



## MEETING AGENDA

**SPECIAL MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Monday, November 18, 2019  
6:30 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES** – Review and approval of the minutes from the October 29, 2019 special HPC meeting.
- 4. DISCUSSION**
  - a) Historic Preservation Commission Title 14 Regulations Review – Certificate of Appropriateness – Robbins Park Historic District
- 5. PUBLIC COMMENT**
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. website: [www.villageofhinsdale.org](http://www.villageofhinsdale.org)



Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

October 29, 2019

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale  
6:30 P.M.

---

Chairman Bohnen called the special meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on October 29, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Weinberger, Commissioner Williams (via telephone), Commissioner Prisby, Commissioner Haarlow and Commissioner Gonzalez

Absent:

Also Present: Chan Yu, Village Planner

**Discussion – Historic Preservation Commission Regulations Review – Certificate of Appropriateness (CoA) – Downtown Historic District**

Please refer to Attachment 1, for the transcript for discussion of the HPC Regulations in the Downtown Historic District.

Hinsdale consultant Mr. Mike D’Onofrio introduced himself and reviewed procedurally, the topics to be covered for the evening. First, a background of the CoA, 2<sup>nd</sup>, what the current regulations are, 3<sup>rd</sup>, what the current process is, 4<sup>th</sup>, some historical data of past applications and lastly, the issues for consideration. To summarize:

**Recommendations**

1. HPC should review all applications for exterior improvements in the Downtown Historic District.
2. HPC review should be advisory only. Its recommendations should be forwarded to the Plan Commission. The HPC review should be done prior to the Plan Commission’s.
3. HPC review should be based on the Exterior Appearance Review Application used by the Plan Commission; it should not be reviewed under the Certificate of Appropriateness Application.
4. HPC review/recommendation should be forwarded to the Village Board as part of an agenda packet sent to the Village Board following Plan Commission action on an application.



## Issues

1. Given the short time period between the regularly scheduled monthly meetings of the HPC and Plan Commission which is one week (HPC meets 1<sup>st</sup> Wednesday of the month and Plan Commission on the 2<sup>nd</sup> Wednesday), timing of the reviews was discussed. HPC members expressed a concern that the process not be such as to unduly slow down the review process. Yet, at the same time, it was understood that a one week turnaround would make it difficult for staff to provide a complete HPC record to the Plan Commission. To that three options were discussed.
  - a. Change the established monthly meeting date of the first Wednesday of the month, to one later in the month, to allow for more time between its meeting and the Plan Commission's.
  - b. Maintain the current schedule and have the complete HPC recorded available to the Plan Commission at its following month's meeting (5 weeks later).
  - c. Maintain the current schedule and the HPC will complete a written record of its decision on the application the night of that meeting. In turn, staff will provide the record to the Plan Commission in agenda materials for its meeting the following week.

**The HPC was in favor of the third option (c).**

2. The issue of what should be forwarded to the Plan Commission was discussed. Should formal findings be provided, or would written recommendations suffice. It was noted that if formal findings were required it would require additional time between the HPC action and transmittal to the Plan Commission. Additionally, the question was raised as to whether the findings would be required to be prepared by the Village Attorney.
3. Any changes to the HPC review process for exterior alterations in the Downtown Historic District would require amendments to Section 14-5 of the Village Code.
4. One additional issue that was discussed were exterior modifications to buildings that did not require a building permit. Specifically, exterior painting was brought up. HPC members expressed concerns that the painting of a building, where it is a significant amount of painting, or a different color, was not subject to review.

## Adjournment

The HPC unanimously agreed to adjourn at 7:50 PM on October 29, 2019.

Respectfully Submitted,

**Chan Yu, Village Planner**



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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
HISTORIC PRESERVATION )  
COMMISSION REGULATIONS )  
REVIEW )

REPORT OF PROCEEDINGS had and testimony  
taken at the continued special meeting of the  
discussion of the regulations review in the  
above-entitled matter before the Hinsdale  
Historic Preservation Commission at 19 East  
Chicago Avenue, Hinsdale, Illinois, on the  
29th day of October, 2019, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, Member,  
(via telephone);

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 MR. MICHAEL D'ONOFRIO, Planning</p> <p>4 Consultant.</p> <p>5 * * *</p> <p>6 CHAIRMAN BOHNEN: I will call to order</p> <p>7 the meeting of October 29, a special meeting of</p> <p>8 the Historic Preservation Commission,</p> <p>9 acknowledging that Commissioner Haarlow is on</p> <p>10 his way, Sandy Williams is phoning in. So we</p> <p>11 will be, our new member Alexis Braden has not</p> <p>12 yet been sworn in?</p> <p>13 MR. YU: Correct.</p> <p>14 CHAIRMAN BOHNEN: So we will have six</p> <p>15 of our seven number for this special meeting,</p> <p>16 which will be led by Mike D'Onofrio in assisting</p> <p>17 us in rewriting the ordinance for the historic</p> <p>18 preservation of Hinsdale.</p> <p>19 I would like to take this</p> <p>20 opportunity to thank our young participants in</p> <p>21 the audience. We are assuming you have an</p> <p>22 assignment from your school. Would that be</p> <p>correct?</p>	<p style="text-align: right;">4</p> <p>1 deep in the weeds, if you will, in terms of</p> <p>2 process. It may not be the most exciting</p> <p>3 meeting you attend. But we encourage you to</p> <p>4 come back for other meetings where we have more</p> <p>5 interplay with the public on specific requests</p> <p>6 and things that they are trying to do.</p> <p>7 So bear with us and somewhere along</p> <p>8 the way we will take a little break, because we</p> <p>9 expect to be going for a few hours probably</p> <p>10 tonight, you are free to go when you want to go.</p> <p>11 And if you would like to raise your hand with</p> <p>12 any questioning along the way, we will certainly</p> <p>13 take a break and see if we can help you through</p> <p>14 it. Okay? Thank you for attending. We</p> <p>15 appreciate it.</p> <p>16 Roll call vote, please, by voice.</p> <p>17 MS. WEINBERGER: Shannon Weinberger.</p> <p>18 MR. GONZALEZ: Frank Gonzalez.</p> <p>19 CHAIRMAN BOHNEN: John Bohnen.</p> <p>20 MR. PRISBY: Jim Prisby.</p> <p>21 CHAIRMAN BOHNEN: Sandy Williams?</p> <p>22 MS. WILLIAMS: Sandra Williams.</p>
<p style="text-align: right;">3</p> <p>1 AUDIENCE MEMBER: Yes.</p> <p>2 CHAIRMAN BOHNEN: And what might that</p> <p>3 assignment be just out of curiosity?</p> <p>4 AUDIENCE MEMBER: Attending a local</p> <p>5 governmental --</p> <p>6 CHAIRMAN BOHNEN: And for what course</p> <p>7 would this be?</p> <p>8 AUDIENCE MEMBER: Civics.</p> <p>9 CHAIRMAN BOHNEN: Civics, okay. And</p> <p>10 are you all about the same year in school?</p> <p>11 AUDIENCE MEMBER: Yes.</p> <p>12 CHAIRMAN BOHNEN: And that would be</p> <p>13 what year?</p> <p>14 AUDIENCE MEMBERS: Sophomore.</p> <p>15 CHAIRMAN BOHNEN: So it's a high school</p> <p>16 project in civics attending local government.</p> <p>17 Excellent. That's good.</p> <p>18 Well, welcome. We welcome you</p> <p>19 here. Tonight we are having a special meeting,</p> <p>20 and this meeting is to work on the rewrite of</p> <p>21 the ordinance of the Village of Hinsdale for</p> <p>22 historic preservation. So this is a little bit</p>	<p style="text-align: right;">5</p> <p>1 CHAIRMAN BOHNEN: Okay. So with that</p> <p>2 we will start our discussion about the Historic</p> <p>3 Preservation Commission regulations review and</p> <p>4 Certificates of Appropriateness specifically</p> <p>5 tonight for the downtown area. Okay?</p> <p>6 Is there any public comment that</p> <p>7 anybody would like to -- We should tell you</p> <p>8 that there are two historic districts in</p> <p>9 Hinsdale. One is our downtown area and the</p> <p>10 other is in our southeast quadrant called the</p> <p>11 Robbins subdivision. Mr. Robbins was the</p> <p>12 founder of Hinsdale, and there has been a</p> <p>13 designated area in the southeast quadrant that's</p> <p>14 called the Robbins Historic District.</p> <p>15 So one would be residential, over</p> <p>16 in the Robbins. Tonight we are going to be</p> <p>17 talking about the downtown district and the</p> <p>18 various businesses in our historic downtown</p> <p>19 district. Okay?</p> <p>20 So, Mike, would you like to kick</p> <p>21 this off.</p> <p>22 MR. D'ONOFRIO: Thanks. First I would</p>



<p style="text-align: center;">6</p> <p>1 like to thank everyone for their accommodating  2 my schedule during the last meeting. I was out  3 of the country. I got to spend two and a half  4 weeks in China visiting my son, which was quite  5 interesting with respect to historic  6 preservation or not. A lot of historic  7 preservation and a lot of very modern stuff.  8 But anyway, I'm back. After that I don't think  9 my budget will take a vacation for a while so I  10 will be here.</p> <p>06:39:34PM</p> <p>11 We last met on September 4 and at  12 that time the five items that the HPC was going  13 to look at were identified. The first being the  14 Certificates of Appropriateness for the Downtown  15 Historic District, the Certificates of  16 Appropriateness for the Robbins district, as  17 Chairman Bohnen just said. Also, Certificates  18 of Appropriateness, the Historic Preservation  19 Commission's authority in relation to those.</p> <p>06:40:11PM</p> <p>20 The fourth item would be withdrawal of the  21 landmark designation. And finally,  22 establishment of a new landmark designation.</p>	<p style="text-align: center;">8</p> <p>1 Certificates of Appropriateness.  2 And then if there are any other  3 items related to what we will call CofA in the  4 downtown district, that may be of issue to the  5 Commission.  6 So with that I'm going to -- And,  7 Chair, it's up to you but I assume if people  8 have questions while I'm going through this,  9 they can, if you want them to, stop me, and we  10 will go from there.</p> <p>06:42:06PM</p> <p>11 So the first thing I wanted to  12 touch base on is the background of Certificates  13 of Appropriateness. Currently the HPC does not  14 review Certificates of Appropriateness for  15 properties in the downtown district. There is  16 one exception to that and those are with  17 relation with regards to sign permits. The HPC  18 does review applications for sign permits for  19 those in the historic district, downtown. When  20 it comes to the review of the exterior  21 appearance of buildings in the downtown  22 district, that authority or that responsibility</p> <p>06:42:46PM</p>
<p style="text-align: center;">7</p> <p>1 This evening we are going to be  2 taking the first topic, which is a Certificate  3 of Appropriateness of the Downtown Historic  4 District. There was an agenda packet put out  5 prior to the meeting. I believe you all  6 received that ahead of time, so you had an  7 opportunity to take a look at it. And along  8 with the agenda, there were four attachments  9 that were included along with it. Those are  10 related to both the Certificate of  11 Appropriateness process and then others were  12 related to the Exterior Appearance Review  13 process.</p> <p>06:40:50PM</p> <p>14 (Enter Mr. Bill Haarlow.)  15 MR. D'ONOFRIO: This evening in terms  16 of procedurally, I want to touch base on several  17 items in general. First, the background of  18 Certificates of Appropriateness; second, what  19 the current regulations are; third, what the  20 current process is. Fourth is some additional  21 data concerning these. And then five, issues to  22 consider as a result of our discussions on the</p> <p>06:41:22PM</p>	<p style="text-align: center;">9</p> <p>1 has been carried out by the Plan Commission  2 under their exterior alterations review.  3 I will go into each one of those a  4 little bit further. But the Plan Commission, as  5 well as you do, also reviews the sign permit  6 applications in the historic district. So for  7 whatever reasons, signs get a double review. So  8 that's kind of what the background is.  9 It's my understanding that since  10 2015 or 2016 the Plan Commission has been doing  11 the Exterior Appearance Review and that the HPC  12 has not been responsible for doing those  13 exterior reviews. That's my understanding of  14 what the current --  15 MS. WEINBERGER: Does anybody know why?  16 CHAIRMAN BOHNEN: The only thing I  17 might offer is that there had been an ongoing  18 discussion about the workload that the HPC would  19 take on.  20 MS. WEINBERGER: Okay.  21 CHAIRMAN BOHNEN: By staff. And that  22 was not assigned to us. I don't know whether in</p> <p>06:43:26PM</p> <p>06:43:58PM</p>



