

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

February 7, 2018

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

6:30 P.M.

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Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on February 7, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Gonzalez, Commissioner Prisby,  
Commissioner Weinberger and Commissioner D'Arco  
Absent: Commissioner Williams  
Also Present: Chan Yu, Village Planner

**Minutes**

Chairman Bohnen introduced the minutes from the January 10, 2018, meeting and asked for any questions. With no questions regarding the minutes, the HPC **unanimously approved, 5-0** (1 absent) the minutes from the January 10, 2018, meeting.

***Chairman Bohnen asked for a motion to move the Public Hearing Agenda item (4) before item (3). The HPC unanimously approved, 5-0 (1 absent).***

**Public Hearing**

**Case HPC-01-2018 – 441 E. Third St. – Request for Certificate of Appropriateness for revisions to previously approved new home plans (HPC-04-2017) in the Robbins Park Historic District.**

Mr. Pete Coules, representing Oakley Home Builders, presented to the HPC, and explained this request is back because the plans have changed after the HPC approved it in August, 2017. The only changes include shifting the driveway a minimal distance and a new roof style. While minimal, the applicant acknowledged it is nevertheless different than what the HPC initially approved.

With no concerns by the HPC, a motion to recommend **approval** of the application, as submitted, was **unanimously approved, 5-0** (1 absent)

**Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-01-2018**

### **Findings and Recommendations**

#### **Case HPC-10-2017 – 244 E. First Street - Request to withdraw the local landmark designation for the home in the Robbins Park Historic District.**

Chairman Bohnen, recused himself for this agenda item, and Acting Chairman Gonzalez introduced the draft Findings and Recommendations. The Village Attorney, Lance Malina, summarized the language difference in the codified Title 14 Section, 14-4-1(E), and what was actually approved by the Board in 2014:

The originally proposed standard was: “The owner of the structure, building or site demonstrates that he or she is experiencing significant financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site.”

The correct standard as revised and approved by the BOT is: “The owner of the structure, building or site demonstrates that the landmark designation creates significant and continuing financial hardship.”

It is the Village’s opinion that the language difference has no effect on the draft Findings and Recommendations.

Mr. Malina also pointed out in paragraph 5, the addition in brackets, should be discussed if Commissioner William’s comment should be included in the Findings. After review, the HPC agreed that it should be removed because the “sales price of a property” could be a financial hardship.

With no other revision requests by the HPC, a motion to recommend **approval** of the Findings and Recommendations, with the elimination of the bracketed sentence in paragraph 5, as discussed, was **unanimously approved, 4-0 (1 absent and 1 abstention)**

### **Signage in the Historic Downtown District**

#### **Case A-01-2018 – 24 Chicago Ave., unit B – FreezeFix – Wall Sign application in the Historic Downtown District.**

Chan stated that the proposed wall sign is identical in dimension and material, as the Elysian Nail Spa wall sign, approved by the HPC last month for the same building at 24 Chicago Avenue, and clarified that this is the tenant space next door to it.

With no concerns by the HPC, a motion to recommend **approval** of the sign application, as submitted, was **unanimously approved, 5-0 (1 absent)**

**Signage in the Historic Downtown District**

**Case A-02-2018 – 36 E. Hinsdale Ave. 2<sup>nd</sup> Floor – Hinsdale Garage (potential restaurant) – Non-compliant Neon-Illuminated Projecting Sign in the Historic Downtown District.**

The applicant introduced his restaurant concept and the importance of the proposed sign. As part of his presentation, he showed other historical neon signage in the region, and showed photos of examples of non-historic “looking” signage in the downtown of Hinsdale.


The HPC agreed together, that illumination by neon is unacceptable. The proposed size of the sign was also too large. A Commissioner asked what is allowed by Code, and Chan replied 3 SF for a projecting sign, versus the proposed 33 SF sign. The proposed height of the sign was also an issue for the HPC. However, the primary concerns were the neon illumination and the large sign size of the request.

A motion to recommend **denial** of the sign application, as submitted, was **unanimously approved, 5-0 (1 absent)**

**Adjournment**

The HPC unanimously agreed to adjourn at 7:43 PM on February 7, 2018.

