> <p>extent [1] - 6:4</p> | <p>F</p> <p>facades [1] - 12:7</p> <p>face [1] - 25:17</p> <p>fact [2] - 22:1, 23:18</p> <p>faith [2] - 34:15, 34:17</p> <p>fan [1] - 6:1</p> <p>FAR [1] - 15:17</p> <p>far [9] - 5:18, 6:5, 10:13, 17:3, 19:8, 19:16, 30:12, 31:3, 39:21</p> <p>favor [1] - 42:1</p> <p>feet [40] - 6:22, 14:10, 15:5, 20:1, 20:2, 21:15, 23:2, 25:15, 25:21, 26:1, 26:8, 26:9, 26:17, 27:4, 27:6, 27:14, 27:20, 28:4, 28:12, 29:4, 29:6, 30:7, 30:16, 30:18, 32:7, 32:19, 36:6, 36:12, 36:18, 38:16, 38:19, 39:11, 39:12, 39:14, 39:16, 39:19, 39:22, 41:12, 41:18</p> <p>figure [1] - 25:21</p> <p>final [2] - 32:20, 35:3</p> <p>fine [3] - 10:12, 13:16, 13:19</p> <p>fingers [1] - 34:10</p> <p>fire [2] - 31:17, 31:19</p> <p>fireplace [1] - 31:14</p> <p>fireplaces [1] - 31:20</p> <p>first [1] - 27:10</p> <p>five [1] - 24:15</p> <p>foot [1] - 39:17</p> <p>footprint [2] - 22:1, 28:17</p> <p>forced [1] - 40:1</p> <p>Forest [1] - 18:16</p> <p>forgot [1] - 5:16</p> <p>formal [1] - 20:19</p> <p>forward [8] - 5:6, 5:10, 6:5, 9:7, 10:2, 26:2, 30:12, 33:16</p> <p>four [2] - 37:17, 38:16</p> <p>Foxes [1] - 24:7</p> <p>Foxes' [1] - 24:8</p> <p>frank [1] - 12:10</p> <p>front [9] - 6:6, 8:5, 19:12, 21:15, 24:22, 25:22, 26:1, 26:5, 36:10</p> <p>future [1] - 4:19</p> | <p>H</p> <p>half [1] - 7:14</p> <p>handy [1] - 7:17</p> <p>hard [7] - 7:4, 18:7, 21:6, 21:8, 21:10, 31:8</p> <p>hate [1] - 14:9</p> <p>head [1] - 10:13</p> <p>hearing [2] - 28:22, 42:10</p> <p>height [3] - 37:16, 39:14, 40:2</p> <p>held [1] - 36:13</p> <p>help [2] - 28:13, 40:20</p> <p>helpful [1] - 11:3</p> <p>helps [2] - 28:8, 30:15</p> <p>hill [1] - 6:7</p> <p>Hinsdale [2] - 22:3, 27:16</p> <p>Historic [1] - 17:19</p> <p>historic [1] - 30:6</p> <p>historical [2] - 18:22, 21:20</p> <p>historically [1] - 21:12</p> <p>hold [4] - 26:14, 30:3, 32:6, 34:6</p> <p>home [9] - 5:9, 5:15, 12:2, 12:19, 17:8, 18:21, 19:7, 23:3, 36:5</p> <p>homes [1] - 22:6</p> <p>honestly [1] - 22:19</p> <p>honor [2] - 33:7, 35:17</p> <p>hope [1] - 34:10</p> <p>hopes [1] - 16:6</p> <p>house [67] - 5:2, 5:4, 6:2, 6:8, 6:18, 6:22,</p> | <p>I</p> <p>idea [1] - 31:2</p> <p>illustrates [1] - 22:2</p> <p>image [1] - 25:3</p> <p>imagination [1] - 24:16</p> <p>immensely [1] - 30:16</p> <p>important [1] - 11:1</p> <p>impressive [1] - 15:22</p> <p>inches [1] - 40:7</p> <p>included [2] - 6:21, 7:18</p> <p>indicated [1] - 17:6</p> <p>Indicating [1] - 25:9</p> <p>individuals [1] - 33:21</p> <p>information [4] - 7:16, 13:9, 17:8, 17:17</p> <p>instead [1] - 25:15</p> <p>intention [1] - 12:18</p> <p>involved [1] - 33:21</p> <p>issue [7] - 35:7, 35:14, 38:6, 38:8, 40:15, 41:5, 41:6</p> <p>issued [1] - 32:20</p> <p>itself [4] - 14:6, 23:8, 25:18, 27:2</p> |