<p style="text-align: center;">10</p> <p>1 prior times the HPC opined on the downtown area</p> <p>2 or not, but it's pretty generally accepted that</p> <p>3 it comes under our pertinence because it's</p> <p>4 historic.</p> <p>5 MS. WEINBERGER: Yes.</p> <p>6 CHAIRMAN BOHNEN: Yes.</p> <p>7 MR. D'ONOFRIO: I think that's</p> <p>8 something, as we get later into this discussion,</p> <p>9 we will want to discuss, and maybe provide some</p> <p>06:44:37PM 10 direction of where you would like to go. But</p> <p>11 having said that, I will briefly go through the</p> <p>12 current regulations. And when I say the current</p> <p>13 regulations, I'm referring to what's in the</p> <p>14 Village Code. And those are attachments that I</p> <p>15 have provided.</p> <p>16 So currently under Section 14-5 of</p> <p>17 the Village Code, which I believe are the</p> <p>18 regulations governing the HPC, there is a</p> <p>19 section that I have included as Attachment A as</p> <p>06:45:13PM 20 to what are the regulations requiring a</p> <p>21 Certificate of Appropriateness.</p> <p>22 First, the properties that are</p>	<p style="text-align: center;">12</p> <p>1 appropriately when we talk about the Robbins</p> <p>2 district; and we have had prior discussions on</p> <p>3 that.</p> <p>4 But basically the application,</p> <p>5 there again, that's included in your packet</p> <p>6 under Attachment B, and that stipulates that</p> <p>7 "anyone proposing to make an alteration,</p> <p>8 demolition, new building, or sign to a property</p> <p>9 in an Historic District" must make the</p> <p>06:47:14PM 10 application. So along with that application,</p> <p>11 you will get certain documentations that will</p> <p>12 allow you, as a Commission and individually, to</p> <p>13 understand what's being proposed for that site.</p> <p>14 Also, then it would come to this</p> <p>15 Commission per the Code for your review and</p> <p>16 decisionmaking. And subsequently, any decision</p> <p>17 made by the HPC is advisory in nature only and</p> <p>18 is not binding; and it stays with you. It</p> <p>19 doesn't get forwarded on to the Village Board.</p> <p>06:48:01PM 20 Like I said, that's what the regulations say per</p> <p>21 the Village Code. Okay?</p> <p>22 MR. HAARLOW: What do you mean exactly</p>
<p style="text-align: center;">11</p> <p>1 subject to the review, those are any individual</p> <p>2 landmarks, and those located in the historic</p> <p>3 district. So for purposes of this discussion,</p> <p>4 the downtown is a historic district. So based</p> <p>5 on what the Code says, any property in the</p> <p>6 historic district would be subject to review by</p> <p>7 the HPC.</p> <p>8 Second, what do you look at. I</p> <p>9 mean it's easy to say, okay, we are going to</p> <p>06:46:01PM 10 look at it. Well, in that section of the Code,</p> <p>11 if you review it, you will note that there are a</p> <p>12 number of general and design standards that</p> <p>13 outline what you are looking at in terms of</p> <p>14 making your determination, whether to recommend</p> <p>15 or deny approval of any project. And those</p> <p>16 standards are outlined in Section 14-5-2 and</p> <p>17 they must be met. There again, that's in your</p> <p>18 Attachment A that I provided.</p> <p>19 The third item is the application.</p> <p>06:46:40PM 20 I think there have been previous discussions</p> <p>21 here about the application for Certificates of</p> <p>22 Appropriateness, that may apply probably more</p>	<p style="text-align: center;">13</p> <p>1 by it stays with us and does not get forwarded</p> <p>2 to the Board? The Board doesn't know our</p> <p>3 decision?</p> <p>4 MR. D'ONOFRIO: I believe if you read</p> <p>5 this, it's advisory only.</p> <p>6 MR. YU: It's advisory only.</p> <p>7 MR. HAARLOW: I know it's advisory, but</p> <p>8 the Board knows our decision.</p> <p>9 CHAIRMAN BOHNEN: We write an opinion.</p> <p>06:48:24PM 10 MR. D'ONOFRIO: Right. But the Board</p> <p>11 doesn't take any action on it.</p> <p>12 CHAIRMAN BOHNEN: Well, we would hope</p> <p>13 that being advisory that they would listen to</p> <p>14 our advice.</p> <p>15 MR. HAARLOW: That they would take it</p> <p>16 under advisement.</p> <p>17 MR. D'ONOFRIO: But I -- and correct me</p> <p>18 if I'm wrong --</p> <p>19 MR. YU: So in the Robbins district</p> <p>06:48:42PM 20 when you review something the Village Board</p> <p>21 doesn't have final decision on the house, it</p> <p>22 just goes straight to the building permit.</p>



<p style="text-align: right;">14</p> <p>1 MR. GONZALEZ: And they make the</p> <p>2 judgment?</p> <p>3 MR. YU: The Village Board doesn't</p> <p>4 review building --</p> <p>5 MR. GONZALEZ: No, I know that. But</p> <p>6 you said the permitting, they decide?</p> <p>7 MR. YU: Well, it's advisory only. So</p> <p>8 if there is an approval or denial, the permit</p> <p>9 gets issued. The Village Board isn't involved</p> <p>10 after your review of the Certificate of</p> <p>11 Appropriateness.</p> <p>12 CHAIRMAN BOHNEN: Well, then how, let's</p> <p>13 say, over on 4th Street where we had the Zook</p> <p>14 house and all the controversy about that, we</p> <p>15 know our report went to the Village Board for</p> <p>16 their consideration.</p> <p>17 MR. YU: That was a landmark home I</p> <p>18 believe, so there's a difference.</p> <p>19 CHAIRMAN BOHNEN: So even though you're</p> <p>20 in the National Historic District, if you are</p> <p>21 not locally landmarked, it bypasses the Board</p> <p>22 and goes directly to the building department?</p>	<p style="text-align: right;">16</p> <p>1 houses in the Robbins district -- and again, I'm</p> <p>2 not trying to get far -- I know we are talking</p> <p>3 about downtown now. But you are saying that the</p> <p>4 advice that we give as a Board after a hearing</p> <p>5 and everything else makes no difference to</p> <p>6 anybody because after they go through the</p> <p>7 exercise they just go down and get their permit,</p> <p>8 right?</p> <p>9 MR. YU: Right.</p> <p>10 CHAIRMAN BOHNEN: That's one of the</p> <p>11 things I want to change, right?</p> <p>12 MR. D'ONOFRIO: I will belabor it a</p> <p>13 little bit because I think it's important that</p> <p>14 you review what's in the Code right now. If you</p> <p>15 turn to Section 14, this is in Attachment A, if</p> <p>16 you turn to page 3 of 5, under 14-5-5, it says,</p> <p>17 "Decision of the Commission."</p> <p>18 So there are three options that can</p> <p>19 happen; the first being "Approval." And I will</p> <p>20 kind of paraphrase these, so while you are</p> <p>21 reading along. First, the Commission can</p> <p>22 approve the application without conditions.</p>
<p style="text-align: right;">15</p> <p>1 MR. YU: Correct. But that's not just</p> <p>2 because of Title 14. There is no design</p> <p>3 guidelines or design reviews for houses for the</p> <p>4 Board to create an ordinance and vote on.</p> <p>5 CHAIRMAN BOHNEN: So, obviously, that's</p> <p>6 why we are reviewing the ordinance here. What a</p> <p>7 waste of time it must be then to sit here,</p> <p>8 listen, advise, write a report, and nobody reads</p> <p>9 it; and it goes right to the building department</p> <p>10 and just gets a building permit. Okay. So it's</p> <p>11 an effort in futility.</p> <p>12 MR. YU: Well, I --</p> <p>13 CHAIRMAN BOHNEN: I mean currently.</p> <p>14 MR. YU: I wouldn't say it's a waste of</p> <p>15 time. I mean there are some projects, for</p> <p>16 example, signage is advisory only; but I report</p> <p>17 to the Plan Commission how the HPC weighed in on</p> <p>18 the sign application.</p> <p>19 CHAIRMAN BOHNEN: Yes.</p> <p>20 MR. YU: And that has affected --</p> <p>21 CHAIRMAN BOHNEN: That's because both</p> <p>22 bodies review signage. But you are saying in</p>	<p style="text-align: right;">17</p> <p>1 That's one option.</p> <p>2 Two, "Approval With Conditions."</p> <p>3 And "If the application is approved with</p> <p>4 conditions, the Commission shall notify the</p> <p>5 applicant in writing and shall specify the</p> <p>6 conditions to be imposed and the reasons</p> <p>7 therefor in light of the" design "criteria</p> <p>8 applicable to this Chapter. If the applicant</p> <p>9 notifies the Commission in writing that the</p> <p>10 conditions are acceptable, or if the applicant</p> <p>11 does not appeal the approval with conditions</p> <p>12 within the prescribed period of time, the</p> <p>13 Commission shall issue the certificate of</p> <p>14 appropriateness ..."</p> <p>15 The third option is "Denial." "If</p> <p>16 the application is denied, the Commission shall</p> <p>17 notify the applicant in writing and shall</p> <p>18 specify the particulars in which the application</p> <p>19 is inconsistent with the criteria applicable to</p> <p>20 this Chapter. If the Commission issues a denial</p> <p>21 of the certificate of appropriateness, no</p> <p>22 alteration shall be permitted to proceed, and no</p>



<p style="text-align: center;">18</p> <p>1 permits shall be issued for, the proposed  2 alteration, demolition, signage, or other  3 physical modifications of, the designated  4 landmark. If the Commission issues a denial of  5 the certificate of appropriateness for a  6 structure, building, site, or area within a  7 designated historic district, such denial is  8 merely advisory and shall not prohibit an  9 applicant from proceeding with the proposed  10 alteration, demolition, signage or any other  11 physical modifications ... or area within the  12 historic district upon receiving all other  13 required approvals and permits therefor."  14               So I think what Chan said earlier,  15 if it's a specific-designated landmark, you can  16 deny it. But if it's in a historic district,  17 the way C is written is it's advisory only.  18               MR. PRISBY: Advisory to who?  19               MS. WEINBERGER: Ourselves.  20               MR. HAARLOW: Right. I mean we have  21 always known it's only advisory.  22               You are not the one who is being</p>	<p style="text-align: center;">20</p> <p>1 doing as advisory can hold that permit up or  2 deny them a permit. They are just at the  3 moment, if I'm hearing this correctly, they come  4 in front of us, we review it, we tell them how  5 much we like it or don't like it; it doesn't  6 matter whether we approve it or not.  7               MR. GONZALEZ: Then it begs the  8 question, why are they here.  9               MR. PRISBY: Correct. Is it just so  10 that we are on the record as liking it or not  11 liking it? Because that really doesn't matter  12 in my book.  13               MR. HAARLOW: Well, it seems as a  14 practical matter, we have had a couple of  15 instances where people have come before us and  16 it's not a landmark building, and they have  17 taken away our advice and come back with  18 modifications and to their credit.  19               CHAIRMAN BOHNEN: They have taken our  20 advice.  21               MR. HAARLOW: But they don't need to.  22               MR. PRISBY: Yes. How often does that</p>
<p style="text-align: center;">19</p> <p>1 interrogated.  2               MR. D'ONOFRIO: No, that's fine.  3               MR. HAARLOW: I mean we have always  4 known that, but we thought it was advisory to --  5 I won't speak for anyone else. I thought it was  6 advisory to the Board even if there -- I mean I  7 know we don't have a design review commission.  8 We are not home rule, that type of thing.  9               But I mean to John's point, I mean  10 if it goes to the building department -- It  11 doesn't. It seems like it doesn't go to the  12 building department, it doesn't go anywhere. It  13 really begs the question.  14               MR. PRISBY: It doesn't do anything.  15 It's a formality.  16               MS. WEINBERGER: Has there ever not  17 been a permit issued because of a decision by  18 the HPC?  19               MR. YU: No. Once it's rendered the  20 decision, we have to issue the permit.  21               MS. WEINBERGER: You have to.  22               MR. PRISBY: So nothing that we are</p>	<p style="text-align: center;">21</p> <p>1 happen?  2               MR. HAARLOW: Well --  3               MR. PRISBY: Again, I don't want to go  4 to the residential thing, which I think is a  5 little bit different animal. Just for the  6 downtown area, how often would we say that  7 happens, maybe on a percentage basis?  8               MS. WEINBERGER: We don't review the  9 downtown area, we only review signs; and that is  10 listened to to some degree. Yes.  11               MR. HAARLOW: Well, the one case would  12 be, I guess it's technically within Robbins,  13 would be south Garfield kind of across from Yves  14 Delorme and Corner Bakery just recently.  15 Because that's technically in Robbins, isn't it?  16               MR. YU: Yes.  17               MR. HAARLOW: It's on the east side of  18 the street.  19               CHAIRMAN BOHNEN: All right. We could  20 go back to one Saturday morning I was driving  21 through town, and I saw busy painters painting  22 the front of the old Picadilly. I called Robb</p>



<p style="text-align: center;">22</p> <p>1 McGinnis. And I said, What's going on in our  2 historic downtown area? The painters are down  3 there painting out the brick on the front of the  4 building down there.  5 Robb said, I don't know about that.  6 And when we got into it, it was determined that  7 essentially there was nobody looking in on it  8 anyway because it didn't go to HPC and it didn't  9 go to Plan. And so they painted out the front  10 of the building on the white brick facade that  11 you have now, they painted that out. And not  12 that it's necessarily disturbing the way it  13 looks, but it could have been in purple.  14 MR. PRISBY: Right.  15 CHAIRMAN BOHNEN: And nobody had any  16 authority to say, Stop painting that building.  17 MR. PRISBY: Okay.  18 CHAIRMAN BOHNEN: So now if we are  19 talking about having HPC opining on this in the  20 sense, at least if the owners of that building  21 wanted to paint the front of it, and change the  22 facade in the historic downtown district, they</p>	<p style="text-align: center;">24</p> <p>1 there are no buildings that are locally  2 landmarked?  3 MR. YU: Not that I know of.  4 CHAIRMAN BOHNEN: Simply in the  5 historic district.  6 MR. YU: Correct.  7 CHAIRMAN BOHNEN: And right now there  8 is no speed bump. Nobody is looking at exterior  9 appearance in the downtown, would that be  10 correct?  11 MR. YU: Well, Plan Commission is.  12 CHAIRMAN BOHNEN: Plan Commission.  13 MR. YU: Yes. If it requires a permit,  14 that triggers exterior paints, the Plan  15 Commission --  16 CHAIRMAN BOHNEN: So the fellow that  17 painted it, he was in violation because he  18 hadn't gone to the Plan Commission?  19 MR. YU: Well, the thing is, if all he  20 was doing was painting, painting doesn't require  21 a building permit; so it did not trigger  22 Exterior Appearance.</p>
<p style="text-align: center;">23</p> <p>1 would come before this Commission. We would  2 give them our advice. The way it's written  3 right now, they don't have to take it.  4 MR. PRISBY: Right.  5 CHAIRMAN BOHNEN: But at least you have  6 a speed bump, perhaps, in the process.  7 MR. PRISBY: On nonlandmarked historic  8 buildings.  9 CHAIRMAN BOHNEN: On nonlandmarked.  10 MR. PRISBY: Right.  11 CHAIRMAN BOHNEN: I'm not aware of any  12 landmarked buildings in the downtown district,  13 locally landmarked; are there?  14 MR. YU: Memorial Hall is.  15 MR. D'ONOFRIO: This building.  16 MR. YU: This building. It's in the  17 downtown.  18 CHAIRMAN BOHNEN: This is a locally  19 landmarked building.  20 MR. YU: Structure.  21 CHAIRMAN BOHNEN: Structure considered  22 landmarked. But the downtown as we know it,</p>	<p style="text-align: center;">25</p> <p>1 CHAIRMAN BOHNEN: Well, that's a  2 problem.  3 MR. PRISBY: Yes, if he's changing  4 color.  5 CHAIRMAN BOHNEN: Yes.  6 MR. PRISBY: If it's just freshening up  7 an existing color, that's fine. It's  8 maintenance. But if you are going to  9 drastically change the color of the building.  10 CHAIRMAN BOHNEN: Streetscape.  11 MR. PRISBY: Jim, is that something we  12 should send back to Plan Commission? Should we  13 be reviewing these things again as an advisory  14 role to PC so they can walk away with our  15 historic preservation recommendations?  16 CHAIRMAN BOHNEN: If that's their  17 bailiwick, which Chan is saying it is, we are  18 not here to usurp their bailiwick. But maybe we  19 would be a first step in an advisory capacity.  20 MR. PRISBY: That's what I'm saying.  21 CHAIRMAN BOHNEN: And then make your  22 recommendation to the Plan Commission.</p>