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-01-2018 )  
441 East Third Street. )

REPORT OF PROCEEDINGS had and testimony  
taken at the Certificate of Appropriateness  
Public Hearing of the above-entitled matter  
before the Hinsdale Historic Preservation  
Commission, at 19 East Chicago Avenue, Hinsdale,  
Illinois, on the 7th day of February 2018, at  
the hour of 6:30 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. LANCE MALINA, Village Attorney;</p> <p>3 MR. CHAN YU, Village Planner;</p> <p>4 MR. PETER COULES, Attorney for</p> <p>5 Petitioner;</p> <p>6 MS. JENNIFER HENSE, Representative of</p> <p>7 Builder.</p> <hr/> <p>8 CHAIRMAN BOHNNEN: Mr. Coules, please</p> <p>9 step up for Case HPC-01-2018 Public Hearing. We</p> <p>10 will open the public hearing and anybody that's</p> <p>11 going to be speaking at the public hearing,</p> <p>12 please rise and be sworn in so that you can</p> <p>13 speak. And I'd ask that anyone who is going to</p> <p>14 speak at the public hearing, please approach the</p> <p>15 podium and use the microphone when it's your</p> <p>16 time so that people at home can hear us discuss</p> <p>17 this.</p> <p>18 (WHEREUPON, Mr. Coules and</p> <p>19 Ms. Hense were administered</p> <p>20 the oath.)</p> <p>21 MR. COULES: Good evening. We will be</p> <p>22 brief. This is a matter that we were before you</p>	<p style="text-align: right;">4</p> <p>1 to have the breadth and the look from the</p> <p>2 street, and all the grass look a lot nicer to</p> <p>3 the people that live along Fourth Street there.</p> <p>4 So you are going to keep it an open nice look,</p> <p>5 small driveway off of County Line Road. And</p> <p>6 then it also allows the house to stay up on the</p> <p>7 hill, so it keeps the presence it has presently.</p> <p>8 And the other major change, and</p> <p>9 Jennifer can attest to that, is the roofline of</p> <p>10 the front of the house which gave it a different</p> <p>11 look. It's still going to be a cream color</p> <p>12 off-white type of home, but the roofline went</p> <p>13 from a true gable to --</p> <p>14 MS. HENSE: A gambrel.</p> <p>15 MR. COULES: -- a gambrel. Which is a</p> <p>16 name that I'm not familiar with and I didn't</p> <p>17 want to mispronounce it.</p> <p>18 So that was the main change of the</p> <p>19 look of the house from the street and it was to</p> <p>20 keep the grass up front, keep the bigger</p> <p>21 backyard. The driveway alone would have been a</p> <p>22 major change, but they also changed the</p>
<p style="text-align: right;">3</p> <p>1 in November. This house, we don't need to go</p> <p>2 through it again, everyone voted unanimously to</p> <p>3 tear it down. The house is in really bad shape</p> <p>4 inside. There's hodgepodge of additions as time</p> <p>5 went on.</p> <p>6 So the plans that were originally</p> <p>7 presented have changed. So when they were</p> <p>8 submitted for permit, and I agree with Chan that</p> <p>9 it was a major change, we had to come back</p> <p>10 before the board for permission to construct the</p> <p>11 house that we actually want to construct at this</p> <p>12 time.</p> <p>13 The main changes of the house from</p> <p>14 then to now that made it a major change is the</p> <p>15 driveway is back off of County Line. If it was</p> <p>16 going to be on the north side of the property</p> <p>17 with the way it laid out, we had to move the</p> <p>18 house over 25 feet to get the driveway in and</p> <p>19 get the turn correctly and it kind of pushed the</p> <p>20 house into a weird spot on the property. It</p> <p>21 didn't allow the backyard to stay -- that big</p> <p>22 backyard, the way that it is and allow the house</p>	<p style="text-align: right;">5</p> <p>1 roofline. So there's two really major changes</p> <p>2 to the home. That's what we are here for</p> <p>3 approval for tonight and, hopefully, it's not an</p> <p>4 issue.</p> <p>5 CHAIRMAN BOHNNEN: Good. Thank you.</p> <p>6 Can we have discussion on those two</p> <p>7 items, please?</p> <p>8 MR. PRISBY: Is there a site plan in</p> <p>9 here? I want to see the driveway change.</p> <p>10 MS. HENSE: It was in the engineering</p> <p>11 drawing.</p> <p>12 MR. COULES: It's not a surveyor</p> <p>13 drawing.</p> <p>14 MR. HENSE: It would have been a site</p> <p>15 plan drawing by the civil engineer.</p> <p>16 MS. D'ARCO: The garage is currently in</p> <p>17 the back anyway. So I don't think it will be an</p> <p>18 issue.</p> <p>19 MR. PRISBY: I don't think it will be</p> <p>20 an issue. I didn't see one.</p> <p>21 MR. COULES: It's in with the permit</p> <p>22 plans but I don't have it here with me this</p>

