

Approved  
Prisby/Weinberger

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

October 11, 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 October 11, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger,  
Commissioner D'Arco, and Commissioner Gonzalez  
Absent: Commissioner Williams and Commissioner Willett  
Also Present: Applicant for Case HPC-06-2017 and HPC-07-2017

**Minutes**

Chairman Bohnen introduced the minutes from the September 13, 2017, meeting and asked for any questions. Commissioner Weinberger had two correction requests; (1) under the discussion item for the “Zook House” mobile app, it should reference “Historic Tours” mobile app, and (2), corrected that both the targeted app launch time and Kitchen walk are in May, not October.

Thereafter, the HPC **unanimously approved, 5-0** (2 absent) the minutes.

**Public Hearing – Certificate of Appropriateness**

**Case HPC-06-2017 – 418 S. Park Avenue – 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 house at 418 S. Park Avenue. It was explained that it does not have any historical value, is in bad shape and needs to be demolished. The applicant also reviewed that she spoke with several neighbors, who are in support of the request. Several HPC members were familiar with the house and agreed with the applicant. A discussion about the detached (3<sup>rd</sup> car) garage and streetscape view determined it would be not inappropriate.

**Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-06-2017**

A motion to **approve** the Certificate of Appropriateness was unanimously approved 5-0, (2 absent) as submitted.

**Certificate of Appropriateness in the Historic Downtown District**

**Case HPC-07-2017 — 52 S. Washington St., – Green Goddess Boutique – Certificate of Appropriateness for a new front entrance plan at the 1<sup>st</sup> floor retail business in the Historic Downtown District.**

The applicant presented to the HPC, the current condition of the commercial building in historic downtown district and the plan to construct a new front façade with elements to match the surrounding buildings and features.

A color rendition of the proposed store front was projected via PowerPoint presentation and described by the applicant representative. The door to the store entrance would be relocated front the center of the building (as it was previous to the accident) to the right side of the building. An HPC Commissioner asked why the relocation of the centered door to the right side of the building. It was reviewed that the proposed recessed door on the right side of the building is likely the original location of the store entry door when the building was constructed and would be a better match with the other buildings on the block. The center front door entrance was modified at some point, explained by the architect of record, who recused himself from voting. The proposed door would look like a house door and be recessed so that it does not open on to the sidewalk.

The applicant noted the knee wall in the proposed picture would appear more crème color and not bright white in reality and be constructed of brick, after an HPC Commissioner asked about the contrasting color on the PowerPoint slide. The applicant also stated the sign above the store would remain the same but be re-located to the center of the building. The sign is currently set off-center. An HPC Commissioner added that the proposed new façade is consistent with the other building frontage on the block.

There were no additional concerns by the HPC.

A motion to **approve** the Certificate of Appropriateness was unanimously approved 4-0, (2 absent, 1 abstained) as submitted.

**Discussion Items**

**Schedule a Special HPC meeting**


The Chairman expressed that the HPC has wanted to hold a special meeting to discuss mission/scope and timing on HPC matters. After reviewing dates and times, the HPC set a tentative date and time for a special meeting on Monday, October 23, 2017, at 8:45 AM in the Village Hall large conference room to review the municipal code Title 14. It was requested that staff send to the HPC a PDF via email and a hardcopy of Title 14 (Historic Preservation). Staff has completed this.

**Adjournment**

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 6:42 PM. on October 11, 2017.

Historic Preservation Commission  
October 11, 2017

Respectfully Submitted,

, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

In the Matter of: )  
 )  
Case No. HPC-06-2017 )  
418 South Park Avenue. )

REPORT OF PROCEEDINGS had and testimony  
taken at the Certificate of Appropriateness  
Public Hearing of the above-entitled matter  
before the Hinsdale Historic Preservation  
Commission, at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 11th day of October 2017, at  
the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member; and