| | | | <p>J</p> <p>James [2] - 4:16, 29:18</p> | |

| | | | | |
|---|---|---|---|--|
| jibes [1] - 25:12 Jim [7] - 6:20, 7:15, 29:2, 31:3, 31:11, 38:3, 39:3 job [1] - 18:4 junction [1] - 18:19 | 21:20, 23:7, 23:22 looks [7] - 14:13, 19:22, 20:17, 21:14, 25:4, 25:16, 27:5 lopped [1] - 24:9 love [3] - 16:22, 18:20, 19:5 | 4:7, 4:10, 4:16, 4:22, 5:1, 5:8, 5:11, 5:13, 5:17, 5:19, 5:20, 6:10, 6:12, 6:14, 6:15, 7:1, 7:7, 7:11, 7:13, 7:15, 8:5, 8:7, 8:14, 8:15, 8:18, 8:19, 9:1, 9:4, 9:9, 9:10, 9:14, 9:17, 9:19, 10:4, 10:9, 10:17, 10:20, 10:22, 11:6, 11:9, 11:12, 11:17, 11:20, 11:22, 12:5, 12:8, 12:10, 12:12, 12:14, 12:20, 12:21, 13:4, 13:8, 13:13, 13:19, 13:22, 14:5, 14:6, 14:13, 14:21, 15:13, 15:18, 16:5, 16:8, 16:12, 16:16, 16:20, 17:3, 17:16, 17:22, 18:10, 19:10, 19:14, 19:16, 19:20, 20:4, 20:9, 20:13, 21:5, 21:11, 22:13, 22:16, 23:12, 24:4, 24:11, 25:2, 25:6, 25:9, 25:10, 25:20, 26:7, 26:9, 26:14, 26:20, 26:22, 27:2, 29:7, 29:10, 29:12, 29:13, 29:18, 30:1, 30:2, 30:9, 30:10, 31:1, 31:6, 31:11, 31:12, 31:13, 31:15, 31:16, 31:17, 31:19, 31:21, 32:9, 32:12, 32:22, 33:2, 33:9, 33:10, 33:11, 33:13, 33:17, 33:22, 34:4, 34:5, 34:6, 35:1, 35:4, 35:6, 35:9, 35:10, 35:12, 35:15, 35:19, 36:4, 36:9, 36:16, 36:21, 37:5, 37:11, 37:14, 37:19, 37:22, 38:2, 38:4, 38:9, 38:12, 38:15, 38:22, 39:1, 39:3, 39:5, 39:8, 39:9, 39:10, 39:12, 39:16, 39:18, 39:20, 39:21, 40:3, 40:4, 40:9, 40:11, 40:16, 40:19, 40:22, 41:3, 41:12, 41:21, 41:22, 42:4, 42:7 MS [87] - 4:3, 4:6, 4:9, 4:11, 4:13, 6:20, 7:2, 7:12, 7:18, 8:1, 8:10, 9:20, 10:5, 11:2, | 11:7, 11:14, 11:18, 11:21, 12:1, 12:13, 12:18, 14:19, 14:20, 15:4, 15:7, 16:15, 16:22, 17:5, 18:2, 18:7, 18:20, 19:2, 19:3, 19:13, 19:18, 20:2, 20:8, 20:15, 21:3, 21:6, 21:17, 21:19, 22:12, 22:15, 22:19, 22:22, 23:4, 23:10, 23:15, 24:3, 24:10, 25:8, 25:19, 26:3, 26:8, 26:15, 26:18, 26:21, 27:1, 27:4, 27:9, 27:13, 27:18, 28:1, 28:8, 28:10, 28:18, 29:2, 29:5, 29:9, 29:16, 30:21, 31:7, 34:8, 34:13, 34:21, 35:22, 36:8, 36:13, 36:22, 37:4, 41:10, 41:11, 41:14, 41:20, 42:2, 42:3 must [4] - 36:17, 41:10, 41:11, 41:18 | noticed [1] - 19:13 number [3] - 7:5, 15:1, 29:1 numbers [3] - 4:14, 5:17, 12:22 |
| K | M | | O | |