<p style="text-align: center;">6</p> <p>1 evening.</p> <p>2 MS. D'ARCO: Is the number of spaces</p> <p>3 changing at all?</p> <p>4 MS. HENSE: No, still a three car.</p> <p>5 MR. COULES: I have a color rendition</p> <p>6 of the actual house. This is actually what's</p> <p>7 going to be built.</p> <p>8 MR. GONZALEZ: Do you have like a site</p> <p>9 plan showing --</p> <p>06:38:28PM 10 MR. COULES: Where it sits on the</p> <p>11 property, I do not, with me. Maybe Jennifer</p> <p>12 does. I will approach if I can. Here's the</p> <p>13 color rendition.</p> <p>14 MR. GONZALEZ: Thank you.</p> <p>15 MR. PRISBY: If you can't find it, it's</p> <p>16 not the end of the world.</p> <p>17 MR. COULES: That became the issue after</p> <p>18 the original plans were brought to you after</p> <p>19 they started laying it out on the property.</p> <p>06:39:00PM 20 They were not using the topography of the</p> <p>21 property.</p> <p>22 MR. GONZALEZ: I think this photograph</p>	<p style="text-align: center;">8</p> <p>1 MR. PRISBY: So the drain is this way?</p> <p>2 MS. HENSE: Right.</p> <p>3 MR. PRISBY: Frank?</p> <p>4 MR. GONZALEZ: Yes. Let me see it.</p> <p>5 MR. COULES: One of the nicest things</p> <p>6 is this lot itself. The backyard is immense.</p> <p>7 When I went back there the first time, I was</p> <p>8 surprised because they hide it well.</p> <p>9 MR. PRISBY: It's much higher at that</p> <p>06:40:36PM 10 curb cut. It goes down and continues down to</p> <p>11 Third Street?</p> <p>12 MR. COULES: Correct.</p> <p>13 MS. D'ARCO: It does sit nicely.</p> <p>14 MR. GONZALEZ: Okay. I'm good.</p> <p>15 MR. COULES: Thank you.</p> <p>16 MR. GONZALEZ: I understand.</p> <p>17 MR. PRISBY: I have no issues with</p> <p>18 this.</p> <p>19 MS. D'ARCO: Me neither.</p> <p>06:41:34PM 20 MS. WEINBERGER: No.</p> <p>21 MR. GONZALEZ: I'm good.</p> <p>22 CHAIRMAN BOHNEN: Okay. Mr. Coules,</p>
<p style="text-align: center;">7</p> <p>1 shows a driveway. Is that the old design?</p> <p>2 MR. COULES: The driveway goes through.</p> <p>3 MS. HENSE: Maintain the driveway off</p> <p>4 of County Line.</p> <p>5 MR. PRISBY: Okay. Maintain the</p> <p>6 existing curb cut?</p> <p>7 MR. COULES: Yes. Not changing the</p> <p>8 curb cut at all.</p> <p>9 MR. PRISBY: So this is down from the</p> <p>06:39:40PM 10 street a little bit; correct?</p> <p>11 MR. COULES: Down from County Line or</p> <p>12 down from --</p> <p>13 MR. PRISBY: Yes, down from County</p> <p>14 Line. I'm seeing elevations like 687.</p> <p>15 MS. HENSE: The driveway, yes.</p> <p>16 MR. PRISBY: Is that 692?</p> <p>17 MR. COULES: It's a slight elevation</p> <p>18 change.</p> <p>19 MR. PRISBY: This wall is hiding in</p> <p>06:40:04PM 20 front of the garage?</p> <p>21 MS. HENSE: Yes. Because County Line</p> <p>22 is so low at the curb cut.</p>	<p style="text-align: center;">9</p> <p>1 thank you. Thank you, Ms. Hense.</p> <p>2 We need a motion to accept the</p> <p>3 changes to the driveway and the gables as</p> <p>4 presented.</p> <p>5 Do we have a motion?</p> <p>6 MS. D'ARCO: I motion to approve the</p> <p>7 changes for 441 East Third Street as discussed.</p> <p>8 MR. GONZALEZ: I second it.</p> <p>9 CHAIRMAN BOHNEN: Roll call vote.</p> <p>10 Shannon?</p> <p>11 MS. WEINBERGER: Aye.</p> <p>12 CHAIRMAN BOHNEN: Frank?</p> <p>13 MR. GONZALEZ: Aye.</p> <p>14 CHAIRMAN BOHNEN: Jan?</p> <p>15 MS. D'ARCO: Aye.</p> <p>16 MR. PRISBY: Aye.</p> <p>17 CHAIRMAN BOHNEN: Aye.</p> <p>18 So they will get their certificate</p> <p>19 amended, I guess, with the changes that were</p> <p>06:42:16PM 20 submitted.</p> <p>21 MR. MALINA: Correct. As to those</p> <p>22 major changes, yes.</p>