MS. SHANNON WEINBERGER, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MS. JULIE LAUX, Applicant;</p> <p>4 MR. PATRICK FORTELKA, Applicant's architect.</p> <p>5 _____</p> <p>6</p> <p>7 CHAIRMAN BOHNEN: Case HPC-06-2017</p> <p>8 418 South Park Avenue. Will the applicants</p> <p>9 please approach the podium and be sworn in.</p> <p>06:04:38PM 10 (WHEREUPON, Ms. Laux was</p> <p>11 administered the oath.)</p> <p>12 MS. LAUX: Julie Laux, L-a-u-x.</p> <p>13 CHAIRMAN BOHNEN: Would you like to</p> <p>14 explain to us what you have in mind for 418</p> <p>15 South Park Avenue, please.</p> <p>16 MS. LAUX: Sure. We would like to</p> <p>17 teardown 418 South Park and construct a new</p> <p>18 home. I think you all have the plans for that.</p> <p>19 The existing house is in a state of</p> <p>06:05:20PM 20 disarray. I sent some photos along with the</p> <p>21 application. I have some more now.</p> <p>22 I bought the house in sort of an</p>	<p style="text-align: right;">4</p> <p>1 MS. LAUX: It does. Especially the</p> <p>2 outside. There's usually tweaks to the inside</p> <p>3 but the exterior stays.</p> <p>4 MR. PRISBY: That was designed without</p> <p>5 a specific owner attached to it?</p> <p>6 MS. LAUX: That is correct.</p> <p>7 CHAIRMAN BOHNEN: Should we discuss it?</p> <p>8 MS. LAUX: I was going to mention one</p> <p>9 other thing, John. Sorry to interrupt.</p> <p>10 I know it isn't really part of the</p> <p>06:06:44PM 11 requirement, but I met with all the neighbors</p> <p>12 both as a part of doing our visits for the</p> <p>13 permit process but also I just so happen to know</p> <p>14 most of the neighbors and I have emails from all</p> <p>15 of them weighing in in support of a teardown and</p> <p>16 a new construction, so if you would like to see</p> <p>17 those.</p> <p>18 One homeowner just to the west is</p> <p>19 out of town, the Templetons, they are in Ireland</p> <p>06:07:12PM 20 right now, but I have a text from them saying</p> <p>21 they are in favor and I have met with them</p> <p>22 previously as well. So the other neighbors are</p>
<p style="text-align: right;">3</p> <p>1 unusual circumstance where I didn't have access</p> <p>2 to the inside until after the closing. Since</p> <p>3 that time, I have gone inside. Two feet of</p> <p>4 drywall is cut in the basement. There was</p> <p>5 obviously water there and there's quite a bit of</p> <p>6 mold. It's in a pretty sorry state.</p> <p>7 CHAIRMAN BOHNEN: Julie, are you</p> <p>8 proposing to build a spec home here or is this a</p> <p>9 custom home?</p> <p>06:05:56PM 10 MS. LAUX: So our typical rhythm, I</p> <p>11 guess I don't really use those words is, I own</p> <p>12 the lot right now, my company owns the lot J.</p> <p>13 Jordan Homes, and we often start the house and</p> <p>14 then we sell it some time during construction.</p> <p>15 We don't usually complete a house so I don't</p> <p>16 really use the word spec.</p> <p>17 CHAIRMAN BOHNEN: But you obviously</p> <p>18 start building from a set of plans?</p> <p>19 MS. LAUX: That is correct.</p> <p>06:06:20PM 20 CHAIRMAN BOHNEN: So ultimately if</p> <p>21 someone were to buy it midstream, it would most</p> <p>22 likely follow the plans?</p>	<p style="text-align: right;">5</p> <p>1 all in support of my plan.</p> <p>2 CHAIRMAN BOHNEN: Who would like to</p> <p>3 start?</p> <p>4 MS. WEINBERGER: I'll start. I did not</p> <p>5 go in the home, but just walking around the home</p> <p>6 it's another one of these cases where we missed</p> <p>7 it. The house is already really rough and I'm</p> <p>8 not sure anything historic is there and it's --</p> <p>9 yes, not a whole lot of historic there.</p> <p>10 MS. D'ARCO: I agree. The house was on</p> <p>06:08:06PM 11 the market for quite some time. It was lucky to</p> <p>12 get a buyer. So I don't have any opposition to</p> <p>13 a new home there.</p> <p>14 MS. LAUX: Thank you.</p> <p>15 MR. PRISBY: I went past the exterior</p> <p>16 today, it was in disarray, but I didn't have a</p> <p>17 chance to go inside.</p> <p>18 MS. LAUX: I have some photos of the</p> <p>19 inside if you are interested.</p> <p>06:08:34PM 20 MR. PRISBY: No. I think I could take</p> <p>21 their word for it.</p> <p>22 MS. D'ARCO: The space is being cleared</p>