<p style="text-align: center;">26</p> <p>1 MR. PRISBY: It would be nice if they</p> <p>2 have a summary from this Board regarding the</p> <p>3 historic downtown in something that's being done</p> <p>4 to a building and just let the Plan Commission</p> <p>5 run with it, but they should at least hear our</p> <p>6 thoughts on that in my opinion.</p> <p>7 MS. WEINBERGER: So couldn't we just</p> <p>8 make it the same as we did with signage that we</p> <p>9 review?</p> <p>07:00:37PM 10 MR. PRISBY: That's the way we do now,</p> <p>11 yes.</p> <p>12 MS. WEINBERGER: That we review the</p> <p>13 exterior, and then it goes to Plan Commission as</p> <p>14 well afterwards.</p> <p>15 MR. YU: I just want to clarify on</p> <p>16 page 2 of Mr. D'Onofrio's memo. You'll see the</p> <p>17 flowchart of Plan Commission through the</p> <p>18 Exterior Appearance. They are actually advisory</p> <p>19 also. The final decision is by the Board. I</p> <p>07:00:58PM 20 just wanted to clarify that.</p> <p>21 CHAIRMAN BOHNEN: Yes.</p> <p>22 MR. D'ONOFRIO: The one thing I might</p>	<p style="text-align: center;">28</p> <p>1 maybe you say it's a building permit, so that it</p> <p>2 would go down that chute rather than if somebody</p> <p>3 is basically restraining or repainting or</p> <p>4 retuckpointing a building. Then you can get</p> <p>5 into the whole thing.</p> <p>6 MR. PRISBY: Sure.</p> <p>7 MR. D'ONOFRIO: Well, if they are using</p> <p>8 a different color tuckpoint, you know, blah,</p> <p>9 blah, blah, blah, blah. So it's just something</p> <p>07:02:40PM 10 to think about, John, I understand where you are</p> <p>11 coming from, well, yes, you could change the</p> <p>12 facade. But you need to think about what you</p> <p>13 are trying to accomplish and what regulatory</p> <p>14 environment do you want to have to trigger that.</p> <p>15 Because a lot of times if somebody</p> <p>16 is painting the front of the building, they are</p> <p>17 not used to saying, I need to get approval from</p> <p>18 the Village.</p> <p>19 MR. PRISBY: Right.</p> <p>07:03:00PM 20 MR. D'ONOFRIO: They might start and</p> <p>21 then Code enforcement goes out and says, Stop,</p> <p>22 you need to get a permit. But anyway, you want</p>
<p style="text-align: center;">27</p> <p>1 add to that, and you guys broached it here, is</p> <p>2 there are certain things, i.e., painting, that</p> <p>3 do not require a permit. Okay? That's pretty</p> <p>4 much anywhere, any municipality you go to. They</p> <p>5 are not going to -- because it's considered</p> <p>6 generally maintenance.</p> <p>7 MR. PRISBY: Okay.</p> <p>8 MR. D'ONOFRIO: So as you're working</p> <p>9 through this, you might need to recommend</p> <p>07:01:31PM 10 changes to the Code to kind of trigger -- If</p> <p>11 you think it's important, you need to -- If you</p> <p>12 think painting an entire front of the building</p> <p>13 is something that needs to be looked at -- and</p> <p>14 God forbid, the older I get, the less I want in</p> <p>15 regulations -- but you need to have something</p> <p>16 triggering so you are not stopping somebody</p> <p>17 from, say, for example, the front of their</p> <p>18 building is brown, they were going to repaint it</p> <p>19 the same color brown. Do you really want to</p> <p>07:02:05PM 20 stop them from doing that? One.</p> <p>21 So you set some kind of standard</p> <p>22 that would require some kind of approval, and</p>	<p style="text-align: center;">29</p> <p>1 to think about what triggers a review.</p> <p>2 CHAIRMAN BOHNEN: Right. Good point.</p> <p>3 MR. D'ONOFRIO: That's all.</p> <p>4 CHAIRMAN BOHNEN: Yes. I think that my</p> <p>5 attitude would be similar to our thoughts about</p> <p>6 streetscape. We want continuity. If someone</p> <p>7 were going to make a great departure where a</p> <p>8 building would suddenly take on a whole</p> <p>9 different personality because of the color or --</p> <p>07:03:32PM 10 that might be something we want to consider.</p> <p>11 But not maintenance certainly, not tuckpointing.</p> <p>12 MR. D'ONOFRIO: I think you want to</p> <p>13 stop, as we all -- At least where I live,</p> <p>14 everybody knew where The Purple Hotel was.</p> <p>15 CHAIRMAN BOHNEN: Sure.</p> <p>16 MR. D'ONOFRIO: In Skokie. But I think</p> <p>17 that's what you are trying to get at, if</p> <p>18 somebody was going to pick a paint color that</p> <p>19 was completely out of character with the</p> <p>07:03:57PM 20 neighborhood. You want to have something in the</p> <p>21 downtown district, something. So it's something</p> <p>22 to consider along those lines.</p>



<p style="text-align: right;">30</p> <p>1 Did we kind of cover that part of</p> <p>2 what your roles and responsibilities are</p> <p>3 currently versus what you would like to see?</p> <p>4 And we can talk about a little bit, as we go</p> <p>5 through this, a little bit more.</p> <p>6 The second set of this, and this</p> <p>7 might shed a little light on the discussion we</p> <p>8 were just having, the Exterior Appearance</p> <p>9 Review, that is Attachment C in your packet</p> <p>10 tonight. And that's pursuant to Section 11-606</p> <p>11 of the Village Code.</p> <p>12 Chan, is that the authority of the</p> <p>13 Plan Commission; is that the section?</p> <p>14 MR. YU: Zoning code, yes.</p> <p>15 MR. D'ONOFRIO: So in that, it says,</p> <p>16 "Properties in the Downtown Historic District</p> <p>17 where the exterior is proposed to be altered are</p> <p>18 subject to an" Exterior Appearance "Review."</p> <p>19 MS. WILLIAMS: Well, can I interrupt</p> <p>20 for just a second.</p> <p>21 CHAIRMAN BOHNEN: Sure.</p> <p>22 MS. WILLIAMS: And I'm just wondering</p>	<p style="text-align: right;">32</p> <p>1 without it causing a permit application?</p> <p>2 MR. D'ONOFRIO: Here again the</p> <p>3 important thing is to establish what is defined,</p> <p>4 as you said, a radical alteration.</p> <p>5 MR. PRISBY: Exactly.</p> <p>6 MR. D'ONOFRIO: No. I think you can</p> <p>7 craft something that can go into the Code that</p> <p>8 says, Under these conditions, if painting falls</p> <p>9 under 1, 2, and 3, then it needs exterior review</p> <p>10 appearance, whether it needs a permit or not.</p> <p>11 You can cull it out, which I think you are</p> <p>12 trying to get at. You are not saying let's make</p> <p>13 somebody get a building permit to paint the</p> <p>14 front of their building. What you are saying is</p> <p>15 if this meets these criteria, which we kind of</p> <p>16 identify as a significant change, significant</p> <p>17 alteration to the exterior appearance, it needs</p> <p>18 to be reviewed and approved.</p> <p>19 MS. WILLIAMS: I would even suggest any</p> <p>20 color change to the building facade.</p> <p>21 MR. D'ONOFRIO: Well, there again,</p> <p>22 that's when you get into the details of any</p>
<p style="text-align: right;">31</p> <p>1 if painting a significantly different color</p> <p>2 would not be an exterior alteration.</p> <p>3 MR. D'ONOFRIO: Well, my only comment,</p> <p>4 my main comment on that would be right now</p> <p>5 everything is predicated on a building permit</p> <p>6 being issued. So as I mentioned earlier, if a</p> <p>7 building permit is not required under the</p> <p>8 current Code, painting wouldn't fall under that.</p> <p>9 That's not to say you couldn't establish</p> <p>10 painting with certain conditions would require a</p> <p>11 review. But right now painting doesn't require</p> <p>12 a permit. Therefore, it doesn't fall under the</p> <p>13 Exterior Appearance regulations.</p> <p>14 MS. WILLIAMS: Okay. Thank you.</p> <p>15 MR. PRISBY: The application for a</p> <p>16 building permit, is that required if we were to</p> <p>17 take on something like painting or advisory on</p> <p>18 painting? Is there a process where someone</p> <p>19 could just file for a review in a historic</p> <p>20 district for a certificate of appropriateness</p> <p>21 for an element like painting for what might be</p> <p>22 deemed as a radical change to the exterior</p>	<p style="text-align: right;">33</p> <p>1 color. And the trick with all legislation and</p> <p>2 laws is to get it just, try to get it right so</p> <p>3 that anybody can read it and understand what it</p> <p>4 means.</p> <p>5 MS. WILLIAMS: I don't want to get</p> <p>6 bogged down in minutia either.</p> <p>7 MR. D'ONOFRIO: No.</p> <p>8 MS. WILLIAMS: But it just makes me</p> <p>9 wonder if in this phase we are in of painting</p> <p>10 everything white, if we don't have a white</p> <p>11 downtown. And obviously, we would like to do</p> <p>12 what we can to steer away from that.</p> <p>13 MR. PRISBY: John, I don't know if you</p> <p>14 remember, but I contacted you and I think I</p> <p>15 contacted Frank three to four months ago about a</p> <p>16 building in downtown. We were contacted by the</p> <p>17 owner, at least I was specifically, who wanted</p> <p>18 to paint their building, the brick building, the</p> <p>19 Zook building, all gray. Because the business</p> <p>20 that was thinking about renting that space had a</p> <p>21 kind of a slate gray image. They only wanted</p> <p>22 the building if they could paint it gray. I'm</p>



<p style="text-align: center;">34</p> <p>1 not going to name any businesses or addresses.</p> <p>2 But obviously, we kind of discussed</p> <p>3 that and determined that we didn't think it was</p> <p>4 a good idea. According to this, we really have</p> <p>5 no authority. They could have come back in and</p> <p>6 painted that building anyway.</p> <p>7 MS. WILLIAMS: Uh-huh.</p> <p>8 MS. WEINBERGER: Uh-huh.</p> <p>9 MR. PRISBY: It was a Zook building</p> <p>07:09:07PM 10 that's not apparently landmarked. Nothing</p> <p>11 downtown is landmarked. How many Zook buildings</p> <p>12 do we have downtown?</p> <p>13 CHAIRMAN BOHNEN: Schweidler's and the</p> <p>14 one we're talking about.</p> <p>15 MR. PRISBY: I mean the one that was</p> <p>16 added onto. And none of them are landmarked.</p> <p>17 So someone can just come in and modify them and</p> <p>18 paint them and do whatever they want at this</p> <p>19 point. I think that's a problem.</p> <p>07:09:30PM 20 CHAIRMAN BOHNEN: It's a problem</p> <p>21 because the owners of those buildings are not</p> <p>22 inclined to landmark them.</p>	<p style="text-align: center;">36</p> <p>1 a building permit. The application is then</p> <p>2 reviewed by the Plan Commission. And the Plan</p> <p>3 Commission's review is advisory, and then is</p> <p>4 referred to the Village council.</p> <p>5 MR. GONZALEZ: And the council makes</p> <p>6 the final decision, is that what it sounds like?</p> <p>7 CHAIRMAN BOHNEN: Yes.</p> <p>8 MR. YU: Yes.</p> <p>9 CHAIRMAN BOHNEN: So the Board of</p> <p>07:11:02PM 10 Trustees -- In our town, the Plan Commission is</p> <p>11 advisory. They refer their opinions to the</p> <p>12 Board of Trustees for its decision. We are</p> <p>13 advisory but we are not referred to the Board of</p> <p>14 Trustees. That's the difference.</p> <p>15 MR. GONZALEZ: Right.</p> <p>16 MR. D'ONOFRIO: If you turn to the</p> <p>17 second page of the agenda materials, you will</p> <p>18 see the first flowchart shows the Certificate of</p> <p>19 Appropriateness process by the HPC. We kind of</p> <p>07:11:32PM 20 touched base on it.</p> <p>21 But first, the applicant submits</p> <p>22 the application and supporting documentation.</p>
<p style="text-align: center;">35</p> <p>1 MR. PRISBY: That's correct.</p> <p>2 CHAIRMAN BOHNEN: They were not going</p> <p>3 to go through the local landmark, so it would</p> <p>4 limit their ability. So it has to be</p> <p>5 governmental in any review, and it has to be</p> <p>6 given purview of this Commission and/or the Plan</p> <p>7 Commission.</p> <p>8 MR. PRISBY: Right. I just want to</p> <p>9 make a note, I think that's -- He's got a good</p> <p>07:09:54PM 10 point. We have to do this.</p> <p>11 CHAIRMAN BOHNEN: Okay.</p> <p>12 MR. D'ONOFRIO: Okay.</p> <p>13 MR. PRISBY: Thank you, Mike.</p> <p>14 CHAIRMAN BOHNEN: Thank you.</p> <p>15 MR. D'ONOFRIO: Okay. Here again,</p> <p>16 with a Certificate of Appropriateness, in</p> <p>17 Attachment C you will see the criteria standards</p> <p>18 that the Plan Commission looks at for the</p> <p>19 Exterior Appearance Review criteria.</p> <p>07:10:24PM 20 Here again, the applicant is</p> <p>21 required to submit a formal application. Here</p> <p>22 again, it's also triggered by an application for</p>	<p style="text-align: center;">37</p> <p>1 There is a public hearing. Notice is issued and</p> <p>2 legal notice is published in the paper, and then</p> <p>3 it comes to the HPC. You will hold a public</p> <p>4 hearing, which is only advisory.</p> <p>5 Chan, I don't mean to put you on</p> <p>6 the spot; but generally how long does that</p> <p>7 process take?</p> <p>8 MR. YU: For the Certificate of</p> <p>9 Appropriateness?</p> <p>07:11:59PM 10 MR. D'ONOFRIO: Yes. For this, that</p> <p>11 the HPC looks at. Basically from when the</p> <p>12 application is submitted to when it's the final</p> <p>13 disposition.</p> <p>14 MR. YU: 60 days if it's one meeting.</p> <p>15 If it gets continued, obviously, it's another</p> <p>16 30 days.</p> <p>17 MR. D'ONOFRIO: So it's a 60- to 90-day</p> <p>18 process. Okay. The second flowchart shows the</p> <p>19 Exterior Appearance Review. And here again, the</p> <p>07:12:28PM 20 first three steps are the same for the Plan</p> <p>21 Commission. However, after the Plan</p> <p>22 Commission's advisory decision, it goes to the</p>