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

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 9th day of February, A.D. 2018.

19  
20 \_\_\_\_\_  
KATHLEEN W. BONO,  
21 C.S.R. No. 84-1423,  
Notary Public, DuPage County  
22

<b>1</b>	<b>approval</b> [1] - 5:3 <b>approve</b> [1] - 9:6 <b>attest</b> [1] - 4:9 <b>Attorney</b> [2] - 2:2, 2:4	<b>civil</b> [1] - 5:15 <b>color</b> [3] - 4:11, 6:5, 6:13 <b>commencement</b> [1] - 11:6 <b>COMMISSION</b> [1] - 1:3 <b>Commission</b> [1] - 1:12 <b>complete</b> [1] - 11:14 <b>construct</b> [2] - 3:10, 3:11 <b>continues</b> [1] - 8:10 <b>correct</b> [4] - 7:10, 8:12, 9:21, 11:14 <b>correctly</b> [1] - 3:19 <b>COULES</b> [15] - 2:4, 2:21, 4:15, 5:12, 5:21, 6:5, 6:10, 6:17, 7:2, 7:7, 7:11, 7:17, 8:5, 8:12, 8:15 <b>coules</b> [1] - 8:22 <b>Coules</b> [2] - 2:8, 2:18 <b>County</b> [8] - 3:15, 4:5, 7:4, 7:11, 7:13, 7:21, 11:5, 11:21 <b>COUNTY</b> [2] - 1:2, 11:2 <b>cream</b> [1] - 4:11 <b>curb</b> [4] - 7:6, 7:8, 7:22, 8:10 <b>cut</b> [4] - 7:6, 7:8, 7:22, 8:10	<b>E</b>	2:11, 2:14 <b>hense</b> [1] - 9:1 <b>HENSE</b> [9] - 2:5, 4:14, 5:10, 5:14, 6:4, 7:3, 7:15, 7:21, 8:2 <b>Hense</b> [1] - 2:19 <b>hereby</b> [1] - 11:5 <b>herein</b> [1] - 11:8 <b>hereto</b> [1] - 11:10 <b>hereunto</b> [1] - 11:17 <b>hide</b> [1] - 8:8 <b>hiding</b> [1] - 7:19 <b>higher</b> [1] - 8:9 <b>hill</b> [1] - 4:7 <b>HINSDALE</b> [1] - 1:3 <b>Hinsdale</b> [2] - 1:11, 1:12 <b>HISTORIC</b> [1] - 1:3 <b>Historic</b> [1] - 1:11 <b>hodgepodge</b> [1] - 3:4 <b>home</b> [3] - 2:16, 4:12, 5:2 <b>hopefully</b> [1] - 5:3 <b>hour</b> [1] - 1:14 <b>house</b> [11] - 3:1, 3:3, 3:11, 3:13, 3:18, 3:20, 3:22, 4:6, 4:10, 4:19, 6:6 <b>HPC-01-2018</b> [1] - 2:9 <b>HPC-04-2018</b> [1] - 1:5
<b>19</b> [1] - 1:12			<b>East</b> [3] - 1:6, 1:12, 9:7 <b>elevation</b> [1] - 7:17 <b>elevations</b> [1] - 7:14 <b>end</b> [1] - 6:16 <b>engineer</b> [1] - 5:15 <b>engineering</b> [1] - 5:10 <b>entitled</b> [2] - 1:10, 10:4 <b>evening</b> [2] - 2:21, 6:1 <b>evidence</b> [1] - 10:2 <b>examination</b> [1] - 11:7 <b>existing</b> [1] - 7:6	
<b>2</b>			<b>F</b>	
<b>2018</b> [2] - 1:13, 11:18 <b>25</b> [1] - 3:18	<b>B</b>		<b>familiar</b> [1] - 4:16 <b>February</b> [2] - 1:13, 11:18 <b>feet</b> [1] - 3:18 <b>first</b> [1] - 8:7 <b>foregoing</b> [1] - 11:13 <b>form</b> [1] - 11:13 <b>Fourth</b> [1] - 4:3 <b>FRANK</b> [1] - 1:18 <b>Frank</b> [2] - 8:3, 9:12 <b>front</b> [3] - 4:10, 4:20, 7:20	
<b>4</b>				<b>I</b>