<p style="text-align: center;">6</p> <p>1 out already?</p> <p>2 MS. LAUX: Yes. We took down some of</p> <p>3 the trees. Some of the trees were elms and they</p> <p>4 were on their way out anyhow. There hadn't been</p> <p>5 a lot of landscaping maintenance done there in a</p> <p>6 number of years so it needed to clear out.</p> <p>7 MS. D'ARCO: I think a new home would</p> <p>8 be great. It's a little dreary right now, so a</p> <p>9 new home will brighten up that corner.</p> <p>06:09:10PM 10 MS. LAUX: Thank you.</p> <p>11 CHAIRMAN BOHNEN: Frank?</p> <p>12 MR. GONZALEZ: I have driven by it a</p> <p>13 number of times. It doesn't look appealing to</p> <p>14 the block or the neighbors. How far -- as I'm</p> <p>15 looking, is the new home going to be more or</p> <p>16 less on the same footprint?</p> <p>17 MS. LAUX: So right now the house is</p> <p>18 out with the point of the L towards the</p> <p>19 southwest corner and we sort of flipped the L</p> <p>06:09:42PM 20 the other way so the point of the L would be</p> <p>21 more towards the prominent corner, which I think</p> <p>22 is a better look for the property anyhow.</p>	<p style="text-align: center;">8</p> <p>1 They are one of my emails that have weighed in</p> <p>2 for support.</p> <p>3 CHAIRMAN BOHNEN: Would it be right</p> <p>4 that this garage would be considerably forward</p> <p>5 of the facade of the Trauscht's house?</p> <p>6 MS. LAUX: Yes.</p> <p>7 MR. PRISBY: The site plan says it's a</p> <p>8 35-foot corner side yard setback along Park</p> <p>9 Street. Is that established as an average with</p> <p>06:11:56PM 10 the Trauscht's house? Do you know where they</p> <p>11 are in relation to the property line?</p> <p>12 MS. LAUX: They are quite a bit further</p> <p>13 back. We actually before -- I have Pat Fortelka</p> <p>14 here who is with Moment Design, my architect, so</p> <p>15 maybe he can answer those better, but we did</p> <p>16 check our setbacks with the village prior to</p> <p>17 buying the property because corners are dicey</p> <p>18 and so I know it's within the code.</p> <p>19 MR. PRISBY: Well, I'm sure it's within</p> <p>06:12:22PM 20 the code. It just gives me a mental picture on</p> <p>21 where this house is in relation to the lot next</p> <p>22 to it in terms of how far back off of Park</p>
<p style="text-align: center;">7</p> <p>1 CHAIRMAN BOHNEN: We seem to be seeing</p> <p>2 a lot of these detached third garages. Is there</p> <p>3 a big demand for this?</p> <p>4 MS. LAUX: So most people want at least</p> <p>5 a three-car garage in our town and the house</p> <p>6 becomes a little cumbersome when it's three</p> <p>7 attached so it gives the house a little</p> <p>8 breathing room to detach that third garage.</p> <p>9 CHAIRMAN BOHNEN: I guess my concern is</p> <p>06:10:40PM 10 -- and I'd have to look at the streetscape --</p> <p>11 but next door is the French chateaux. If I'm</p> <p>12 driving down Park Street, am I going to be</p> <p>13 bothered by that third garage there as it</p> <p>14 pertains to the setback, the Trauscht's house?</p> <p>15 MS. LAUX: I don't think so. We are</p> <p>16 quite a bit higher than they are elevation wise</p> <p>17 and they have a line of landscaping that comes</p> <p>18 east to west, so there is landscaping blocking</p> <p>19 the Trauscht's property from this property</p> <p>06:11:18PM 20 that's on the Trauscht's, so it will stay as</p> <p>21 long as that property remains with the</p> <p>22 Trauschts. That property is for sale as well.</p>	<p style="text-align: center;">9</p> <p>1 Street.</p> <p>2 MS. LAUX: It's like a hard question</p> <p>3 because the street is also angling very much</p> <p>4 towards the west. So if the street went</p> <p>5 straight, it would be a completely different</p> <p>6 answer but the street is angling back.</p> <p>7 MR. PRISBY: I know there's a couple</p> <p>8 over there that have crazy setbacks.</p> <p>9 MS. LAUX: Yes. Especially this lot.</p> <p>06:12:50PM 10 MS. D'ARCO: There's quite a bit of</p> <p>11 distance between where the house currently is</p> <p>12 and the Trauschts?</p> <p>13 MS. LAUX: Right. The Trauschts have</p> <p>14 quite a bit of property and a lot of frontage,</p> <p>15 that's for sure. They have no backyard which I</p> <p>16 think is an issue for them.</p> <p>17 CHAIRMAN BOHNEN: Used to.</p> <p>18 MS. LAUX: Yes. Right. But that ship</p> <p>19 sailed.</p> <p>06:13:16PM 20 CHAIRMAN BOHNEN: I just kind of</p> <p>21 visualize driving down Park Street if this</p> <p>22 garage is hanging out like a moving pendant or</p>

<p style="text-align: center;">10</p> <p>1 something.</p> <p>2 MS. LAUX: I don't think so. Pat, do</p> <p>3 you want to weigh in?</p> <p>4 (WHEREUPON, Mr. Fortelka was</p> <p>5 administered the oath.)</p> <p>6 MR. FORTELKA: Patrick Fortelka. The</p> <p>7 question with the accessory structure, the</p> <p>8 detached garage, you can see in the exterior</p> <p>9 elevation -- sorry, mine are marked up. I just</p> <p>06:13:58PM 10 got our permit comments back.</p> <p>11 We used two brick kind of wing</p> <p>12 walls on either side to make a more homogenous</p> <p>13 kind of a connection between the detached garage</p> <p>14 and the house itself. We were concerned with</p> <p>15 the idea of it being an appendage itself. It</p> <p>16 will have matching material, matching garage</p> <p>17 door. So it really will go with the house. If</p> <p>18 code allowed it, we had hoped to put a gate</p> <p>19 between those two structures that would really</p> <p>06:14:28PM 20 kind of bring them together, make them feel as</p> <p>21 one, but unfortunately the code doesn't allow</p> <p>22 for that. That said, the garage itself is quite</p>	<p style="text-align: center;">12</p> <p>1 down Park Street, am I going to see the side of</p> <p>2 this one-car garage?</p> <p>3 MS. LAUX: It's stepping way back.</p> <p>4 MR. PRISBY: The road jogs out.</p> <p>5 MS. LAUX: Well, it jogs out sort of</p> <p>6 north of there. So it's jogging back, I think,</p> <p>7 it's jogging back west as you get to the south</p> <p>8 end of the property.</p> <p>9 MR. PRISBY: I'm looking at our general</p> <p>06:16:00PM 10 zoning map here. So I'm just looking at if my</p> <p>11 property is here, right, the Trauscht's house is</p> <p>12 over here. (Indicating.)</p> <p>13 MS. LAUX: You drew your circle way too</p> <p>14 far. It's way up here.</p> <p>15 MR. PRISBY: That's what I'm wondering</p> <p>16 if I'm seeing this as I come down here it's the</p> <p>17 side of the one-car garage.</p> <p>18 MS. LAUX: You will not. There's a</p> <p>19 line of landscaping. Let me just check my</p> <p>06:16:38PM 20 photos and see if we have a photo.</p> <p>21 MR. PRISBY: That would be very helpful</p> <p>22 for me. That's just a concern that I had when I</p>
<p style="text-align: center;">11</p> <p>1 a bit lower than the house so it has a nice</p> <p>2 rhythm, it kind of grows up to the corner.</p> <p>3 MS. LAUX: And we like that the space</p> <p>4 between the accessory structure and the main</p> <p>5 structure because some of the less attractive</p> <p>6 parts of the house, the air-conditioners, et</p> <p>7 cetera, are in that space so they are not</p> <p>8 bothering the neighbors on the perimeter.</p> <p>9 CHAIRMAN BOHNEN: Anybody else?</p> <p>06:15:02PM 10 MR. PRISBY: I think those are fair</p> <p>11 points. I like the screening off the air-</p> <p>12 conditioners. I do like the idea of not having</p> <p>13 a wing of three cars coming out. You see that a</p> <p>14 lot.</p> <p>15 MS. LAUX: It's not that cute, right.</p> <p>16 MR. PRISBY: My only concern on this is</p> <p>17 when you drive north on Park Street because of</p> <p>18 how that road jogs around and because of where</p> <p>19 the Trauscht's house is located, I can't kind of</p> <p>06:15:28PM 20 picture it completely here.</p> <p>21 If I'm all the way down at Sixth</p> <p>22 Street, Seventh Street and I'm looking north</p>	<p style="text-align: center;">13</p> <p>1 saw this. I wouldn't be that opposed to where</p> <p>2 it is if there's something that would improve</p> <p>3 that elevation. That's something that you are</p> <p>4 driving from a few blocks away and all I see is</p> <p>5 the side of a one-car brick detached garage as</p> <p>6 my focus piece, I have issue with that. I</p> <p>7 didn't drive by there with that kind of thought</p> <p>8 in mind.</p> <p>9 MS. LAUX: That's looking a little bit</p> <p>06:17:14PM 10 south of the house now and so the garage would</p> <p>11 be kind of here. (Indicating.)</p> <p>12 MR. PRISBY: Chan, can you show that</p> <p>13 from the south looking north?</p> <p>14 CHAIRMAN BOHNEN: There you go, north</p> <p>15 on Park.</p> <p>16 MR. PRISBY: I see the vegetation</p> <p>17 which, by the way, thank you for taking down.</p> <p>18 MS. LAUX: Yes. But a lot of that,</p> <p>19 interestingly, once we sort of cleared our</p> <p>06:18:12PM 20 property, there is a nice line of vegetation on</p> <p>21 the Trauscht's property that feels very much</p> <p>22 like a blocker. That's what I was trying to see</p>