| keep [2] - 18:3, 19:4 kind [4] - 4:19, 10:12, 13:15, 40:12 kitchens [1] - 31:5 knowing [1] - 10:13 | main [4] - 17:10, 17:12, 26:2, 38:19 maintaining [1] - 14:15 map [1] - 11:7 Maps [1] - 11:10 mass [1] - 30:20 matches [2] - 17:12, 20:11 material [1] - 18:22 max [2] - 16:3, 39:11 maximize [1] - 15:17 maximum [7] - 37:16, 38:21, 39:13, 39:14, 40:4 mean [7] - 14:9, 15:12, 19:22, 24:5, 28:12, 30:2, 32:5 meaning [1] - 14:1 measurements [1] - 23:4 meeting [1] - 4:18 mention [1] - 28:2 middle [2] - 5:4, 6:2 might [3] - 7:14, 25:15, 41:5 mind [1] - 18:3 minimize [2] - 23:13, 27:22 minimum [6] - 9:15, 30:8, 32:19, 39:6, 41:12, 41:18 minutes [1] - 30:4 moment [1] - 32:9 money [3] - 16:5, 16:7, 32:1 month [1] - 36:2 most [1] - 30:14 motion [1] - 41:16 Motion [1] - 42:6 mound [1] - 40:6 move [8] - 10:2, 10:5, 15:8, 27:14, 28:12, 29:19, 33:6, 37:3 moved [5] - 19:10, 28:4, 41:9, 41:18, 41:20 moving [2] - 10:19, 41:4 MR [177] - 4:2, 4:5, | | Oak [4] - 4:4, 4:12, 5:14 object [1] - 37:9 obstructs [1] - 21:16 Obviously [1] - 15:14 obviously [2] - 22:5, 28:20 old [3] - 5:3, 6:20, 13:3 once [2] - 22:4, 22:9 one [21] - 4:16, 6:4, 6:16, 6:19, 7:1, 7:2, 7:9, 10:8, 14:2, 14:3, 15:11, 20:4, 22:2, 22:7, 24:14, 24:17, 25:4, 26:18, 32:13, 33:7, 40:5 open [1] - 28:3 openness [1] - 24:2 original [2] - 21:22, 24:19 originally [1] - 21:18 otherwise [1] - 16:9 ourselves [1] - 18:12 outdoor [2] - 31:5, 31:6 outline [1] - 13:14 overly [1] - 14:1 own [1] - 4:7 owner [2] - 4:4, 4:6 | |
| L | | N | | P |
| Lake [1] - 18:16 landscape [1] - 19:12 landscaping [1] - 36:9 laptop [1] - 11:10 large [1] - 29:17 larger [1] - 13:2 last [6] - 6:16, 11:8, 13:6, 13:11, 13:16, 14:17 latitude [1] - 10:19 least [3] - 20:2, 29:4, 36:17 leaving [1] - 28:3 left [3] - 19:1, 29:14, 29:15 legal [1] - 31:17 length [1] - 36:7 less [4] - 7:13, 9:7, 15:3, 15:22 level [3] - 6:18, 32:3, 38:17 life [1] - 23:19 light [2] - 12:15, 12:17 Lil [1] - 8:3 line [6] - 14:8, 19:21, 21:9, 22:20, 37:21, 40:8 lines [1] - 20:5 lining [2] - 14:14, 21:10 list [1] - 8:8 live [1] - 35:17 lived [1] - 24:7 living [2] - 10:7, 20:7 location [1] - 21:13 look [11] - 7:3, 11:11, 14:7, 20:20, 21:8, 21:18, 25:10, 29:3, 29:5, 29:7, 32:11 looked [3] - 21:18, 22:3, 25:2 looking [7] - 11:15, 12:3, 14:9, 20:9, | | naming [1] - 29:1 narrow [3] - 27:17, 27:20, 27:21 narrower [1] - 15:22 National [1] - 17:18 nature [2] - 23:20, 30:6 necessarily [1] - 30:13 neighbor's [1] - 13:10 neighboring [1] - 4:21 neighbors [1] - 28:6 neighbors' [2] - 6:13, 14:11 new [8] - 5:21, 7:6, 13:10, 15:3, 19:7, 22:6, 28:6, 37:17 next [5] - 4:13, 6:18, 7:9, 29:14, 36:1 next-to-nothing [1] - 29:14 nicer [1] - 19:12 night [1] - 42:8 nonconforming [1] - 27:19 north [3] - 19:21, 20:6, 28:6 northeast [1] - 30:15 noted [1] - 24:2 nothing [1] - 29:14 | | package [1] - 19:12 pad [1] - 31:8 page [2] - 14:18, 27:10 pain [1] - 40:12 paint [2] - 11:20, 11:22 part [5] - 5:20, 8:7, 13:5, 24:11, 29:22 past [1] - 7:3 patched [1] - 17:15 patio [1] - 31:11 patios [1] - 31:5 peak [1] - 39:1 per [1] - 35:19 perfectly [1] - 17:12 permit [4] - 32:20, 34:22, 35:7, 35:14 personally [1] - 6:1 phenomenon [1] - 18:15 |