<b>441</b> [2] - 1:6, 9:7	<b>backyard</b> [4] - 3:21, 3:22, 4:21, 8:6 <b>bad</b> [1] - 3:3 <b>became</b> [1] - 6:17 <b>BEFORE</b> [1] - 1:3 <b>big</b> [1] - 3:21 <b>bigger</b> [1] - 4:20 <b>bit</b> [1] - 7:10 <b>BOARD</b> [1] - 1:16 <b>board</b> [1] - 3:10 <b>BOHNEN</b> [8] - 1:17, 2:8, 5:5, 8:22, 9:9, 9:12, 9:14, 9:17 <b>BONO</b> [2] - 11:3, 11:20 <b>breadth</b> [1] - 4:1 <b>brief</b> [1] - 2:22 <b>brought</b> [1] - 6:18 <b>Builder</b> [1] - 2:6 <b>built</b> [1] - 6:7	<b>D</b>	<b>G</b>	<b>ILLINOIS</b> [2] - 1:1, 11:1 <b>Illinois</b> [2] - 1:13, 11:5 <b>immense</b> [1] - 8:6 <b>IN</b> [1] - 11:16 <b>inside</b> [1] - 3:4 <b>issue</b> [4] - 5:4, 5:18, 5:20, 6:17 <b>issues</b> [1] - 8:17 <b>items</b> [1] - 5:7 <b>itself</b> [1] - 8:6
<b>6</b>				<b>J</b>
<b>687</b> [1] - 7:14 <b>692</b> [1] - 7:16 <b>6:30</b> [1] - 1:14				<b>Jan</b> [1] - 9:14 <b>JANICE</b> [1] - 1:19 <b>JENNIFER</b> [1] - 2:5 <b>Jennifer</b> [2] - 4:9, 6:11 <b>JIM</b> [1] - 1:20 <b>JOHN</b> [1] - 1:17
<b>7</b>				
<b>7th</b> [1] - 1:13				
<b>8</b>				
<b>84-1423</b> [1] - 11:21				
<b>9</b>				
<b>9th</b> [1] - 11:18	<b>C</b>			
<b>A</b>	<b>C.S.R</b> [1] - 11:21 <b>car</b> [1] - 6:4 <b>Case</b> [2] - 1:5, 2:9 <b>certificate</b> [1] - 9:18 <b>Certificate</b> [1] - 1:9 <b>Certified</b> [1] - 11:3 <b>certify</b> [1] - 11:6 <b>CHAIRMAN</b> [7] - 2:8, 5:5, 8:22, 9:9, 9:12, 9:14, 9:17 <b>Chairman</b> [1] - 1:17 <b>CHAN</b> [1] - 2:3 <b>Chan</b> [1] - 3:8 <b>change</b> [7] - 3:9, 3:14, 4:8, 4:18, 4:22, 5:9, 7:18 <b>changed</b> [2] - 3:7, 4:22 <b>changes</b> [6] - 3:13, 5:1, 9:3, 9:7, 9:19, 9:22 <b>changing</b> [2] - 6:3, 7:7 <b>Chicago</b> [1] - 1:12	<b>D</b>		
<b>A.D</b> [1] - 11:18 <b>above-entitled</b> [1] - 1:10 <b>accept</b> [1] - 9:2 <b>actual</b> [1] - 6:6 <b>additions</b> [1] - 3:4 <b>administered</b> [1] - 2:19 <b>affixed</b> [1] - 11:17 <b>aforsaid</b> [1] - 11:15 <b>agree</b> [1] - 3:8 <b>allow</b> [2] - 3:21, 3:22 <b>allows</b> [1] - 4:6 <b>alone</b> [1] - 4:21 <b>ALSO</b> [1] - 2:1 <b>amended</b> [1] - 9:19 <b>anyway</b> [1] - 5:17 <b>approach</b> [2] - 2:14, 6:12 <b>Appropriateness</b> [1] - 1:9		<b>D'ARCO</b> [7] - 1:19, 5:16, 6:2, 8:13, 8:19, 9:6, 9:15 <b>design</b> [1] - 7:1 <b>different</b> [1] - 4:10 <b>discuss</b> [1] - 2:16 <b>discussed</b> [1] - 9:7 <b>discussion</b> [1] - 5:6 <b>down</b> [7] - 3:3, 7:9, 7:11, 7:12, 7:13, 8:10 <b>drain</b> [1] - 8:1 <b>drawing</b> [3] - 5:11, 5:13, 5:15 <b>driveway</b> [10] - 3:15, 3:18, 4:5, 4:21, 5:9, 7:1, 7:2, 7:3, 7:15, 9:3 <b>DU</b> [2] - 1:2, 11:2 <b>duly</b> [1] - 11:8 <b>DuPage</b> [2] - 11:5, 11:21	<b>H</b>	
			<b>hand</b> [1] - 11:17 <b>hear</b> [1] - 2:16 <b>Hearing</b> [2] - 1:10, 2:9 <b>hearing</b> [3] - 2:10,	