<p style="text-align: right;">14</p> <p>1 if I had a photo that shows that.</p> <p>2 MR. PRISBY: The black box there just</p> <p>3 to the left of that there's some kind of tree or</p> <p>4 vegetation there.</p> <p>5 MS. LAUX: There's some great poplar</p> <p>6 trees there too that help.</p> <p>7 MR. PRISBY: It looks like a red roof</p> <p>8 forward of that.</p> <p>9 MS. LAUX: We are 39 off the parkway.</p> <p>06:19:58PM 10 MR. PRISBY: See where this house is in</p> <p>11 relation to that? (Indicating.)</p> <p>12 MS. LAUX: I have a topo right here.</p> <p>13 (Discussion had off the record.)</p> <p>14 MR. PRISBY: I don't have an issue.</p> <p>15 It's far enough back, there's enough vegetation</p> <p>16 in between that I'm not staring at the green</p> <p>17 monster.</p> <p>18 MS. LAUX: Thank you.</p> <p>19 CHAIRMAN BOHNEN: Let the record show</p> <p>06:23:38PM 20 that we had a discussion about the positioning</p> <p>21 of the third garage and I think everybody is</p> <p>22 satisfied that it will not be a problem as far</p>	<p style="text-align: right;">16</p> <p>1 MR. FORTELKA: It's a lime wash,</p> <p>2 actually, that is better than paint and let's a</p> <p>3 little bit of the brick come through, very</p> <p>4 historic look to it.</p> <p>5 MS. LAUX: And whether it's an antique</p> <p>6 brick or not, something definitely textural not</p> <p>7 really flat. Something very natural looking,</p> <p>8 which is almost always what we do.</p> <p>9 MR. GONZALEZ: With regards to the</p> <p>06:25:18PM 10 present home, are you going to do anything with</p> <p>11 reclaiming anything from the home?</p> <p>12 MS. LAUX: I have scoured the place for</p> <p>13 anything to reclaim and so far all I have come</p> <p>14 up with is the flagstone. There's quite a bit</p> <p>15 of flagstone on the property in the walks and so</p> <p>16 we are going to reclaim that. I can't find</p> <p>17 anything else to save.</p> <p>18 MR. GONZALEZ: How old is the house?</p> <p>19 MS. LAUX: I should know that, but my</p> <p>06:25:42PM 20 guess is the '50s.</p> <p>21 MR. GONZALEZ: I was just thinking of</p> <p>22 the timber what kind of wood they were using.</p>
<p style="text-align: right;">15</p> <p>1 as the streetscape.</p> <p>2 MS. LAUX: Thank you.</p> <p>3 CHAIRMAN BOHNEN: Are there any other</p> <p>4 comments or questions that we have?</p> <p>5 MS. D'ARCO: I was just going to ask</p> <p>6 about timing.</p> <p>7 MS. LAUX: So I'd like to get started</p> <p>8 as soon as possible. We got our comments back</p> <p>9 from the village like a week ago and so we</p> <p>06:24:10PM 10 should be back in for our revision this week.</p> <p>11 I'm anxious to get started; it doesn't look very</p> <p>12 good, and the winter is coming so the sooner the</p> <p>13 better for me. The day I get a permit, the day</p> <p>14 the fencing goes up and I'm ready to rock so I'm</p> <p>15 all set up.</p> <p>16 MS. WEINBERGER: This is red brick?</p> <p>17 MS. LAUX: It's going to be probably an</p> <p>18 acid-washed brick. There's a product called</p> <p>19 ROMABIO that we like. Let me show you just two</p> <p>06:24:42PM 20 photos. Obviously this isn't the house but just</p> <p>21 to give you some concept. Can you see it from</p> <p>22 there?</p>	<p style="text-align: right;">17</p> <p>1 MR. PRISBY: '52.</p> <p>2 MS. LAUX: No. There's just nothing.</p> <p>3 And I did meet with the deconstruction people to</p> <p>4 see if that was an option. It's just not.</p> <p>5 CHAIRMAN BOHNEN: Okay. So we seem to</p> <p>6 be pretty much in concert here. We will be</p> <p>7 looking for a motion. The motion can be either</p> <p>8 a motion to approve it as submitted, or you can</p> <p>9 have your approval conditioned by conditions</p> <p>06:26:28PM 10 where you meet with Julie and Patrick one more</p> <p>11 time before they go and break ground.</p> <p>12 MR. PRISBY: Well, I stated numerous</p> <p>13 times in these hearings that I won't do it with</p> <p>14 conditions. I'm interested in the special</p> <p>15 meeting getting in front of this. They</p> <p>16 submitted, they are in for permit, they got</p> <p>17 their comments back, they are ready to go.</p> <p>18 CHAIRMAN BOHNEN: So why don't you make</p> <p>19 a motion that we approve this as submitted?</p> <p>06:26:54PM 20 MR. GONZALEZ: There's not going to be</p> <p>21 any deviation from the facade of what we see</p> <p>22 here; correct?</p>