| | | | | |
|--|--|--|---|--|
| <p>phone [1] - 25:3 photo [1] - 21:19 pick [1] - 38:13 pitch [1] - 40:2 pits [2] - 31:18, 31:19 Places [1] - 17:19 places [1] - 18:17 plan [11] - 6:10, 7:19, 7:20, 14:7, 27:5, 27:10, 29:7, 31:13, 36:2, 38:17 planned [2] - 19:22, 41:13 planning [1] - 31:3 plans [2] - 17:13, 36:15 plat [2] - 6:20, 22:17 plenty [2] - 27:13, 29:15 plus [2] - 39:1, 39:16 point [8] - 19:3, 21:12, 29:1, 30:5, 38:10, 40:14, 40:16, 40:20 porch [2] - 30:18, 30:19 position [3] - 5:6, 19:5, 22:8 positioned [1] - 32:7 positioning [1] - 32:20 possibility [1] - 40:20 potentially [1] - 10:20 preliminarily [1] - 29:2 present [1] - 22:17 preservation [1] - 18:13 pretty [1] - 5:8 PRISBY [88] - 4:16, 5:1, 5:11, 5:17, 5:20, 6:12, 6:15, 7:1, 7:11, 7:15, 8:7, 8:14, 8:18, 9:4, 9:10, 9:14, 9:17, 9:19, 10:4, 10:9, 10:17, 10:20, 10:22, 12:10, 12:21, 13:4, 13:8, 13:13, 13:19, 13:22, 14:6, 14:13, 14:21, 15:13, 15:18, 16:5, 16:12, 16:16, 16:20, 17:3, 18:10, 19:16, 19:20, 20:13, 21:5, 21:11, 22:13, 25:20, 26:9, 26:14, 26:20, 26:22, 27:2, 29:7, 29:10, 29:13, 29:18, 30:2, 30:10, 31:1, 31:12, 31:15, 31:17, 31:21, 33:2, 33:9, 34:6, 35:4, 36:16, 37:11, 37:14, 37:22, 38:4, 38:9,</p> | <p>38:15, 39:1, 39:5, 39:9, 39:12, 39:18, 39:21, 40:4, 40:11, 40:19, 41:3, 41:12, 41:22, 42:4 problem [3] - 8:10, 32:5, 32:8 problems [2] - 15:19, 18:6 proceed [3] - 32:2, 32:14, 34:20 proceedings [1] - 42:12 process [2] - 34:8, 34:11 profile [1] - 13:13 promise [2] - 33:11, 33:13 properties [1] - 4:7 property [4] - 4:1, 5:3, 6:9, 6:13 proposal [1] - 15:3 proposed [5] - 8:22, 14:4, 22:18, 28:6, 38:17 proposing [2] - 4:1, 13:5 provided [1] - 6:11 purposefully [1] - 19:14 push [3] - 36:4, 37:19, 38:15 pushed [2] - 17:1, 30:7 pushing [2] - 36:5, 40:13 put [3] - 19:7, 19:14, 37:15 Putian [1] - 8:3 putting [2] - 18:11, 31:3</p> | <p>31:11 reason [4] - 19:4, 22:7, 37:9, 39:10 reasonable [4] - 10:11, 29:5, 29:21, 32:11 recede [1] - 23:3 recollection [1] - 38:11 reexamine [1] - 34:17 regardless [2] - 36:11, 38:12 Register [1] - 17:18 rehabbing [1] - 4:8 relation [1] - 13:10 relocate [1] - 32:18 relocating [1] - 32:16 remarkable [2] - 12:1, 18:4 remodeled [1] - 6:3 renovated [1] - 11:16 reposition [1] - 20:20 request [3] - 20:19, 29:21, 32:11 required [1] - 