<p style="text-align: center;">38</p> <p>1 Village Board for first reading if it's</p> <p>2 approved. Then after that, the Plan</p> <p>3 Commission's approval and recommendations are</p> <p>4 forwarded to the Village Board. And then</p> <p>5 following that, the Village Board has a second</p> <p>6 reading.</p> <p>7           So without taking too much liberty,</p> <p>8 was that twice the length of the process or a</p> <p>9 third again as long?</p> <p>07:13:02PM 10           MR. YU: About three to four months.</p> <p>11 So you are right about the amount of the time.</p> <p>12           MR. D'ONOFRIO: All right. I only</p> <p>13 point those out, it's not a super-complicated</p> <p>14 process, but just in terms of time frames what</p> <p>15 it takes. Because we all have our roles to play</p> <p>16 here; but I think all of us together, customer</p> <p>17 service is an important thing both in terms of</p> <p>18 moving things along as quickly and expeditiously</p> <p>19 as possible but still having the process</p> <p>07:13:34PM 20 involved.</p> <p>21           So here again, when Chan and Robb</p> <p>22 talk to people, they need to be able to say,</p>	<p style="text-align: center;">40</p> <p>1 that. Sometimes it's positive and sometimes</p> <p>2 that's a negative. Process isn't always bad.</p> <p>3 Sometimes you end up, and you guys have seen it</p> <p>4 right here where somebody comes in with a plan</p> <p>5 and you go, why don't you tweak this, why don't</p> <p>6 you tweak that, so on and so forth; and 30 days</p> <p>7 later they come back with a much better plan.</p> <p>8 That house is going to be there for the next</p> <p>9 50 to 100 years. So, you know what, that</p> <p>07:15:12PM 10 30 days didn't really, it was beneficial.</p> <p>11           But at the same time, I won't pick</p> <p>12 on painting a building. But say there is a</p> <p>13 minor modification, and somebody has got to wait</p> <p>14 120 days, and it's something that is, as we say,</p> <p>15 di minimus, and you make them go through this</p> <p>16 whole process.</p> <p>17           So there is kind of an art to it,</p> <p>18 but it's something to keep in mind when you are</p> <p>19 going through, as I used to refer to it, as the</p> <p>07:15:44PM 20 parade of horrors, because sometimes we</p> <p>21 legislate to the worst possible scenario.</p> <p>22           And then I think in high school the</p>
<p style="text-align: center;">39</p> <p>1 hey, this process is going to take 60 to 90</p> <p>2 days; this process is going to take 90 to 120</p> <p>3 days, before they even get involved in it. This</p> <p>4 is what can be expected along the way.</p> <p>5           So I think it's important to keep</p> <p>6 those processes in mind as we go through this,</p> <p>7 because it's really easy to say, you know what,</p> <p>8 we want everybody to go through it. We think</p> <p>9 it's a great idea. And then 18 months later</p> <p>07:14:09PM 10 when some of you are on the Board, Village</p> <p>11 Board, you will get calls from people and say,</p> <p>12 do you how long it's going to take me to get a</p> <p>13 permit to -- And then you are going to go, Oh,</p> <p>14 John said we should -- No. Then people are</p> <p>15 going to say, well, can't we streamline this</p> <p>16 process. Why are we making it so cumbersome.</p> <p>17 What are we accomplishing.</p> <p>18           So it's important to understand</p> <p>19 time frames and what you are trying to</p> <p>07:14:39PM 20 accomplish. That's kind of why I put this in</p> <p>21 here, not to say it's complicated or anything.</p> <p>22 But there is a time component associated with</p>	<p style="text-align: center;">41</p> <p>1 principal used to tell us that it's that</p> <p>2 2 percent that ruin it for the other 98 percent.</p> <p>3 But when you think about these changes, think</p> <p>4 about how it could impact the applicant because</p> <p>5 they are your fellow residents.</p> <p>6           So just a little bit of additional</p> <p>7 data, just in terms of what you folks have done</p> <p>8 with certificates of appropriateness and sign</p> <p>9 applications. With respect to the Plan</p> <p>07:16:28PM 10 Commission's review of the Exterior Appearance</p> <p>11 applications, in 2016 they reviewed</p> <p>12 6 applications; and in 2018, they reviewed</p> <p>13 9 applications.</p> <p>14           Chan, do you recall if those were</p> <p>15 in the downtown district or just in general?</p> <p>16           MR. YU: No, that was in general.</p> <p>17           MR. D'ONOFRIO: Okay. And then in</p> <p>18 2018, last year, the HPC, you folks looked at</p> <p>19 13 sign applications, all of which were in the</p> <p>07:17:05PM 20 Downtown Historic District I believe. Just to</p> <p>21 give you an idea, there again, of the numbers of</p> <p>22 projects that the different HPC and Plan</p>



<p style="text-align: center;">42</p> <p>1 Commission were looking at.</p> <p>2           Some might say that's a lot, some</p> <p>3 might say that's not too many; but there again,</p> <p>4 I will let you decide. You guys have gone</p> <p>5 through the sign permit applications. You know</p> <p>6 what that looks like.</p> <p>7           MR. PRISBY: I'm not sure if you just</p> <p>8 mentioned this, but is there a number of</p> <p>9 projects that went through the historic downtown</p> <p>07:17:41PM 10 for just exterior site review in front of the</p> <p>11 Plan Commission? Do you know a total of what</p> <p>12 they reviewed or in general sense? I don't need</p> <p>13 an exact number.</p> <p>14           If we are doing 13 signs in a year,</p> <p>15 how many downtown items are they actually</p> <p>16 reviewing on a yearly basis for exterior</p> <p>17 appearance?</p> <p>18           MR. YU: Very few.</p> <p>19           MR. PRISBY: Very few.</p> <p>07:17:59PM 20           MR. YU: Very few, there was the Green</p> <p>21 Goddess building.</p> <p>22           MR. PRISBY: Right.</p>	<p style="text-align: center;">44</p> <p>1 downtown, we are not even --</p> <p>2           MS. WEINBERGER: We are advisory.</p> <p>3           MR. GONZALEZ: I know that. I know</p> <p>4 that.</p> <p>5           MR. PRISBY: I'm wondering if based on</p> <p>6 what Mike is saying, I believe we have to write</p> <p>7 this in such a way that we set the standards for</p> <p>8 what would be reviewed, what would come before</p> <p>9 us. And I think we are probably just looking at</p> <p>07:19:18PM 10 being advisory to either PC or the Board of</p> <p>11 Trustees. I don't know how that would --</p> <p>12           MR. GONZALEZ: But at the end of the</p> <p>13 day, it's still advisory.</p> <p>14           MR. PRISBY: It's still advisory but</p> <p>15 the Board of Trustees has to make a decision.</p> <p>16 Somebody is making the final decision.</p> <p>17           MR. GONZALEZ: Based on our review.</p> <p>18           MR. PRISBY: Partially, yes.</p> <p>19           CHAIRMAN BOHNEN: Well, let me just</p> <p>07:19:40PM 20 refine that notion. Right now whatever the Plan</p> <p>21 Commission does goes to the Board of Trustees.</p> <p>22           MR. GONZALEZ: Yes.</p>
<p style="text-align: center;">43</p> <p>1           MR. YU: And then there was the new</p> <p>2 Burdi building. So those are the two Exterior</p> <p>3 Appearance applications that I can think of in</p> <p>4 the downtown.</p> <p>5           MR. PRISBY: Just as we consider</p> <p>6 whether we want to take on any part of this, if</p> <p>7 I hear that there are 50 things going on, well,</p> <p>8 maybe we don't want to overload our plate here</p> <p>9 with things that aren't as important. It seems</p> <p>07:19:29PM 10 to me that if it's a light workload, it's</p> <p>11 probably something we want to be involved in at</p> <p>12 some level. Kind of silly to say it's a</p> <p>13 historic downtown, and we are not doing anything</p> <p>14 historic with it involved at all. So thank you,</p> <p>15 Mike, appreciate the answer.</p> <p>16           MR. GONZALEZ: It's starting to sound</p> <p>17 like it seems, everything to really make a</p> <p>18 decision, it needs to be written into Code that</p> <p>19 they have to come in front of us. Because if</p> <p>07:19:54PM 20 not, we are just advising, advising; and it's</p> <p>21 back to the same old, same old.</p> <p>22           MR. PRISBY: But in the case of the</p>	<p style="text-align: center;">45</p> <p>1           CHAIRMAN BOHNEN: Whatever we do does</p> <p>2 not.</p> <p>3           MR. GONZALEZ: Right, right.</p> <p>4           CHAIRMAN BOHNEN: So if we carved out a</p> <p>5 small area of review on the exterior appearance</p> <p>6 of the downtown and we became advisory, as we</p> <p>7 are, either to the Plan Commission, who then</p> <p>8 would take it on to the Board, it ends up in</p> <p>9 front of the Board.</p> <p>07:20:04PM 10           MR. PRISBY: Right.</p> <p>11           CHAIRMAN BOHNEN: Right now we are not</p> <p>12 opining to anybody on exterior appearance.</p> <p>13           MR. GONZALEZ: Right.</p> <p>14           CHAIRMAN BOHNEN: So whether we are</p> <p>15 reviewed by the Board or whether we just pass it</p> <p>16 on to the Plan Commission in that order --</p> <p>17           MR. PRISBY: Right.</p> <p>18           CHAIRMAN BOHNEN: One would hope if we</p> <p>19 a passed it to the Plan Commission, they would</p> <p>07:20:21PM 20 consider our opinions because by Code they are</p> <p>21 supposed to.</p> <p>22           MR. PRISBY: Right.</p>



<p style="text-align: center;">46</p> <p>1 CHAIRMAN BOHNEN: And then they would</p> <p>2 pass it on to the Board?</p> <p>3 MR. PRISBY: They could make their</p> <p>4 decision.</p> <p>5 CHAIRMAN BOHNEN: And putting us in the</p> <p>6 stream and the front end of the stream before it</p> <p>7 goes to Plan, and they bring it to the Board.</p> <p>8 MR. PRISBY: That might add a couple</p> <p>9 weeks to the process at that point, because we</p> <p>10 are just advisory at that point.</p> <p>11 CHAIRMAN BOHNEN: They are, too.</p> <p>12 MR. PRISBY: Right.</p> <p>13 MS. WEINBERGER: So are they.</p> <p>14 CHAIRMAN BOHNEN: But they go to the</p> <p>15 Board.</p> <p>16 MS. WEINBERGER: Does the Plan</p> <p>17 Commission, you had timed their meetings so once</p> <p>18 we do a signage review our recommendation goes</p> <p>19 to the Plan Commission. Where does, what</p> <p>20 happens then? Do signage reviews go to the</p> <p>21 Village Board or just the exterior?</p> <p>22 CHAIRMAN BOHNEN: Plan Commission has</p>	<p style="text-align: center;">48</p> <p>1 your thoughts on it when they make their final</p> <p>2 advisory recommendation to the Board.</p> <p>3 MS. WEINBERGER: And to make things</p> <p>4 even easier, we could use their review criteria</p> <p>5 document as our review so that that applicant is</p> <p>6 not filling out two different pieces of paper,</p> <p>7 that they could submit the same document to HPC</p> <p>8 as well as Plan Commission. Actually, I liked</p> <p>9 their --</p> <p>10 CHAIRMAN BOHNEN: Yes, makes sense.</p> <p>11 MS. WEINBERGER: They asked the</p> <p>12 questions we should be asking for the</p> <p>13 certificate of appropriateness.</p> <p>14 CHAIRMAN BOHNEN: All the same</p> <p>15 questions being asked of the applicant, whether</p> <p>16 here or at Plan, and our advice follows their</p> <p>17 outline when they ask the applicant their</p> <p>18 questions.</p> <p>19 MS. WEINBERGER: Actually.</p> <p>20 MR. PRISBY: At that point you are not</p> <p>21 really impacting the application fees or forcing</p> <p>22 them to do extra work.</p>
<p style="text-align: center;">47</p> <p>1 final say on that.</p> <p>2 MR. YU: Right.</p> <p>3 MS. WEINBERGER: So Plan Commission has</p> <p>4 final say. So that actually what we are doing</p> <p>5 is advisory is effective because they are</p> <p>6 hopefully listening and thinking about what we</p> <p>7 are saying.</p> <p>8 MR. PRISBY: So for signs we advise the</p> <p>9 Plan Commission, and they have final say. We</p> <p>10 are just talking about for appearance review, to</p> <p>11 just advise Plan Commission, who then kind of</p> <p>12 adds or debates what we have presented or</p> <p>13 provided.</p> <p>14 MS. WEINBERGER: Right.</p> <p>15 MR. PRISBY: They make a recommendation</p> <p>16 to the trustees, and they vote on it. But at</p> <p>17 least we are involved in that process.</p> <p>18 CHAIRMAN BOHNEN: You could add one</p> <p>19 week. We could meet a week before the Plan</p> <p>20 Commission on either side of the calendar to not</p> <p>21 impact the applicant to a great degree, but you</p> <p>22 are giving the Plan Commission the benefit of</p>	<p style="text-align: center;">49</p> <p>1 CHAIRMAN BOHNEN: I won't opine on</p> <p>2 that.</p> <p>3 MR. PRISBY: Yes, I understand.</p> <p>4 CHAIRMAN BOHNEN: That's not for us to</p> <p>5 determine.</p> <p>6 MR. PRISBY: Right. I understand.</p> <p>7 MS. WEINBERGER: So how do we make --</p> <p>8 What do we do next?</p> <p>9 MR. D'ONOFRIO: Get out the pixie dust.</p> <p>10 No. Well, I think there seems to be some</p> <p>11 consensus already.</p> <p>12 What we are going to do is take all</p> <p>13 these recommendations one at a time. Then we</p> <p>14 are going to put them into a report that we can</p> <p>15 then forward on to the Village administration</p> <p>16 and the Village, ultimately the Village Board.</p> <p>17 I'm sorry. Is it a board or</p> <p>18 council?</p> <p>19 CHAIRMAN BOHNEN: Board.</p> <p>20 MS. WEINBERGER: Do we need to make a</p> <p>21 formal recommendation?</p> <p>22 MR. D'ONOFRIO: I hope that's why we</p>