1 MS. LAUX: I can't say any because  
 2 there's always minor modifications. I mean,  
 3 maybe the door is not herringbone. I don't have  
 4 any intentions of making any modifications from  
 5 what I have presented.

6 MR. GONZALEZ: All right.

7 CHAIRMAN BOHNEN: May I have a motion,  
 8 please?

9 MR. PRISBY: I make a motion to approve  
 10 as submitted.

06:27:20PM

11 CHAIRMAN BOHNEN: Second, please?

12 MS. WEINBERGER: I'll second.

13 CHAIRMAN BOHNEN: All in favor?

14 (All aye.)

15 Your application is approved.

16 MS. LAUX: Thank you very much.

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

21

22

1 STATE OF ILLINOIS )  
 ) ss:

2 COUNTY OF DU PAGE )

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

16 IN TESTIMONY WHEREOF I have  
 17 hereunto set my hand and affixed my notarial  
 18 seal this 30th day of October, A.D. 2017.

19

20

\_\_\_\_\_  
 KATHLEEN W. BONO,  
 C.S.R. No. 84-1423

21

22

'	allowed [1] - 10:18 almost [1] - 16:8 ALSO [1] - 2:1 angling [2] - 9:3, 9:6 answer [2] - 8:15, 9:6	7:1, 7:9, 8:3, 9:17, 9:20, 11:9, 13:14, 14:19, 15:3, 17:5, 17:18, 18:7, 18:11, 18:13 BONO [2] - 19:3, 19:20 bothered [1] - 7:13 bothering [1] - 11:8 bought [1] - 2:22 box [1] - 14:2 break [1] - 17:11 breathing [1] - 7:8 brick [6] - 10:11, 13:5, 15:16, 15:18, 16:3, 16:6 brighten [1] - 6:9 bring [1] - 10:20 build [1] - 3:8 building [1] - 3:18 buy [1] - 3:21 buyer [1] - 5:12 buying [1] - 8:17	closing [1] - 3:2 code [4] - 8:18, 8:20, 10:18, 10:21 coming [2] - 11:13, 15:12 commencement [1] - 19:6 comments [4] - 10:10, 15:4, 15:8, 17:17 COMMISSION [1] - 1:3 Commission [1] - 1:12 company [1] - 3:12 complete [2] - 3:15, 19:14 completely [2] - 9:5, 11:20 concept [1] - 15:21 concern [3] - 7:9, 11:16, 12:22 concerned [1] - 10:14 concert [1] - 17:6 conditioned [1] - 17:9 conditioners [2] - 11:6, 11:12 conditions [2] - 17:9, 17:14 connection [1] - 10:13 considerably [1] - 8:4 construct [1] - 2:17 construction [2] - 3:14, 4:16 corner [5] - 6:9, 6:19, 6:21, 8:8, 11:2 corners [1] - 8:17 correct [4] - 3:19, 4:6, 17:22, 19:14 COUNTY [2] - 1:2, 19:2 County [1] - 19:5 couple [1] - 9:7 crazy [1] - 9:8 cumbersome [1] - 7:6 custom [1] - 3:9 cut [1] - 3:4 cute [1] - 11:15	deconstruction [1] - 17:3 definitely [1] - 16:6 demand [1] - 7:3 Design [1] - 8:14 designed [1] - 4:4 detach [1] - 7:8 detached [4] - 7:2, 10:8, 10:13, 13:5 deviation [1] - 17:21 dicey [1] - 8:17 different [1] - 9:5 disarray [2] - 2:20, 5:16 discuss [1] - 4:7 Discussion [1] - 14:13 discussion [1] - 14:20 distance [1] - 9:11 done [1] - 6:5 door [3] - 7:11, 10:17, 18:3 down [7] - 6:2, 7:12, 9:21, 11:21, 12:1, 12:16, 13:17 dreary [1] - 6:8 drew [1] - 12:13 drive [2] - 11:17, 13:7 driven [1] - 6:12 driving [3] - 7:12, 9:21, 13:4 drywall [1] - 3:4 DU [2] - 1:2, 19:2 duly [1] - 19:8 DuPage [1] - 19:5 during [1] - 3:14
'50s [1] - 16:20 '52 [1] - 17:1	antique [1] - 16:5 anxious [1] - 15:11 anyhow [2] - 6:4, 6:22 appealing [1] - 6:13 appendage [1] - 10:15 Applicant [1] - 2:3 Applicant's [1] - 2:4 applicants [1] - 2:8 application [2] - 2:21, 18:15 approach [1] - 2:9 Appropriateness [1] - 1:9 approval [1] - 17:9 approve [3] - 17:8, 17:19, 18:9 approved [1] - 18:15 architect [2] - 2:4, 8:14 attached [2] - 4:5, 7:7 attractive [1] - 11:5 Avenue [4] - 1:6, 1:12, 2:8, 2:15 average [1] - 8:9 aye [1] - 18:14	C C.S.R [1] - 19:21 car [4] - 7:5, 12:2, 12:17, 13:5 cars [1] - 11:13 case [1] - 2:7 Case [1] - 1:5 cases [1] - 5:6 Certificate [1] - 1:9 Certified [1] - 19:3 certify [1] - 19:6 cetera [1] - 11:7 Chairman [1] - 1:17 CHAIRMAN [22] - 2:7, 2:13, 3:7, 3:17, 3:20, 4:7, 5:2, 6:11, 7:1, 7:9, 8:3, 9:17, 9:20, 11:9, 13:14, 14:19, 15:3, 17:5, 17:18, 18:7, 18:11, 18:13 Chan [1] - 13:12 CHAN [1] - 2:2 chance [1] - 5:17 chateaux [1] - 7:11 check [2] - 8:16, 12:19 Chicago [1] - 1:12 circle [1] - 12:13 circumstance [1] - 3:1 clear [1] - 6:6 cleared [2] - 5:22, 13:19		
1				
11th [1] - 1:13 19 [1] - 1:12				
2				
2017 [2] - 1:13, 19:18				
3				
30th [1] - 19:18 35-foot [1] - 8:8 39 [1] - 14:9				
4				
418 [4] - 1:6, 2:8, 2:14, 2:17				
6				
6:00 [1] - 1:14				
8				
84-1423 [1] - 19:21				
A	backyard [1] - 9:15 basement [1] - 3:4 becomes [1] - 7:6 BEFORE [1] - 1:3 better [4] - 6:22, 8:15, 15:13, 16:2 between [5] - 9:11, 10:13, 10:19, 11:4, 14:16 big [1] - 7:3 bit [9] - 3:5, 7:16, 8:12, 9:10, 9:14, 11:1, 13:9, 16:3, 16:14 black [1] - 14:2 block [1] - 6:14 blocker [1] - 13:22 blocking [1] - 7:18 blocks [1] - 13:4 BOARD [1] - 1:16 BOHNEN [23] - 1:17, 2:7, 2:13, 3:7, 3:17, 3:20, 4:7, 5:2, 6:11,			
A.D [1] - 19:18 above-entitled [1] - 1:10 access [1] - 3:1 accessory [2] - 10:7, 11:4 acid [1] - 15:18 acid-washed [1] - 15:18 administered [2] - 2:11, 10:5 affixed [1] - 19:17 aforesaid [1] - 19:15 ago [1] - 15:9 agree [1] - 5:10 air [2] - 11:6, 11:11 air-conditioners [1] - 11:6 allow [1] - 10:21			E East [1] - 1:12 east [1] - 7:18 either [2] - 10:12, 17:7 elevation [3] - 7:16, 10:9, 13:3 elms [1] - 6:3 emails [2] - 4:14, 8:1 end [1] - 12:8 entitled [2] - 1:10, 18:20 especially [2] - 4:1, 9:9 established [1] - 8:9 et [1] - 11:6 evidence [1] - 18:18 examination [1] - 19:7	