19:11 respotting [1] - 28:16 rest [1] - 21:3 results [1] - 18:16 retaining [3] - 7:4, 25:11, 26:5 retains [1] - 24:18 review [1] - 35:3 Robbins [1] - 17:20 roof [7] - 12:4, 15:20, 37:20, 38:19, 39:5, 40:1, 40:7 room [2] - 15:7, 27:14 run [2] - 4:14, 41:4</p> | <p>14:10 sell [3] - 12:19, 15:14, 15:17 sense [2] - 22:9, 30:11 set [11] - 5:3, 7:20, 7:22, 8:4, 10:14, 12:22, 13:2, 13:6, 22:8, 24:7, 28:13 setback [5] - 7:9, 8:5, 13:4, 15:2, 24:22 setbacks [4] - 4:20, 22:18, 24:1, 34:17 shake [2] - 12:4 Shannon [2] - 16:12, 21:5 sheet [8] - 13:11, 13:16, 14:21, 17:19, 22:20, 28:11, 29:8 sheets [1] - 13:6 shingle [1] - 12:4 shiplap [1] - 12:9 shorter [1] - 16:1 show [6] - 6:13, 6:17, 6:21, 13:9, 13:13, 34:19 showed [1] - 6:16 shows [2] - 21:21, 31:14 side [5] - 5:12, 11:5, 22:5, 28:14, 39:17 sides [2] - 20:16, 30:14 siding [1] - 12:9 significant [4] - 21:12, 29:11, 37:14, 38:6 significantly [4] - 5:6, 5:10, 9:10, 15:3 similar [1] - 5:8 site [4] - 6:10, 27:9, 29:7, 36:2 situated [1] - 6:8 situation [1] - 28:13 size [1] - 38:20 slope [1] - 38:5 society [1] - 21:20 sold [1] - 22:6 sometimes [2] - 25:3, 36:14 sorry [2] - 11:14, 33:10 sort [1] - 20:11 sounds [1] - 7:7 source [1] - 18:1 South [3] - 4:4, 4:12, 5:14 south [13] - 5:9, 5:15, 7:9, 9:3, 10:14, 13:14, 14:2, 15:11, 20:6, 20:13, 23:17, 24:6, 28:7</p> | <p>southeast [1] - 27:16 space [2] - 28:3, 29:15 special [1] - 31:4 speculate [1] - 5:19 sports [1] - 31:7 spotting [1] - 34:19 spring [1] - 36:5 squeezing [1] - 38:2 stacks [1] - 28:5 stand [1] - 18:13 standpoint [1] - 29:19 stands [1] - 18:21 start [1] - 4:20 starts [2] - 39:15, 40:17 staunch [1] - 18:13 sticking [1] - 30:12 still [12] - 14:15, 16:21, 17:11, 22:2, 22:8, 23:20, 29:20, 30:21, 31:8, 31:10, 35:3, 38:12 stone [2] - 25:17, 26:5 straight [1] - 25:14 Street [3] - 5:14, 15:12, 24:12 street [2] - 23:22, 41:19 streetscape [6] - 5:22, 14:15, 20:4, 23:8, 24:16, 29:21 stretch [2] - 24:15, 27:16 strike [1] - 24:17 structure [1] - 17:10 stuff [1] - 5:21 styling [1] - 19:1 subject [1] - 18:18 submitted [3] - 13:11, 30:4, 35:1 substantial [1] - 26:17 sudden [1] - 24:4 suddenly [1] - 40:5 sufficiently [1] - 16:17 suggesting [1] - 23:11 supposed [1] - 33:17 survey [4] - 6:17, 6:21, 17:21, 18:5</p> |
| | <p>Q</p> <p>questions [1] - 16:14 quite [2] - 4:15, 10:15</p> | | | |