<b>K</b>	6:2, 6:4, 7:3, 7:15, 7:21, 8:2, 8:13, 8:19, 8:20, 9:6, 9:11, 9:15	<b>PRESERVATION</b> [1] - 1:3 <b>Preservation</b> [1] - 1:11 <b>previous</b> [1] - 11:6 <b>PRISBY</b> [14] - 1:20, 5:8, 5:19, 6:15, 7:5, 7:9, 7:13, 7:16, 7:19, 8:1, 8:3, 8:9, 8:17, 9:16 <b>proceedings</b> [1] - 10:2 <b>PROCEEDINGS</b> [1] - 1:8 <b>property</b> [5] - 3:16, 3:20, 6:11, 6:19, 6:21 <b>public</b> [3] - 2:10, 2:11, 2:14 <b>Public</b> [4] - 1:10, 2:9, 11:4, 11:21 <b>pushed</b> [1] - 3:19	<b>site</b> [3] - 5:8, 5:14, 6:8 <b>sits</b> [1] - 6:10 <b>slight</b> [1] - 7:17 <b>small</b> [1] - 4:5 <b>spaces</b> [1] - 6:2 <b>speaking</b> [1] - 2:11 <b>spot</b> [1] - 3:20 <b>ss</b> [2] - 1:1, 11:1 <b>started</b> [1] - 6:19 <b>State</b> [1] - 11:5 <b>STATE</b> [2] - 1:1, 11:1 <b>stay</b> [2] - 3:21, 4:6 <b>step</b> [1] - 2:9 <b>still</b> [2] - 4:11, 6:4 <b>Street</b> [4] - 1:6, 4:3, 8:11, 9:7 <b>street</b> [3] - 4:2, 4:19, 7:10 <b>submitted</b> [2] - 3:8, 9:20 <b>surprised</b> [1] - 8:8 <b>surveyor</b> [1] - 5:12 <b>sworn</b> [2] - 2:12, 11:8	<b>V</b>
<b>KATHLEEN</b> [2] - 11:3, 11:20 <b>keep</b> [3] - 4:4, 4:20 <b>keeps</b> [1] - 4:7 <b>kind</b> [1] - 3:19	<b>N</b>	<b>name</b> [1] - 4:16 <b>need</b> [2] - 3:1, 9:2 <b>nice</b> [1] - 4:4 <b>nicely</b> [1] - 8:13 <b>nicer</b> [1] - 4:2 <b>nicest</b> [1] - 8:5 <b>north</b> [1] - 3:16 <b>notarial</b> [1] - 11:17 <b>Notary</b> [2] - 11:4, 11:21 <b>notes</b> [1] - 11:15 <b>November</b> [1] - 3:1 <b>number</b> [1] - 6:2	<b>various</b> [1] - 11:7 <b>VILLAGE</b> [1] - 1:3 <b>Village</b> [2] - 2:2, 2:3 <b>vote</b> [1] - 9:9 <b>voted</b> [1] - 3:2	<b>W</b>
<b>L</b>	<b>O</b>	<b>R</b>	<b>wall</b> [1] - 7:19 <b>WEINBERGER</b> [3] - 1:21, 8:20, 9:11 <b>weird</b> [1] - 3:20 <b>WHEREOF</b> [1] - 11:16 <b>WHEREUPON</b> [1] - 2:18 <b>WHICH</b> [1] - 10:1 <b>white</b> [1] - 4:12 <b>witnesses</b> [2] - 11:8, 11:11 <b>world</b> [1] - 6:16 <b>writing</b> [1] - 11:11	<b>Y</b>