<b>existing</b> [1] - 2:19 <b>explain</b> [1] - 2:14 <b>exterior</b> [3] - 4:3, 5:15, 10:8	<b>guess</b> [3] - 3:11, 7:9, 16:20	<b>Indicating</b> [3] - 12:12, 13:11, 14:11 <b>inside</b> [5] - 3:2, 3:3, 4:2, 5:17, 5:19 <b>intentions</b> [1] - 18:4 <b>interested</b> [2] - 5:19, 17:14 <b>interestingly</b> [1] - 13:19 <b>interrupt</b> [1] - 4:9 <b>Ireland</b> [1] - 4:19 <b>issue</b> [3] - 9:16, 13:6, 14:14 <b>itself</b> [3] - 10:14, 10:15, 10:22	<b>Laux</b> [2] - 2:10, 2:12 <b>least</b> [1] - 7:4 <b>left</b> [1] - 14:3 <b>less</b> [2] - 6:16, 11:5 <b>likely</b> [1] - 3:22 <b>lime</b> [1] - 16:1 <b>line</b> [4] - 7:17, 8:11, 12:19, 13:20 <b>located</b> [1] - 11:19 <b>look</b> [5] - 6:13, 6:22, 7:10, 15:11, 16:4 <b>looking</b> [8] - 6:15, 11:22, 12:9, 12:10, 13:9, 13:13, 16:7, 17:7 <b>looks</b> [1] - 14:7 <b>lower</b> [1] - 11:1 <b>lucky</b> [1] - 5:11	<b>MR</b> [34] - 1:17, 1:18, 1:20, 2:2, 2:4, 4:4, 5:15, 5:20, 6:12, 8:7, 8:19, 9:7, 10:6, 11:10, 11:16, 12:4, 12:9, 12:15, 12:21, 13:12, 13:16, 14:2, 14:7, 14:10, 14:14, 16:1, 16:9, 16:18, 16:21, 17:1, 17:12, 17:20, 18:6, 18:9 <b>MS</b> [53] - 1:19, 1:21, 2:3, 2:12, 2:16, 3:10, 3:19, 4:1, 4:6, 4:8, 5:4, 5:10, 5:14, 5:18, 5:22, 6:2, 6:7, 6:10, 6:17, 7:4, 7:15, 8:6, 8:12, 9:2, 9:9, 9:10, 9:13, 9:18, 10:2, 11:3, 11:15, 12:3, 12:5, 12:13, 12:18, 13:9, 13:18, 14:5, 14:9, 14:12, 14:18, 15:2, 15:5, 15:7, 15:16, 15:17, 16:5, 16:12, 16:19, 17:2, 18:1, 18:12, 18:16
<b>F</b>	<b>H</b>	<b>J</b>	<b>M</b>	<b>N</b>
<b>facade</b> [2] - 8:5, 17:21 <b>fair</b> [1] - 11:10 <b>far</b> [6] - 6:14, 8:22, 12:14, 14:15, 14:22, 16:13 <b>favor</b> [2] - 4:21, 18:13 <b>feet</b> [1] - 3:3 <b>fencing</b> [1] - 15:14 <b>few</b> [1] - 13:4 <b>flagstone</b> [2] - 16:14, 16:15 <b>flat</b> [1] - 16:7 <b>flipped</b> [1] - 6:19 <b>focus</b> [1] - 13:6 <b>follow</b> [1] - 3:22 <b>footprint</b> [1] - 6:16 <b>foregoing</b> [1] - 19:13 <b>form</b> [1] - 19:13 <b>FORTELKA</b> [3] - 2:4, 10:6, 16:1 <b>Fortelka</b> [3] - 8:13, 10:4, 10:6 <b>forward</b> [2] - 8:4, 14:8 <b>FRANK</b> [1] - 1:18 <b>Frank</b> [1] - 6:11 <b>French</b> [1] - 7:11 <b>front</b> [1] - 17:15 <b>frontage</b> [1] - 9:14	<b>hand</b> [1] - 19:17 <b>hanging</b> [1] - 9:22 <b>hard</b> [1] - 9:2 <b>Hearing</b> [1] - 1:10 <b>hearings</b> [1] - 17:13 <b>help</b> [1] - 14:6 <b>helpful</b> [1] - 12:21 <b>hereby</b> [1] - 19:5 <b>herein</b> [1] - 19:8 <b>hereto</b> [1] - 19:10 <b>hereunto</b> [1] - 19:17 <b>herringbone</b> [1] - 18:3 <b>higher</b> [1] - 7:16 <b>HINSDALE</b> [1] - 1:3 <b>Hinsdale</b> [2] - 1:11, 1:12 <b>historic</b> [3] - 5:8, 5:9, 16:4 <b>HISTORIC</b> [1] - 1:3 <b>Historic</b> [1] - 1:11 <b>home</b> [11] - 2:18, 3:8, 3:9, 5:5, 5:13, 6:7, 6:9, 6:15, 16:10, 16:11 <b>homeowner</b> [1] - 4:18 <b>Homes</b> [1] - 3:13 <b>homogenous</b> [1] - 10:12 <b>hoped</b> [1] - 10:18 <b>hour</b> [1] - 1:14 <b>house</b> [24] - 2:19, 2:22, 3:13, 3:15, 5:7, 5:10, 