| | <p>R</p> <p>R-1 [1] - 39:15 R-4 [1] - 39:6 reach [1] - 33:18 read [2] - 12:21, 15:1 real [2] - 24:21, 30:19 really [8] - 6:1, 12:15, 21:9, 21:15, 30:2, 41:1, 41:7 reaping [1] - 18:15 reappear [1] - 32:15 rear [6] - 26:12, 26:13, 27:8, 29:14, 31:4,</p> | <p>S</p> <p>sandy [1] - 16:12 Sandy [6] - 4:17, 17:4, 19:16, 21:11, 30:5, 30:10 saw [2] - 25:3, 26:19 scout's [2] - 33:7, 35:16 sea [1] - 38:17 Second [1] - 41:21 second [2] - 5:2, 41:22 see [20] - 7:4, 7:12, 10:10, 10:12, 13:15, 15:21, 16:22, 21:7, 21:11, 22:18, 22:20, 23:3, 25:12, 25:15, 28:10, 30:7, 32:19, 33:8, 36:2 seeing [2] - 4:20,</p> | | |
| | | | | <p>T</p> <p>table [1] - 33:20 tear [1] - 19:7 teardown [1] - 18:15 tennis [1] - 8:17 terms [1] - 20:6 theory [1] - 10:21 thinking [2] - 17:3, 31:4 three [1] - 7:5</p> |

| | |
|---|---|
| tonight [2] - 4:18, 6:19 top [1] - 39:5 topographical [1] - 13:9 total [2] - 26:20, 26:22 totally [1] - 18:17 tough [1] - 15:17 tougher [2] - 15:14, 15:15 towards [1] - 40:18 town [1] - 29:22 trouble [2] - 34:3, 34:4 try [3] - 11:9, 20:20, 24:17 trying [6] - 9:11, 15:17, 23:12, 23:19, 30:3, 33:3 two [8] - 8:11, 13:6, 13:15, 21:9, 24:13, 24:14, 28:11, 32:14 | welcome [1] - 33:22 welcoming [1] - 34:3 whatnot [1] - 31:5 white [3] - 12:12, 12:13, 16:16 whole [3] - 15:13, 24:13, 40:7 wide [1] - 27:16 wider [1] - 16:1 WILLIAMS [71] - 4:3, 4:6, 4:9, 4:11, 4:13, 6:20, 7:2, 7:12, 7:18, 8:1, 8:10, 9:20, 10:5, 11:2, 11:14, 11:18, 11:21, 12:1, 12:18, 14:20, 15:4, 15:7, 16:22, 17:5, 18:2, 18:20, 19:3, 19:13, 19:18, 20:2, 20:8, 20:15, 21:3, 21:19, 22:15, 22:19, 22:22, 23:4, 23:10, 25:8, 25:19, 26:3, 26:8, 26:15, 26:18, 26:21, 27:1, 27:4, 27:9, 27:13, 27:18, 28:1, 28:8, 28:10, 28:18, 29:2, 29:5, 29:9, 29:16, 30:21, 31:7, 34:21, 35:22, 36:8, 36:13, 36:22, 37:4, 41:10, 41:14, 41:20, 42:2 Williams [1] - 4:17 win [1] - 14:16 window [8] - 20:10, 20:16, 27:6, 27:8, 27:10, 28:5 windshield [1] - 18:5 wished [1] - 10:19 wondering [1] - 9:4 world [1] - 24:8 worried [1] - 30:13 worth [1] - 13:1 |
| U | |
| up [16] - 4:17, 6:7, 10:22, 14:8, 14:14, 15:21, 20:6, 20:12, 21:10, 22:20, 28:5, 30:3, 34:7, 35:17, 38:13, 40:6 | |
| V | |
| various [1] - 12:6 view [3] - 19:4, 21:16, 23:7 views [1] - 28:5 Village [1] - 18:12 village [1] - 4:19 vote [3] - 20:21, 21:1, 35:9 | |
| W | |
| wall [4] - 7:4, 25:17, 25:18 walls [3] - 25:11, 26:2, 26:5 wandered [1] - 31:9 Washington [1] - 15:11 watching [1] - 18:8 ways [1] - 32:14 week [1] - 35:4 weeks [1] - 34:22 WEINBERGER [16] - 11:7, 12:13, 14:19, 16:15, 18:7, 19:2, 21:6, 21:17, 22:12, 23:15, 24:3, 24:10, 34:8, 34:13, 41:11, 42:3 | |
| | Y |
| | yard [9] - 8:5, 24:22, 26:12, 29:14, 30:22, 31:4, 36:10, 39:17 years [1] - 24:12 YU [15] - 8:5, 11:6, 11:9, 17:16, 17:22, 25:2, 25:9, 32:22, 35:6, 35:12, 35:15, 35:19, 38:12, 39:16, 39:20 |
| | Z |
| | zoning [1] - 37:15 |