<p style="text-align: center;">50</p> <p>1 are kind of taking these one, one item at a 2 time. 3 MS. WEINBERGER: Okay. 4 MR. D'ONOFRIO: Because some are 5 overlapping the others when we get done with it. 6 So I think tonight if we have some 7 recommendations on what the HPC wants to do with 8 respect to the Downtown Historic District with 9 respect to Certificates of Appropriateness, I 10 think we ought to settle on those. And if 11 everybody agrees these are the four things we 12 should do, then that becomes part of the 13 recommendation that would then move forward. 14 CHAIRMAN BOHNEN: So Mike, with our 15 discussion, an applicant, let's say we put 16 ourselves in the stream, the front end of the 17 stream, for an Exterior Appearance Review of the 18 downtown structure in the historic district, 19 would we simply be advising the Plan Commission 20 of our findings? Or would we be issuing 21 certificates of appropriateness based on our 22 findings or not issuing?</p>	<p style="text-align: center;">52</p> <p>1 then it's written. 2 CHAIRMAN BOHNEN: You are just 3 publishing your findings. 4 MR. D'ONOFRIO: Yes. That's basically 5 what it would be. 6 MR. YU: Can I just add one thing to 7 that. 8 MR. D'ONOFRIO: Sure. 9 MR. YU: Because the HPC meets one week 10 before the Plan Commission and the HPC meets on 11 Wednesday, we would have to have findings 12 written out by Thursday the next day because 13 Friday it goes out, the packets, to Plan 14 Commission the next week. So this could add 15 another potentially a month to the process 16 because after the HPC has its findings, it 17 doesn't necessarily mean it can go on to the 18 Plan Commission packet agenda for next 19 Wednesday. 20 CHAIRMAN BOHNEN: Unless it was 21 transcribed by a court reporter. 22 MR. D'ONOFRIO: Well, but even then you</p>
<p style="text-align: center;">51</p> <p>1 MR. D'ONOFRIO: Well, that's one issue. 2 Here again, what are we trying -- 3 CHAIRMAN BOHNEN: What form does our 4 recommendation take I guess is what I'm saying. 5 Is it a report to the Plan Commission, or is it 6 governed by the certificate of appropriateness? 7 MR. D'ONOFRIO: I would think you want 8 to do a report. 9 CHAIRMAN BOHNEN: Right. 10 MR. D'ONOFRIO: Because you want to 11 issue one certificate of appropriateness that 12 takes in, you know, if it goes from you to the 13 Plan Commission to the Village Board, there is 14 one certificate of appropriateness; but I 15 would -- 16 CHAIRMAN BOHNEN: That would be 17 appropriate, but we would write a review of our 18 findings. 19 MR. D'ONOFRIO: You would write a 20 review. You would say, Recommend approval, 21 recommend approval with conditions, recommend 22 denial. The framework is already there, but</p>	<p style="text-align: center;">53</p> <p>1 have got a day to turn it around. I know she's 2 quick, but I don't think she's that quick. 3 That's been my experience. 4 CHAIRMAN BOHNEN: You are good. 5 MR. D'ONOFRIO: But there again, I 6 think, there needs to be some kind of 7 administrative understanding of what needs to be 8 provided to the Plan Commission from the HPC. 9 I'm not going to play attorney, but I'm sure 10 they are going to want something, what it is 11 that it will determine these time frames. 12 There again, you have these dates 13 that are every year they set what day of the 14 month these are going to be. So we could 15 potentially set something, but it could add 16 30 days to the process. That's all. 17 MR. PRISBY: Are we locked into a 18 timeline of meeting the week before the Plan 19 Commission? Could we bump that up a week, dates 20 of separation? I don't know. 21 MR. D'ONOFRIO: I'm going to play 22 Village attorney. Every year the Village is</p>



<p style="text-align: center;">54</p> <p>1 required to publish the meeting date of a  2 commission. So if you are going to change it, I  3 mean you can always have special meetings. But  4 that doesn't -- But nobody wants to do that.  5 You want to kind of know when you are going to  6 meet.  7 CHAIRMAN BOHNEN: So if we were two  8 weeks ahead of the Plan Commission, that might  9 give enough time.  10 MR. YU: That would be a good buffer.  11 CHAIRMAN BOHNEN: Right. I don't know  12 if that's feasible or not.  13 MR. PRISBY: We are just planning this  14 out.  15 MR. D'ONOFRIO: But there again, and  16 this is -- the devil is always in the details.  17 If you are looking at three cases a year, I mean  18 is it really worth changing your normal  19 schedule? That's all I'm saying.  20 CHAIRMAN BOHNEN: I understand what you  21 are saying, Mike. But I think as another matter  22 of discussion, which we won't get bogged down</p>	<p style="text-align: center;">56</p> <p>1 this stuff a little bit to see what -- And  2 maybe it's good regardless because there is a  3 lot of interaction, a certain amount, with the  4 HPC and the Plan Commission. So whether it's a  5 sign permit application or something else, you  6 are still referring, you are still referring  7 items to each other. And they might, you know,  8 you have that same issue with the sign permits  9 now; correct?  10 MR. YU: Right.  11 MR. D'ONOFRIO: So you might be killing  12 two birds with -- Not killing but solving --  13 CHAIRMAN BOHNEN: Yes.  14 MR. D'ONOFRIO: -- another issue by  15 changing that. I'm just saying.  16 CHAIRMAN BOHNEN: If it was a simple  17 enough thing to change the calendar that we met  18 two weeks ahead of the Plan, that would give us  19 two weeks to whatever before us that ends up  20 going to Plan, that would give us sufficient  21 time to publish our findings. Right?  22 MR. YU: Right.</p>
<p style="text-align: center;">55</p> <p>1 tonight, Jim has worked long and hard on a  2 signage package.  3 And our review, we think it's a  4 very workable thing. Obviously, there would be  5 more thoughts involved before it's finalized;  6 but we think it's something that the Plan  7 Commission would accommodate and probably thank  8 us for. We are prepared to sit down with them  9 and give them our input and come up with a  10 document. So it's entirely feasible that we are  11 seeing, we saw 13 sign applications. We want to  12 be in that stream. We are in that stream.  13 MR. D'ONOFRIO: Sure.  14 CHAIRMAN BOHNEN: So it may be more  15 than just 2 instances of exterior review. I  16 don't know.  17 MR. D'ONOFRIO: I'm just saying --  18 CHAIRMAN BOHNEN: Again --  19 MR. D'ONOFRIO: I'm tapping the brakes  20 a little bit. I think these are great  21 conversations, and they are things to keep in  22 mind. But sometimes you just want to simmer on</p>	<p style="text-align: center;">57</p> <p>1 CHAIRMAN BOHNEN: I don't think these  2 findings are that lengthy I mean.  3 MS. WILLIAMS: Well, I'm also wondering  4 if it truly takes another month to come up with  5 findings. If findings is a legal term, then we  6 could come up with bullet points of a review,  7 why we determined what we did, and just have  8 that review summary go on to the Plan Commission  9 or the Village Board, whoever is going to make  10 that final decision. And I don't know why we  11 couldn't do it that night. It's all fresh in  12 our minds as we discussed this. We come up with  13 reasons why we wish to approve or deny and pass  14 it from there.  15 CHAIRMAN BOHNEN: I think the question  16 becomes who has to author the findings. How  17 does the government --  18 MS. WILLIAMS: I'm saying we as a  19 Commission before we leave that evening, so we  20 have had whatever issue it is.  21 CHAIRMAN BOHNEN: I understand what you  22 are saying. But in the past, it's been my</p>



<p style="text-align: center;">58</p> <p>1 understanding that when we publish findings from</p> <p>2 this Commission, it has to be authorized by the</p> <p>3 Village attorney; is that right?</p> <p>4 MS. WILLIAMS: That's why I'm saying do</p> <p>5 they have to be findings, in quotes. Can they</p> <p>6 be a review, can they be a summary, can they be</p> <p>7 bullet points that we pass along as our</p> <p>8 recommendations or guidelines from the</p> <p>9 preservation commission?</p> <p>07:30:38PM 10 CHAIRMAN BOHNEN: That would be a</p> <p>11 practical approach.</p> <p>12 MR. YU: That's up to you.</p> <p>13 CHAIRMAN BOHNEN: Does that mean the</p> <p>14 Village criteria?</p> <p>15 MR. YU: They don't have to be --</p> <p>16 MR. D'ONOFRIO: Formal.</p> <p>17 MR. YU: -- findings that are formally</p> <p>18 approved at the next meeting. You have set</p> <p>07:30:57PM 19 conditions before, a motion before. And if you</p> <p>20 want the recommendations to go to the Plan</p> <p>21 Commission, you could summarize your conditions</p> <p>22 in the motion and that would be passed on to the</p>	<p style="text-align: center;">60</p> <p>1 have done the research and had the facts and</p> <p>2 given it a lot of thought, and then we can pass</p> <p>3 our opinions on.</p> <p>4 CHAIRMAN BOHNEN: And we are not</p> <p>5 impacted any more by having to end our meetings</p> <p>6 at a certain moment for the next meeting.</p> <p>7 MS. WILLIAMS: Right.</p> <p>8 CHAIRMAN BOHNEN: Where we used to have</p> <p>9 Plan Commission right behind us.</p> <p>07:32:10PM 10 MS. WILLIAMS: As long as Chan</p> <p>11 delivers, yes. That's right.</p> <p>12 CHAIRMAN BOHNEN: Yes.</p> <p>13 MR. PRISBY: Okay.</p> <p>14 CHAIRMAN BOHNEN: So maybe the worst-</p> <p>15 case scenario, what it means is it adds another</p> <p>16 half hour or so to any particular meeting while</p> <p>17 we summarize our points, agree on them, and then</p> <p>18 pass them along.</p> <p>19 MR. PRISBY: For potentially two or</p> <p>07:32:36PM 20 three times a year.</p> <p>21 CHAIRMAN BOHNEN: Yes.</p> <p>22 MR. GONZALEZ: That's all right.</p>
<p style="text-align: center;">59</p> <p>1 Plan Commission.</p> <p>2 CHAIRMAN BOHNEN: And that would be</p> <p>3 okay?</p> <p>4 MR. YU: Yes.</p> <p>5 CHAIRMAN BOHNEN: Because I remember we</p> <p>6 had one instance where we wanted to write our</p> <p>7 findings, and we weren't able to write our</p> <p>8 findings because the Village attorney felt he</p> <p>9 needed to write our findings.</p> <p>07:31:19PM 10 MR. YU: What's okay is what we are</p> <p>11 discussing right now actually. So if it's okay</p> <p>12 with you, HPC, then that's what we are talking</p> <p>13 about is Title 14, what are we doing for the</p> <p>14 Plan Commission.</p> <p>15 CHAIRMAN BOHNEN: So, Sandy, to your</p> <p>16 point, if we decide that we want to write our</p> <p>17 own findings, bullet points or whatever, we</p> <p>18 could do it that night, send it along and not</p> <p>19 impact anybody's calendar?</p> <p>07:31:42PM 20 MS. WILLIAMS: Right. And I do think</p> <p>21 it's all fresh in our minds, and we know exactly</p> <p>22 why we are voting one way or the other. And we</p>	<p style="text-align: center;">61</p> <p>1 MS. WILLIAMS: Yes.</p> <p>2 CHAIRMAN BOHNEN: Makes sense.</p> <p>3 MR. D'ONOFRIO: Okay. I just have a</p> <p>4 couple of issues, I just want to go through to</p> <p>5 check them off because I think we have addressed</p> <p>6 some of these. But just so we understand, I</p> <p>7 think it will help us get -- So with respect to</p> <p>8 the role of the HPC considering certificates of</p> <p>9 appropriateness, it's vis-a-vis the Plan</p> <p>07:33:14PM 10 Commission, you are saying you want to review</p> <p>11 it, review the application. You would use the</p> <p>12 same application as the Plan Commission does.</p> <p>13 So that would be the Exterior Appearance Review</p> <p>14 application. You would review it, make your</p> <p>15 advisory recommendations to the Plan Commission,</p> <p>16 and then they would move on from there. Is that</p> <p>17 kind of how everybody sees it?</p> <p>18 I can't hear your heads nodding.</p> <p>19 No.</p> <p>07:33:41PM 20 MR. GONZALEZ: Yes.</p> <p>21 MR. PRISBY: Yes.</p> <p>22 MR. HAARLOW: Yes.</p>