6:17, 7:5, 7:7, 7:14, 8:5, 8:10, 8:21, 9:11, 10:14, 10:17, 11:1, 11:6, 11:19, 12:11, 13:10, 14:10, 15:20, 16:18 <b>HPC-06-2017</b> [2] - 1:5, 2:7	<b>JANICE</b> [1] - 1:19 <b>JIM</b> [1] - 1:20 <b>jogging</b> [2] - 12:6, 12:7 <b>jogs</b> [3] - 11:18, 12:4, 12:5 <b>John</b> [1] - 4:9 <b>JOHN</b> [1] - 1:17 <b>Jordan</b> [1] - 3:13 <b>JULIE</b> [1] - 2:3 <b>Julie</b> [3] - 2:12, 3:7, 17:10	<b>main</b> [1] - 11:4 <b>maintenance</b> [1] - 6:5 <b>map</b> [1] - 12:10 <b>marked</b> [1] - 10:9 <b>market</b> [1] - 5:11 <b>matching</b> [2] - 10:16 <b>material</b> [1] - 10:16 <b>Matter</b> [1] - 1:4 <b>matter</b> [1] - 1:10 <b>matters</b> [1] - 19:9 <b>mean</b> [1] - 18:2 <b>means</b> [1] - 19:11 <b>meet</b> [2] - 17:3, 17:10 <b>meeting</b> [1] - 17:15 <b>Member</b> [4] - 1:18, 1:19, 1:20, 1:21 <b>MEMBERS</b> [1] - 1:16 <b>mental</b> [1] - 8:20 <b>mention</b> [1] - 4:8 <b>met</b> [2] - 4:11, 4:21 <b>midstream</b> [1] - 3:21 <b>mind</b> [2] - 2:14, 13:8 <b>mine</b> [1] - 10:9 <b>minor</b> [1] - 18:2 <b>missed</b> [1] - 5:6 <b>modifications</b> [2] - 18:2, 18:4 <b>mold</b> [1] - 3:6 <b>Moment</b> [1] - 8:14 <b>monster</b> [1] - 14:17 <b>most</b> [3] - 3:21, 4:14, 7:4 <b>motion</b> [6] - 17:7, 17:8, 17:19, 18:7, 18:9 <b>moving</b> [1] - 9:22	<b>natural</b> [1] - 16:7 <b>needed</b> [1] - 6:6 <b>neighbors</b> [5] - 4:11, 4:14, 4:22, 6:14, 11:8 <b>new</b> [6] - 2:17, 4:16, 5:13, 6:7, 6:9, 6:15 <b>next</b> [2] - 7:11, 8:21 <b>nice</b> [2] - 11:1, 13:20 <b>north</b> [5] - 11:17, 11:22, 12:6, 13:13, 13:14 <b>notarial</b> [1] - 19:17 <b>Notary</b> [1] - 19:4 <b>notes</b> [1] - 19:15 <b>nothing</b> [1] - 17:2 <b>number</b> [2] - 6:6, 6:13 <b>numerous</b> [1] - 17:12
<b>G</b>	<b>I</b>	<b>K</b>	<b>O</b>	
<b>garage</b> [14] - 7:5, 7:8, 7:13, 8:4, 9:22, 10:8, 10:13, 10:16, 10:22, 12:2, 12:17, 13:5, 13:10, 14:21 <b>garages</b> [1] - 7:2 <b>gate</b> [1] - 10:18 <b>general</b> [1] - 12:9 <b>given</b> [1] - 19:10 <b>GONZALEZ</b> [7] - 1:18, 6:12, 16:9, 16:18, 16:21, 17:20, 18:6 <b>great</b> [2] - 6:8, 14:5 <b>green</b> [1] - 14:16 <b>ground</b> [1] - 17:11 <b>grows</b> [1] - 11:2	<b>idea</b> [2] - 10:15, 11:12 <b>ILLINOIS</b> [2] - 1:1, 19:1 <b>Illinois</b> [2] - 1:13, 19:5 <b>improve</b> [1] - 13:2 <b>IN</b> [1] - 19:16	<b>KATHLEEN</b> [2] - 19:3, 19:20 <b>kind</b> [10] - 9:20, 10:11, 10:13, 10:20, 11:2, 11:19, 13:7, 13:11, 14:3, 16:22		<b>oath</b> [2] - 2:11, 10:5 <b>obviously</b> [3] - 3:5, 3:17, 15:20 <b>October</b> [2] - 1:13, 19:18 <b>OF</b> [6] - 1:1, 1:2, 1:3, 1:8, 19:1, 19:2
		<b>L</b>		
		<b>L-a-u-x</b> [1] - 2:12 <b>landscaping</b> [4] - 6:5, 7:17, 7:18, 12:19 <b>LAUX</b> [43] - 2:3, 2:12, 2:16, 3:10, 3:19, 4:1, 4:6, 4:8, 5:14, 5:18, 6:2, 6:10, 6:17, 7:4, 7:15, 8:6, 8:12, 9:2, 9:9, 9:13, 9:18, 10:2, 11:3, 11:15, 12:3, 12:5, 12:13, 12:18, 13:9, 13:18, 14:5, 14:9, 14:12, 14:18, 15:2, 15:7, 15:17, 16:5, 16:12, 16:19, 17:2, 18:1, 18:16		