<b>M</b>	<b>P</b>	<b>S</b>	<b>tear</b> [1] - 3:3 <b>testify</b> [1] - 11:9 <b>testimony</b> [3] - 1:8, 11:7, 11:10 <b>TESTIMONY</b> [1] - 11:16 <b>THE</b> [1] - 1:3 <b>thereafter</b> [1] - 11:12 <b>Third</b> [3] - 1:6, 8:11, 9:7 <b>three</b> [1] - 6:4 <b>tonight</b> [1] - 5:3 <b>topography</b> [1] - 6:20 <b>transcribed</b> [1] - 11:12 <b>transcript</b> [1] - 11:14 <b>true</b> [2] - 4:13, 11:14 <b>truth</b> [1] - 11:9 <b>turn</b> [1] - 3:19 <b>two</b> [2] - 5:1, 5:6 <b>type</b> [1] - 4:12 <b>typewritten</b> [1] - 11:13	<b>U</b>
<b>main</b> [2] - 3:13, 4:18 <b>maintain</b> [2] - 7:3, 7:5 <b>major</b> [6] - 3:9, 3:14, 4:8, 4:22, 5:1, 9:22 <b>MALINA</b> [2] - 2:2, 9:21 <b>Matter</b> [1] - 1:4 <b>matter</b> [2] - 1:10, 2:22 <b>matters</b> [1] - 11:9 <b>means</b> [1] - 11:11 <b>Member</b> [4] - 1:18, 1:19, 1:20, 1:21 <b>MEMBERS</b> [1] - 1:16 <b>microphone</b> [1] - 2:15 <b>mispronounce</b> [1] - 4:17 <b>motion</b> [3] - 9:2, 9:5, 9:6 <b>move</b> [1] - 3:17 <b>MR</b> [44] - 1:17, 1:18, 1:20, 2:2, 2:3, 2:4, 2:21, 4:15, 5:8, 5:12, 5:14, 5:19, 5:21, 6:5, 6:8, 6:10, 6:14, 6:15, 6:17, 6:22, 7:2, 7:5, 7:7, 7:9, 7:11, 7:13, 7:16, 7:17, 7:19, 8:1, 8:3, 8:4, 8:5, 8:9, 8:12, 8:14, 8:15, 8:16, 8:17, 8:21, 9:8, 9:13, 9:16, 9:21 <b>MS</b> [18] - 1:19, 1:21, 2:5, 4:14, 5:10, 5:16,	<b>oath</b> [1] - 2:20 <b>OF</b> [6] - 1:1, 1:2, 1:3, 1:8, 11:1, 11:2 <b>off-white</b> [1] - 4:12 <b>offered</b> [1] - 10:3 <b>old</b> [1] - 7:1 <b>one</b> [2] - 5:20, 8:5 <b>open</b> [2] - 2:10, 4:4 <b>original</b> [1] - 6:18 <b>originally</b> [1] - 3:6	<b>really</b> [2] - 3:3, 5:1 <b>received</b> [1] - 10:3 <b>reduced</b> [1] - 11:11 <b>relation</b> [1] - 11:9 <b>rendition</b> [2] - 6:5, 6:13 <b>REPORT</b> [1] - 1:8 <b>Reporter</b> [1] - 11:4 <b>Representative</b> [1] - 2:5 <b>rise</b> [1] - 2:12 <b>Road</b> [1] - 4:5 <b>roll</b> [1] - 9:9 <b>roofline</b> [3] - 4:9, 4:12, 5:1	<b>T</b>	<b>unanimously</b> [1] - 3:2 <b>up</b> [3] - 2:9, 4:6, 4:20
			<b>U</b>	