<p style="text-align: center;">62</p> <p>1 MS. WEINBERGER: Yes.</p> <p>2 MR. D'ONOFRIO: And then here again,</p> <p>3 your review will be advisory.</p> <p>4 MR. PRISBY: Yes.</p> <p>5 MR. D'ONOFRIO: To the Plan Commission.</p> <p>6 MR. GONZALEZ: Yes.</p> <p>7 MR. D'ONOFRIO: And there won't be any</p> <p>8 changes to the certificate of appropriateness</p> <p>9 application because that's not applicable here,</p> <p>10 you are doing the exterior.</p> <p>11 I think we talked a little bit</p> <p>12 about any impact or unintended consequences of</p> <p>13 the process, I think mainly due to time</p> <p>14 constraints.</p> <p>15 Is there anything else that gives</p> <p>16 folks a little bit of pause or concern about</p> <p>17 doing it this way? I think we talked about the</p> <p>18 painting issue. I don't know if you want to --</p> <p>19 MR. GONZALEZ: I have a question but</p> <p>20 it's not necessarily to you. We were talking</p> <p>21 about asking the planning commission to review</p> <p>22 our advice. Why not go straight to the Board of</p>	<p style="text-align: center;">64</p> <p>1 that you are thinking might be a problem?</p> <p>2 MR. GONZALEZ: Because I think if it</p> <p>3 goes to the Board of Trustees, they are going to</p> <p>4 have a final say; right?</p> <p>5 MR. PRISBY: Right.</p> <p>6 MR. GONZALEZ: But if the planning</p> <p>7 board disagrees with us, they can override us.</p> <p>8 MR. PRISBY: Right.</p> <p>9 MR. GONZALEZ: And that's why.</p> <p>10 CHAIRMAN BOHNEN: Well, then I think in</p> <p>11 terms of expediting things, I think what would</p> <p>12 happen is our opinion would be given to the Plan</p> <p>13 Commission and would be made a part of the Plan</p> <p>14 Commission's recommendation to the Board of</p> <p>15 Trustees. So our report would exist as a</p> <p>16 separate report, and then the Board of Trustees</p> <p>17 can weigh whatever they want to weigh.</p> <p>18 MS. WILLIAMS: Can we ensure that</p> <p>19 happens, that our review, bullet point, summary,</p> <p>20 whatever you want to call it, that goes to the</p> <p>21 Plan Commission does, in fact, carry through to</p> <p>22 the Village Board? That would be important.</p>
<p style="text-align: center;">63</p> <p>1 Trustees, or is that not the protocol?</p> <p>2 CHAIRMAN BOHNEN: The problem is is</p> <p>3 that the Plan Commission has to go to the Board</p> <p>4 of Trustees. I don't think you can come to the</p> <p>5 Board of Trustees from two different directions.</p> <p>6 MR. GONZALEZ: Uh-huh.</p> <p>7 CHAIRMAN BOHNEN: I think it has to</p> <p>8 follow.</p> <p>9 MR. GONZALEZ: I see. Okay.</p> <p>10 CHAIRMAN BOHNEN: I think we are in the</p> <p>11 front of the stream, and it has to go to the</p> <p>12 Plan Commission with the idea that they at least</p> <p>13 look at our advice.</p> <p>14 MR. GONZALEZ: Right. Okay.</p> <p>15 CHAIRMAN BOHNEN: They incorporate --</p> <p>16 MR. D'ONOFRIO: I just want to</p> <p>17 understand the logic.</p> <p>18 CHAIRMAN BOHNEN: -- whatever they felt</p> <p>19 is appropriate, and then they go to the Board of</p> <p>20 Trustees.</p> <p>21 MR. PRISBY: Frank, what's your</p> <p>22 reasoning for asking that? Is there something</p>	<p style="text-align: center;">65</p> <p>1 CHAIRMAN BOHNEN: That's what I was</p> <p>2 trying to get at is that in the instance where</p> <p>3 the Plan Commission might look at our report and</p> <p>4 just blow it off, not take it seriously, and our</p> <p>5 advice would get lost, if our report became part</p> <p>6 of the submission that the Plan Commission</p> <p>7 includes to the Board, then there would be our</p> <p>8 submission and the Plan Commission's submission.</p> <p>9 MS. WILLIAMS: Right.</p> <p>10 CHAIRMAN BOHNEN: Hopefully there would</p> <p>11 be some concert between the two. But if there</p> <p>12 was differing opinions, those two advisory</p> <p>13 opinions would go to the Board of Trustees for</p> <p>14 adjudication. I think that's the only practical</p> <p>15 way.</p> <p>16 MS. WILLIAMS: I think either way,</p> <p>17 agreeing or disagreeing, it's important that our</p> <p>18 thoughts be forwarded along. It's good that the</p> <p>19 Board knows what we are doing.</p> <p>20 CHAIRMAN BOHNEN: Absolutely. I mean</p> <p>21 you want your body of work to survive the review</p> <p>22 process is the point.</p>



<p style="text-align: center;">66</p> <p>1 MS. WILLIAMS: Right. And right now it</p> <p>2 doesn't.</p> <p>3 MR. HAARLOW: Well, it shouldn't be</p> <p>4 sort of by chance that the Plan Commission does</p> <p>5 or does not forward what we do. That seems to</p> <p>6 address your concern. And I think that John's</p> <p>7 way of describing it, or Sandy, yours, for that</p> <p>8 matter, too, makes sense.</p> <p>9 MR. D'ONOFRIO: I hate to put Chan on</p> <p>07:37:38PM 10 the spot.</p> <p>11 MR. HAARLOW: No, you don't.</p> <p>12 MR. YU: That's what I'm here for.</p> <p>13 MR. D'ONOFRIO: When you do agenda</p> <p>14 reports to the council, do you generally include</p> <p>15 minutes from Board and Commission meetings</p> <p>16 related to that particular agenda item?</p> <p>17 MR. YU: So the Village Board receives</p> <p>18 every packet that the HPC and Plan Commission</p> <p>19 gets. And if there is a transcript, I include</p> <p>07:38:05PM 20 that to the Village Board packet as well. And</p> <p>21 if HPC is part of this process, that has to be</p> <p>22 an attachment, too, that goes to the Village</p>	<p style="text-align: center;">68</p> <p>1 MR. D'ONOFRIO: Sure.</p> <p>2 CHAIRMAN BOHNEN: I'm very concerned</p> <p>3 that we get this done.</p> <p>4 MR. D'ONOFRIO: Okay.</p> <p>5 CHAIRMAN BOHNEN: And we get it in the</p> <p>6 hands of the Board of Trustees for verification.</p> <p>7 So how many more sections would you think we</p> <p>8 have?</p> <p>9 MR. D'ONOFRIO: Well, I think the next</p> <p>07:39:48PM 10 would be the Robbins Park Historic District,</p> <p>11 which I think will probably take a little bit</p> <p>12 more because I think you are going to be looking</p> <p>13 at -- I mean you guys look at that. I think</p> <p>14 it's going to be a pretty detailed discussion in</p> <p>15 terms of not only what do we look at, where is</p> <p>16 it located, the application, you know, what is</p> <p>17 going to fall in under that. So I think it's</p> <p>18 going to be a lot more detailed discussion than</p> <p>19 we had this evening just because you guys have a</p> <p>07:40:19PM 20 lot more experience with it.</p> <p>21 CHAIRMAN BOHNEN: Sure.</p> <p>22 MR. D'ONOFRIO: So that I think would</p>
<p style="text-align: center;">67</p> <p>1 Board.</p> <p>2 MR. D'ONOFRIO: I think that's the</p> <p>3 answer you are looking for.</p> <p>4 CHAIRMAN BOHNEN: The Code the way it's</p> <p>5 written states that it's the responsibility of</p> <p>6 the advisory boards to consult with other</p> <p>7 advisory boards and to make it part of the</p> <p>8 report. It's written into the Code.</p> <p>9 MR. D'ONOFRIO: That's all I have on</p> <p>07:38:39PM 10 this topic for this evening. I hate to</p> <p>11 disappoint you, not make it go longer; but I</p> <p>12 think there is a sixth game of a World Series</p> <p>13 going on. I know the Cubs aren't in it so</p> <p>14 people probably don't care.</p> <p>15 CHAIRMAN BOHNEN: Mike, if I might.</p> <p>16 MR. D'ONOFRIO: Sure.</p> <p>17 CHAIRMAN BOHNEN: So if this is the</p> <p>18 extent of our agenda for our special meeting, I</p> <p>19 have a draft of the rewrite that we worked on.</p> <p>07:38:18PM 20 It's over a year old, dated October 19, maybe a</p> <p>21 first pass at it. This has been going on a</p> <p>22 long, long time.</p>	<p style="text-align: center;">69</p> <p>1 take one meeting, maybe a meeting and a half,</p> <p>2 you know, it depends how quickly you go through</p> <p>3 this stuff.</p> <p>4 And then I think this certificate</p> <p>5 of appropriateness, HPC authority, we are</p> <p>6 talking about that within these discussions. I</p> <p>7 don't think there would be much, if anything, to</p> <p>8 that by the time we get done with these first</p> <p>9 two.</p> <p>07:40:44PM 10 CHAIRMAN BOHNEN: Right.</p> <p>11 MR. D'ONOFRIO: And then we have the</p> <p>12 issue of withdrawal of landmark designation,</p> <p>13 which is probably a one-meeting topic.</p> <p>14 And then establishment of a new</p> <p>15 landmark designation. I don't know if there is</p> <p>16 much of a stomach for that.</p> <p>17 CHAIRMAN BOHNEN: No. The problem is</p> <p>18 is that the Historical Society has dropped the</p> <p>19 ball on this.</p> <p>07:41:04PM 20 MR. D'ONOFRIO: It could be a 10-minute</p> <p>21 conversation if you want.</p> <p>22 CHAIRMAN BOHNEN: We have to decide.</p>



<p style="text-align: center;">70</p> <p>1 MS. WEINBERGER: It's back up and</p> <p>2 running.</p> <p>3 CHAIRMAN BOHNEN: It is?</p> <p>4 MS. WEINBERGER: Yes.</p> <p>5 CHAIRMAN BOHNEN: A number of people</p> <p>6 said to me that they made applications.</p> <p>7 MR. D'ONOFRIO: So I would think, you</p> <p>8 know, we are talking three more meetings.</p> <p>9 CHAIRMAN BOHNEN: We will</p> <p>07:41:26PM 10 optimistically say that we will do it in two</p> <p>11 because we were prepared to go into the night</p> <p>12 this evening.</p> <p>13 So based on that, what I'm going to</p> <p>14 propose is that our next regular meeting, which</p> <p>15 would be November 6 --</p> <p>16 MR. YU: I think it's next Wednesday.</p> <p>17 CHAIRMAN BOHNEN: 6th, that we take up</p> <p>18 the next section. Are you prepared to do that?</p> <p>19 MR. D'ONOFRIO: I don't know as if I</p> <p>07:41:57PM 20 will have everything ready for that.</p> <p>21 MR. YU: Because that would be this</p> <p>22 Friday morning.</p>	<p style="text-align: center;">72</p> <p>1 MS. WILLIAMS: Perhaps we can do the</p> <p>2 Robbins and the withdrawal of the landmarks at</p> <p>3 the same time.</p> <p>4 MR. D'ONOFRIO: I will prepare the</p> <p>5 agenda report to include both those topics.</p> <p>6 CHAIRMAN BOHNEN: Great. I would</p> <p>7 encourage all of us that we dig in on this stuff</p> <p>8 and get it done while the iron is hot and not be</p> <p>9 distracted by some of the normal things that --</p> <p>10 There is nothing that I'm aware of</p> <p>11 in the meeting agenda. So as long as there</p> <p>12 isn't, we can take advantage of this and go</p> <p>13 forward. So predicated on everybody's schedule,</p> <p>14 Thanksgiving is late this year. I think it's</p> <p>15 the 28th. So we have got a lot of space mid-</p> <p>16 November, extended session. And ideally, Mike,</p> <p>17 you can work out an agenda for us.</p> <p>18 MR. D'ONOFRIO: Not a problem at all.</p> <p>19 Sorry, the 4th is just too quick of a turnaround</p> <p>07:43:32PM 20 time. It's Friday and it --</p> <p>21 CHAIRMAN BOHNEN: No.</p> <p>22 MR. D'ONOFRIO: I will have both those</p>
<p style="text-align: center;">71</p> <p>1 MR. D'ONOFRIO: I don't think we will</p> <p>2 have everything ready for that.</p> <p>3 CHAIRMAN BOHNEN: Then I propose we not</p> <p>4 have our regular meeting and have a special</p> <p>5 meeting in November and be prepared to spend</p> <p>6 three, four, five hours; so that we have one</p> <p>7 final meeting in December, and then wrap up the</p> <p>8 work effort and get it in front of the Board the</p> <p>9 first thing in the spring.</p> <p>07:42:25PM 10 And I don't want to see us clogged</p> <p>11 up with applications and things that distract</p> <p>12 from us. I want to do anything we can do to</p> <p>13 power forth on this and get it done.</p> <p>14 MR. YU: If we have special meetings,</p> <p>15 then this would be the only thing on the agenda,</p> <p>16 the special meeting.</p> <p>17 MR. GONZALEZ: That would be great. I</p> <p>18 think it's better, the special.</p> <p>19 CHAIRMAN BOHNEN: I think we will</p> <p>07:42:49PM 20 cancel our November meeting, and we will have a</p> <p>21 special meeting in November; and it will be</p> <p>22 devoted to the next phase, Mike's timetable.</p>	<p style="text-align: center;">73</p> <p>1 items ready to go.</p> <p>2 CHAIRMAN BOHNEN: And then, Chan, you</p> <p>3 will have to get on the phone and see who can</p> <p>4 meet when and where.</p> <p>5 MR. D'ONOFRIO: Sure.</p> <p>6 MR. YU: Sure. I do have one thing I</p> <p>7 remember that could be on the agenda for next</p> <p>8 Wednesday is a ground sign for Mavon. If we</p> <p>9 don't have the regular-scheduled meeting, that</p> <p>10 will just push the ground sign review one month;</p> <p>11 but that's up to you guys.</p> <p>12 CHAIRMAN BOHNEN: Mavon has been there</p> <p>13 for 100 years. I'm sure one month on a ground</p> <p>14 sign isn't going to impact the business.</p> <p>15 MR. YU: I just wanted to point that</p> <p>16 out.</p> <p>17 CHAIRMAN BOHNEN: Okay. Mike, thank</p> <p>18 you very much.</p> <p>19 MR. D'ONOFRIO: Thanks for having me.</p> <p>07:44:28PM 20 CHAIRMAN BOHNEN: I appreciate you</p> <p>21 giving us the direction and keeping us on task.</p> <p>22 MR. D'ONOFRIO: Well, you guys are</p> <p>07:44:52PM</p>