<p>14:15</p> <p><b>Village</b> [1] - 2:2</p> <p><b>VILLAGE</b> [1] - 1:3</p> <p><b>village</b> [2] - 8:16,</p> <p>15:9</p> <p><b>visits</b> [1] - 4:12</p> <p><b>visualize</b> [1] - 9:21</p>
<b>W</b>
<p><b>walking</b> [1] - 5:5</p> <p><b>walks</b> [1] - 16:15</p> <p><b>walls</b> [1] - 10:12</p> <p><b>wash</b> [1] - 16:1</p> <p><b>washed</b> [1] - 15:18</p> <p><b>water</b> [1] - 3:5</p> <p><b>week</b> [2] - 15:9,</p> <p>15:10</p> <p><b>weigh</b> [1] - 10:3</p> <p><b>weighed</b> [1] - 8:1</p> <p><b>weighing</b> [1] - 4:15</p> <p><b>WEINBERGER</b> [4] -</p> <p>1:21, 5:4, 15:16,</p> <p>18:12</p> <p><b>west</b> [4] - 4:18, 7:18,</p> <p>9:4, 12:7</p> <p><b>WHEREOF</b> [1] -</p> <p>19:16</p> <p><b>WHEREUPON</b> [2] -</p> <p>2:10, 10:4</p> <p><b>WHICH</b> [1] - 18:17</p> <p><b>whole</b> [1] - 5:9</p> <p><b>wing</b> [2] - 10:11,</p> <p>11:13</p> <p><b>winter</b> [1] - 15:12</p> <p><b>wise</b> [1] - 7:16</p> <p><b>witnesses</b> [2] - 19:8,</p> <p>19:11</p> <p><b>wondering</b> [1] -</p> <p>12:15</p> <p><b>wood</b> [1] - 16:22</p> <p><b>word</b> [2] - 3:16, 5:21</p> <p><b>words</b> [1] - 3:11</p> <p><b>writing</b> [1] - 19:11</p>
<b>Y</b>
<p><b>yard</b> [1] - 8:8</p> <p><b>years</b> [1] - 6:6</p> <p><b>YU</b> [1] - 2:2</p>
<b>Z</b>
<p><b>zoning</b> [1] - 12:10</p>