<p style="text-align: center;">74</p> <p>1 doing the work. I'm just the traffic cop.</p> <p>2 CHAIRMAN BOHNEN: It takes a band</p> <p>3 leader to make the Village operate.</p> <p>4 To all of you in the audience, does</p> <p>5 anybody have any questions, any thoughts,</p> <p>6 anything you would like to ask us before you</p> <p>7 leave us, go back to your class?</p> <p>8 Yes, come on up to the microphone.</p> <p>9 As we typically do, give us your name.</p> <p>07:45:26PM 10 MR. KESSINGER: Hello. I'm Alex.</p> <p>11 CHAIRMAN BOHNEN: Alex.</p> <p>12 MR. KESSINGER: What does HPC stand for?</p> <p>13 CHAIRMAN BOHNEN: Historic Preservation</p> <p>14 Commission.</p> <p>15 MR. KESSINGER: Thank you.</p> <p>16 CHAIRMAN BOHNEN: You're welcome.</p> <p>17 MR. PRISBY: Does he need to be under</p> <p>18 oath for that.</p> <p>19 CHAIRMAN BOHNEN: Anybody else have any</p> <p>07:45:47PM 20 comments? Yes, no? Now is your chance.</p> <p>21 MS. FAWLEY: I guess I have a question.</p> <p>22 CHAIRMAN BOHNEN: Come on up, give us</p>	<p style="text-align: center;">76</p> <p>1 streetscapes, articles from newspapers. So they</p> <p>2 are separate, but we do work together.</p> <p>3 Last year the Historical Society</p> <p>4 and the HPC collaborated on an app that we have</p> <p>5 now in the Apple Store and Google Play that, if</p> <p>6 you go and you download it, it provides tours of</p> <p>7 Hinsdale. We'll continue to put tours on that</p> <p>8 app as we have time.</p> <p>9 MS. FAWLEY: Thank you.</p> <p>07:47:30PM 10 CHAIRMAN BOHNEN: Thank you. Anybody</p> <p>11 else?</p> <p>12 Okay. As a last item, Chan, your</p> <p>13 memorandum that you sent around about the</p> <p>14 signage in the historic district; to me, it's a</p> <p>15 no-brainer, I think we should proceed. Is this</p> <p>16 something that's being reviewed by the Village</p> <p>17 or required us to make a recommendation?</p> <p>18 This would be you commented about</p> <p>19 the four corners of the historic Robbins</p> <p>07:48:01PM 20 district, and then we talked about the topper</p> <p>21 signs that go in the intersection.</p> <p>22 MR. YU: Yes.</p>
<p style="text-align: center;">75</p> <p>1 your name, please.</p> <p>2 MS. FAWLEY: I'm Lia. And I was</p> <p>3 wondering, I know there is a Hinsdale Historical</p> <p>4 Society. Is that related to the preservation</p> <p>5 committee, and do they do some of the same</p> <p>6 things; or do they have different roles?</p> <p>7 CHAIRMAN BOHNEN: Shannon, why don't</p> <p>8 you answer that.</p> <p>9 MS. WEINBERGER: A really good</p> <p>07:46:17PM 10 question. The Hinsdale Historical Society is</p> <p>11 separate from local government. It's a</p> <p>12 nonprofit in town that has been around since</p> <p>13 1975. Its job is to preserve and promote the</p> <p>14 history of Hinsdale, so that there is</p> <p>15 programming and education pieces and service</p> <p>16 that they provide. And one of the main</p> <p>17 services, two main services, which if you went</p> <p>18 to 2nd grade, you visited the museum; we do</p> <p>19 tours at our museum.</p> <p>07:46:51PM 20 We also have a large archives</p> <p>21 collection that houses pictures of lots of</p> <p>22 different houses and businesses and</p>	<p style="text-align: center;">77</p> <p>1 CHAIRMAN BOHNEN: Sandy had brought in,</p> <p>2 I believe, some examples of the different signs.</p> <p>3 MR. GONZALEZ: Yes.</p> <p>4 MR. HAARLOW: Right.</p> <p>5 CHAIRMAN BOHNEN: So we had a quotation</p> <p>6 here. I don't know for what specific thing, but</p> <p>7 certainly it was within the ballpark of what we</p> <p>8 feel is reasonable.</p> <p>9 MR. YU: Yes. Okay. Great.</p> <p>07:48:23PM 10 CHAIRMAN BOHNEN: Is this something</p> <p>11 that we can recommend to the Board to proceed</p> <p>12 with?</p> <p>13 MR. YU: I think we are all set for</p> <p>14 budgeting. As far as design goes, it will be</p> <p>15 before this Commission to review and everything.</p> <p>16 CHAIRMAN BOHNEN: So the actual sign</p> <p>17 will be passed before us?</p> <p>18 MR. YU: Correct.</p> <p>19 CHAIRMAN BOHNEN: To look at before an</p> <p>07:48:42PM 20 ordinance is placed.</p> <p>21 MR. YU: Yes.</p> <p>22 CHAIRMAN BOHNEN: Does this come out of</p>



<p style="text-align: center;">78</p> <p>1 the Village's budget for the topper signs, or is</p> <p>2 this something we will find through our budget?</p> <p>3 MR. D'ONOFRIO: The topper signs will</p> <p>4 come out of the HPC budget, the four-corner</p> <p>5 signs will come out of the public works budget.</p> <p>6 CHAIRMAN BOHNEN: So with our annual</p> <p>7 budget, we would be expending the money for</p> <p>8 this.</p> <p>9 MS. WILLIAMS: I think it's important</p> <p>10 that we review the wording of the signs and</p> <p>11 noticed that they were, it was referred to as a</p> <p>12 historical district; and that is wrong. And</p> <p>13 just some things like that that I think we would</p> <p>14 be more aware of, perhaps, than staff.</p> <p>15 CHAIRMAN BOHNEN: Sure.</p> <p>16 MS. WILLIAMS: So if we could see</p> <p>17 those, I think that would be important.</p> <p>18 CHAIRMAN BOHNEN: Now, Sandy, were you</p> <p>19 the one that, you have the different renditions</p> <p>20 of those signs in a brochure?</p> <p>21 MS. WILLIAMS: I have a few, but I have</p> <p>22 no idea what the Village has arranged. I know</p>	<p style="text-align: center;">80</p> <p>1 proposed designs?</p> <p>2 MR. YU: I will have to get back to you</p> <p>3 on that. I have to talk to Public Works. I'm</p> <p>4 not involved with the ordering or purchasing. I</p> <p>5 help with the number of signage and what the</p> <p>6 requests are by the HPC.</p> <p>7 CHAIRMAN BOHNEN: So who would be</p> <p>8 researching or sourcing the choices for the sign</p> <p>9 design, who would be responsible for that?</p> <p>10 MR. YU: The HPC will be.</p> <p>11 CHAIRMAN BOHNEN: We will?</p> <p>12 MR. YU: Yes.</p> <p>13 CHAIRMAN BOHNEN: So we can go to this</p> <p>14 sign company and get samplings of things they</p> <p>15 can do?</p> <p>16 MR. YU: Yes. Yes. So we will get</p> <p>17 examples of their templates and colors and fonts</p> <p>18 and things like that, and this will be</p> <p>19 distributed to you at a meeting for your --</p> <p>20 CHAIRMAN BOHNEN: So who is going to</p> <p>21 initiate that, you, your staff? Or do you want</p> <p>22 us to initiate it?</p>
<p style="text-align: center;">79</p> <p>1 they have dealt with a sign person, but I don't</p> <p>2 know what he has come up with. We haven't seen</p> <p>3 any of that.</p> <p>4 MR. YU: We don't have design either.</p> <p>5 We are just looking at numbers right now, cost.</p> <p>6 MS. WILLIAMS: Okay.</p> <p>7 CHAIRMAN BOHNEN: So could we ask that</p> <p>8 the staff move this along so that we can review</p> <p>9 this and approve it, get the project started?</p> <p>10 MR. YU: Yes. I'm not sure when the</p> <p>11 budgets are set; but as the design goes, we are</p> <p>12 not purchasing anything without your review and</p> <p>13 approval.</p> <p>14 CHAIRMAN BOHNEN: So when might we be</p> <p>15 able to review that?</p> <p>16 MR. YU: My best estimate is probably</p> <p>17 two to three months. I'm not sure if Public</p> <p>18 Works actually installs things in the winter.</p> <p>19 CHAIRMAN BOHNEN: But as far as</p> <p>20 reviewing the sign to get them purchased, to get</p> <p>21 them produced, to get them in the hands of the</p> <p>22 Public Works, when would we be able to see the</p>	<p style="text-align: center;">81</p> <p>1 MR. YU: Oh, we are doing it</p> <p>2 internally.</p> <p>3 CHAIRMAN BOHNEN: You are doing it</p> <p>4 internally.</p> <p>5 MR. YU: But I will bring it to the</p> <p>6 HPC.</p> <p>7 CHAIRMAN BOHNEN: When might we see</p> <p>8 that?</p> <p>9 MR. YU: My best guess, two to three</p> <p>10 months.</p> <p>11 CHAIRMAN BOHNEN: What would take two</p> <p>12 to three months to get pictures of signs in</p> <p>13 front of us?</p> <p>14 MR. YU: I'm just trying to give myself</p> <p>15 a safety buffer.</p> <p>16 CHAIRMAN BOHNEN: Why don't we go to</p> <p>17 the sign company and get the examples for</p> <p>18 ourselves, which probably can do --</p> <p>19 MR. GONZALEZ: It would help you. It</p> <p>20 could save you time.</p> <p>21 MR. YU: I just don't know who the</p> <p>22 village outsources to.</p>



<p style="text-align: center;">82</p> <p>1 CHAIRMAN BOHNEN: I don't see a name.</p> <p>2 The name of the company is here certainly.</p> <p>3 MR. GONZALEZ: Isn't that the company?</p> <p>4 CHAIRMAN BOHNEN: You wouldn't be</p> <p>5 offended if we just took the ball and got some</p> <p>6 choices?</p> <p>7 MR. YU: Absolutely not. I just don't</p> <p>8 know if I have the authority to say HPC go --</p> <p>9 CHAIRMAN BOHNEN: That's okay.</p> <p>07:52:32PM 10 MR. YU: I haven't talked to the Public</p> <p>11 Works.</p> <p>12 MR. GONZALEZ: Ask and later get in</p> <p>13 trouble, that's the motto.</p> <p>14 CHAIRMAN BOHNEN: I'm going to suggest</p> <p>15 that one or more of us contact this company.</p> <p>16 MR. GONZALEZ: Go ahead and do it.</p> <p>17 Sorry. Sandra, was this the same company that</p> <p>18 you had or not?</p> <p>19 MS. WILLIAMS: No. No, it wasn't. But</p> <p>07:52:51PM 20 it was my understanding that the sign company</p> <p>21 that the Village was using is the same company</p> <p>22 that does their signs currently. So it was my</p>	<p style="text-align: center;">84</p> <p>1 Western Remac, you have no problem, Sandy, if we</p> <p>2 go and try and get some examples?</p> <p>3 MS. WILLIAMS: No, no. Absolutely not,</p> <p>4 no. If they can do it, let's do it.</p> <p>5 CHAIRMAN BOHNEN: We can look at format</p> <p>6 and everything, and then review of the language</p> <p>7 and decide the color.</p> <p>8 MS. WILLIAMS: Sure.</p> <p>9 MR. HAARLOW: But to Sandy's point, I</p> <p>07:54:01PM 10 think it's really important that we see what's</p> <p>11 going to be on the four-corner signs as well.</p> <p>12 MR. YU: Oh, yes.</p> <p>13 MR. HAARLOW: Because there ought to be</p> <p>14 continuity with these things.</p> <p>15 MS. WILLIAMS: Absolutely.</p> <p>16 MR. HAARLOW: They shouldn't be done</p> <p>17 with separate --</p> <p>18 MR. YU: I have involved Sandy early on</p> <p>19 and planned on forwarding this in the packet in</p> <p>07:54:21PM 20 your regular-scheduled meeting for your review</p> <p>21 and comments.</p> <p>22 CHAIRMAN BOHNEN: But the way things</p>
<p style="text-align: center;">83</p> <p>1 feeling that they were comfortable with them and</p> <p>2 they were going to proceed.</p> <p>3 CHAIRMAN BOHNEN: Sure. Sure.</p> <p>4 MR. YU: Sandy, but I think</p> <p>5 Chairman Bohnen is talking about the topper</p> <p>6 signs; right?</p> <p>7 CHAIRMAN BOHNEN: Topper signs.</p> <p>8 MR. YU: She is talking about the</p> <p>9 consultant we are using for the four-corner</p> <p>07:53:18PM 10 signs.</p> <p>11 CHAIRMAN BOHNEN: No.</p> <p>12 MS. WILLIAMS: No, no, no. I'm talking</p> <p>13 about the topper signs. I'm talking about all</p> <p>14 of them.</p> <p>15 CHAIRMAN BOHNEN: Excuse me. You</p> <p>16 wanted to be involved in the corner signs, too?</p> <p>17 MS. WILLIAMS: The wording, only the</p> <p>18 wording. I think the preservation commission</p> <p>19 has to look at that.</p> <p>07:53:34PM 20 CHAIRMAN BOHNEN: Okay. In terms of</p> <p>21 going out and sourcing the topper signs from the</p> <p>22 company that the Village currently uses, this</p>	<p style="text-align: center;">85</p> <p>1 are going, Chan, we may not have a regular</p> <p>2 meeting here for a while, that's my point.</p> <p>3 MR. YU: I understand.</p> <p>4 CHAIRMAN BOHNEN: So we are going on</p> <p>5 these special meetings to get this done.</p> <p>6 MR. YU: Got it.</p> <p>7 CHAIRMAN BOHNEN: We can be working</p> <p>8 ourselves on the outside trying to move it along</p> <p>9 without you having to be burdened with it if</p> <p>07:54:43PM 10 that's okay with you.</p> <p>11 MR. YU: Sure. Good.</p> <p>12 CHAIRMAN BOHNEN: Okay. Is there</p> <p>13 anything else that we might talk about?</p> <p>14 MR. GONZALEZ: I have a question,</p> <p>15 separate. We were talking about signage.</p> <p>16 Whatever happened to the signage for the houses</p> <p>17 that we were discussing, remember, that we</p> <p>18 wanted to put on, the round signs that you have</p> <p>19 on your house?</p> <p>07:55:04PM 20 MS. WEINBERGER: That's what John was</p> <p>21 talking about, the plaque program.</p> <p>22 MR. GONZALEZ: The plaque program.</p>



1 CHAIRMAN BOHNEN: That was taken over  
2 by the Historical Society. They had a momentary  
3 blip in their processing due to personnel  
4 change.

5 MR. GONZALEZ: Okay.

6 CHAIRMAN BOHNEN: And now Shannon is  
7 assuring us --

8 MR. GONZALEZ: Oh, I heard that; but I  
9 didn't put the two and two together.

07:55:24PM

10 CHAIRMAN BOHNEN: One and the same.

11 Anything else?

12 Okay. May I have a motion for  
13 adjournment, please.

14 MS. WEINBERGER: I move to adjourn.

15 CHAIRMAN BOHNEN: Second, please.

16 MR. GONZALEZ: Second.

17 CHAIRMAN BOHNEN: All in favor?

18 MS. WEINBERGER: Aye.

19 MR. GONZALEZ: Aye.

20 MS. WILLIAMS: Aye.

21 MR. HAARLOW: Aye.

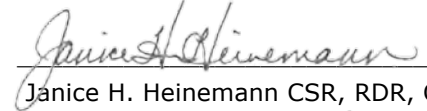
22 MR. PRISBY: Aye.

STATE OF ILLINOIS )

) ss.

COUNTY OF DU PAGE )

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



Janice H. Heinemann CSR, RDR, CRR  
License No. 084-001391

1 CHAIRMAN BOHNEN: Meeting is adjourned.

2 \* \* \*

3 (Whereupon the above-entitled  
4 proceedings were continued  
5 sine die.)

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22



<b>0</b>	<b>6</b>	<b>administration</b> [1] - 49:15 <b>administrative</b> [1] - 53:7 <b>advantage</b> [1] - 72:12 <b>advice</b> [9] - 13:14, 16:4, 20:17, 20:20, 23:2, 48:16, 62:22, 63:13, 65:5 <b>advise</b> [3] - 15:8, 47:8, 47:11 <b>advisement</b> [1] - 13:16 <b>advising</b> [3] - 43:20, 50:19 <b>advisory</b> [36] - 12:17, 13:5, 13:6, 13:7, 13:13, 14:7, 15:16, 18:8, 18:17, 18:18, 18:21, 19:4, 19:6, 20:1, 25:13, 25:19, 26:18, 31:17, 36:3, 36:11, 36:13, 37:4, 37:22, 44:2, 44:10, 44:13, 44:14, 45:6, 46:10, 47:5, 48:2, 61:15, 62:3, 65:12, 67:6, 67:7 <b>affected</b> [1] - 15:20 <b>aforesaid</b> [1] - 88:9 <b>afterwards</b> [1] - 26:14 <b>agenda</b> [12] - 7:4, 7:8, 36:17, 52:18, 66:13, 66:16, 67:18, 71:15, 72:5, 72:11, 72:17, 73:7 <b>ago</b> [1] - 33:15 <b>agree</b> [1] - 60:17 <b>agreeing</b> [1] - 65:17 <b>agrees</b> [1] - 50:11 <b>ahead</b> [4] - 7:6, 54:8, 56:18, 82:16 <b>Alex</b> [2] - 74:10, 74:11 <b>Alexis</b> [1] - 2:10 <b>allow</b> [1] - 12:12 <b>ALSO</b> [1] - 2:1 <b>alteration</b> [7] - 12:7, 17:22, 18:2, 18:10, 31:2, 32:4, 32:17 <b>alterations</b> [1] - 9:2 <b>altered</b> [1] - 30:17 <b>amount</b> [2] - 38:11, 56:3 <b>animal</b> [1] - 21:5 <b>annual</b> [1] - 78:6 <b>answer</b> [3] - 43:15, 67:3, 75:8	<b>anyway</b> [4] - 6:8, 22:8, 28:22, 34:6 <b>app</b> [2] - 76:4, 76:8 <b>appeal</b> [1] - 17:11 <b>appearance</b> [8] - 8:21, 24:9, 32:10, 32:17, 42:17, 45:5, 45:12, 47:10 <b>Appearance</b> [13] - 7:12, 9:11, 24:22, 26:18, 30:8, 30:18, 31:13, 35:19, 37:19, 41:10, 43:3, 50:17, 61:13 <b>Apple</b> [1] - 76:5 <b>applicable</b> [3] - 17:8, 17:19, 62:9 <b>applicant</b> [13] - 17:5, 17:8, 17:10, 17:17, 18:9, 35:20, 36:21, 41:4, 47:21, 48:5, 48:15, 48:17, 50:15 <b>application</b> [24] - 11:19, 11:21, 12:4, 12:10, 15:18, 16:22, 17:3, 17:16, 17:18, 31:15, 32:1, 35:21, 35:22, 36:1, 36:22, 37:12, 48:21, 56:5, 61:11, 61:12, 61:14, 62:9, 68:16 <b>applications</b> [12] - 8:18, 9:6, 41:9, 41:11, 41:12, 41:13, 41:19, 42:5, 43:3, 55:11, 70:6, 71:11 <b>apply</b> [1] - 11:22 <b>appreciate</b> [3] - 4:15, 43:15, 73:20 <b>approach</b> [1] - 58:11 <b>appropriate</b> [2] - 51:17, 63:19 <b>appropriately</b> [1] - 12:1 <b>appropriateness</b> [13] - 17:14, 17:21, 18:5, 31:20, 41:8, 48:13, 50:21, 51:6, 51:11, 51:14, 61:9, 62:8, 69:5 <b>Appropriateness</b> [17] - 5:4, 6:14, 6:16, 6:18, 7:3, 7:11, 7:18, 8:1, 8:13, 8:14, 10:21, 11:22, 14:11, 35:16, 36:19, 37:9, 50:9 <b>approval</b> [9] - 11:15, 14:8, 17:11, 27:22, 28:17, 38:3, 51:20, 51:21, 79:13	<b>Approval</b> [2] - 16:19, 17:2 <b>approvals</b> [1] - 18:13 <b>approve</b> [4] - 16:22, 20:6, 57:13, 79:9 <b>approved</b> [4] - 17:3, 32:18, 38:2, 58:18 <b>archives</b> [1] - 75:20 <b>area</b> [10] - 5:5, 5:9, 5:13, 10:1, 18:6, 18:11, 21:6, 21:9, 22:2, 45:5 <b>arranged</b> [1] - 78:22 <b>art</b> [1] - 40:17 <b>articles</b> [1] - 76:1 <b>assigned</b> [1] - 9:22 <b>assignment</b> [2] - 2:21, 3:3 <b>assisting</b> [1] - 2:15 <b>associated</b> [1] - 39:22 <b>assume</b> [1] - 8:7 <b>assuming</b> [1] - 2:20 <b>assuring</b> [1] - 86:7 <b>Attachment</b> [6] - 10:19, 11:18, 12:6, 16:15, 30:9, 35:17 <b>attachment</b> [1] - 66:22 <b>attachments</b> [2] - 7:8, 10:14 <b>attend</b> [1] - 4:3 <b>attending</b> [3] - 3:4, 3:16, 4:14 <b>attitude</b> [1] - 29:5 <b>attorney</b> [4] - 53:9, 53:22, 58:3, 59:8 <b>Attorney</b> [1] - 2:3 <b>audience</b> [2] - 2:20, 74:4 <b>AUDIENCE</b> [5] - 3:1, 3:4, 3:8, 3:11, 3:14 <b>author</b> [1] - 57:16 <b>authority</b> [7] - 6:19, 8:22, 22:16, 30:12, 34:5, 69:5, 82:8 <b>authorized</b> [1] - 58:2 <b>Avenue</b> [1] - 1:13 <b>aware</b> [3] - 23:11, 72:10, 78:14 <b>Aye</b> [5] - 86:18, 86:19, 86:20, 86:21, 86:22
<b>084-001391</b> [1] - 88:12	<b>6</b> [2] - 41:12, 70:15 <b>60</b> [3] - 37:14, 37:17, 39:1 <b>6:30</b> [1] - 1:14 <b>6th</b> [1] - 70:17			
<b>1</b>	<b>9</b>			
<b>1</b> [1] - 32:9 <b>10-minute</b> [1] - 69:20 <b>100</b> [2] - 40:9, 73:13 <b>11-606</b> [1] - 30:10 <b>120</b> [2] - 39:2, 40:14 <b>13</b> [3] - 41:19, 42:14, 55:11 <b>14</b> [3] - 15:2, 16:15, 59:13 <b>14-5</b> [1] - 10:16 <b>14-5-2</b> [1] - 11:16 <b>14-5-5</b> [1] - 16:16 <b>18</b> [1] - 39:9 <b>19</b> [2] - 1:12, 67:20 <b>1975</b> [1] - 75:13	<b>9</b> [1] - 41:13 <b>90</b> [2] - 39:1, 39:2 <b>90-day</b> [1] - 37:17 <b>98</b> [1] - 41:2			
<b>2</b>	<b>A</b>			
<b>2</b> [4] - 26:16, 32:9, 41:2, 55:15 <b>2015</b> [1] - 9:10 <b>2016</b> [2] - 9:10, 41:11 <b>2018</b> [2] - 41:12, 41:18 <b>2019</b> [1] - 1:14 <b>28th</b> [1] - 72:15 <b>29</b> [1] - 2:6 <b>29th</b> [1] - 1:14 <b>2nd</b> [1] - 75:18	<b>ability</b> [1] - 35:4 <b>able</b> [4] - 38:22, 59:7, 79:15, 79:22 <b>above-entitled</b> [2] - 1:11, 87:3 <b>absolutely</b> [4] - 65:20, 82:7, 84:3, 84:15 <b>acceptable</b> [1] - 17:10 <b>accepted</b> [1] - 10:2 <b>accommodate</b> [1] - 55:7 <b>accommodating</b> [1] - 6:1 <b>accomplish</b> [2] - 28:13, 39:20 <b>accomplishing</b> [1] - 39:17 <b>according</b> [1] - 34:4 <b>acknowledging</b> [1] - 2:8 <b>action</b> [1] - 13:11 <b>actual</b> [1] - 77:16 <b>add</b> [6] - 27:1, 46:8, 47:18, 52:6, 52:14, 53:15 <b>added</b> [1] - 34:16 <b>additional</b> [2] - 7:20, 41:6 <b>address</b> [1] - 66:6 <b>addressed</b> [1] - 61:5 <b>addresses</b> [1] - 34:1 <b>adds</b> [2] - 47:12, 60:15 <b>adjourn</b> [1] - 86:14 <b>adjourned</b> [1] - 87:1 <b>adjournment</b> [1] - 86:13 <b>adjudication</b> [1] - 65:14			
<b>3</b>				
<b>3</b> [2] - 16:16, 32:9 <b>30</b> [4] - 37:16, 40:6, 40:10, 53:16				
<b>4</b>				
<b>4</b> [1] - 6:11 <b>4th</b> [2] - 14:13, 72:19				
<b>5</b>				
<b>5</b> [1] - 16:16 <b>50</b> [2] - 40:9, 43:7				
			<b>B</b>	
			<b>background</b> [3] - 7:17, 8:12, 9:8 <b>bad</b> [1] - 40:2	



<b>bailiwick</b> [2] - 25:17, 25:18 <b>Bakery</b> [1] - 21:14 <b>ball</b> [2] - 69:19, 82:5 <b>ballpark</b> [1] - 77:7 <b>band</b> [1] - 74:2 <b>base</b> [3] - 7:16, 8:12, 36:20 <b>based</b> [5] - 11:4, 44:5, 44:17, 50:21, 70:13 <b>basis</b> [2] - 21:7, 42:16 <b>bear</b> [1] - 4:7 <b>became</b> [2] - 45:6, 65:5 <b>becomes</b> [2] - 50:12, 57:16 <b>BEFORE</b> [1] - 1:3 <b>begs</b> [2] - 19:13, 20:7 <b>behind</b> [1] - 60:9 <b>belabor</b> [1] - 16:12 <b>beneficial</b> [1] - 40:10 <b>benefit</b> [1] - 47:22 <b>best</b> [2] - 79:16, 81:9 <b>better</b> [2] - 40:7, 71:18 <b>between</b> [1] - 65:11 <b>Bill</b> [1] - 7:14 <b>BILL</b> [1] - 1:18 <b>binding</b> [1] - 12:18 <b>birds</b> [1] - 56:12 <b>bit</b> [12] - 3:22, 9:4, 16:13, 21:5, 30:4, 30:5, 41:6, 55:20, 56:1, 62:11, 62:16, 68:11 <b>blah</b> [5] - 28:8, 28:9 <b>blip</b> [1] - 86:3 <b>blow</b> [1] - 65:4 <b>board</b> [3] - 49:17, 49:19, 64:7 <b>BOARD</b> [1] - 1:15 <b>Board</b> [55] - 12:19, 13:2, 13:8, 13:10, 13:20, 14:3, 14:9, 14:15, 14:21, 15:4, 16:4, 19:6, 26:2, 26:19, 36:9, 36:12, 36:13, 38:1, 38:4, 38:5, 39:10, 39:11, 44:10, 44:15, 44:21, 45:8, 45:9, 45:15, 46:2, 46:7, 46:15, 46:21, 48:2, 49:16, 51:13, 57:9, 62:22, 63:3, 63:5, 63:19, 64:3, 64:14, 64:16, 64:22, 65:7, 65:13,	65:19, 66:15, 66:17, 66:20, 67:1, 68:6, 71:8, 77:11 <b>boards</b> [2] - 67:6, 67:7 <b>bodies</b> [1] - 15:22 <b>body</b> [1] - 65:21 <b>bogged</b> [2] - 33:6, 54:22 <b>BOHNEN</b> [176] - 1:16, 2:5, 2:13, 3:2, 3:6, 3:9, 3:12, 3:15, 4:19, 4:21, 5:1, 9:16, 9:21, 10:6, 13:9, 13:12, 14:12, 14:19, 15:5, 15:13, 15:19, 15:21, 16:10, 20:19, 21:19, 22:15, 22:18, 23:5, 23:9, 23:11, 23:18, 23:21, 24:4, 24:7, 24:12, 24:16, 25:1, 25:5, 25:10, 25:16, 25:21, 26:21, 29:2, 29:4, 29:15, 30:21, 34:13, 34:20, 35:2, 35:11, 35:14, 36:7, 36:9, 44:19, 45:1, 45:4, 45:11, 45:14, 45:18, 46:1, 46:5, 46:11, 46:14, 46:22, 47:18, 48:10, 48:14, 49:1, 49:4, 49:19, 50:14, 51:3, 51:9, 51:16, 52:2, 52:20, 53:4, 54:7, 54:11, 54:20, 55:14, 55:18, 56:13, 56:16, 57:1, 57:15, 57:21, 58:10, 58:13, 59:2, 59:5, 59:15, 60:4, 60:8, 60:12, 60:14, 60:21, 61:2, 63:2, 63:7, 63:10, 63:15, 63:18, 64:10, 65:1, 65:10, 65:20, 67:4, 67:15, 67:17, 68:2, 68:5, 68:10, 68:21, 69:10, 69:17, 69:22, 70:3, 70:5, 70:9, 70:17, 71:3, 71:19, 72:6, 72:21, 73:2, 73:12, 73:17, 73:20, 74:2, 74:11, 74:13, 74:16, 74:19, 74:22, 75:7, 76:10, 77:1, 77:5, 77:10, 77:16, 77:19, 77:22, 78:6, 78:15, 78:18, 79:7, 79:14, 79:19, 80:7, 80:11, 80:13, 80:20, 81:3, 81:7, 81:11, 81:16, 82:1, 82:4, 82:9, 82:14, 83:3, 83:7, 83:11, 83:15, 83:20, 84:5, 84:22, 85:4, 85:7, 85:12, 86:1, 86:6, 86:10, 86:15, 86:17, 87:1 <b>Bohnen</b> [3] - 4:19, 6:17, 83:5 <b>book</b> [1] - 20:12 <b>Braden</b> [1] - 2:10 <b>brainer</b> [1] - 76:15 <b>brakes</b> [1] - 55:19 <b>break</b> [2] - 4:8, 4:13 <b>brick</b> [3] - 22:3, 22:10, 33:18 <b>briefly</b> [1] - 10:11 <b>bring</b> [2] - 46:7, 81:5 <b>broached</b> [1] - 27:1 <b>brochure</b> [1] - 78:20 <b>brought</b> [1] - 77:1 <b>brown</b> [2] - 27:18, 27:19 <b>budget</b> [6] - 6:9, 78:1, 78:2, 78:4, 78:5, 78:7 <b>budgeting</b> [1] - 77:14 <b>budgets</b> [1] - 79:11 <b>buffer</b> [2] - 54:10, 81:15 <b>building</b> [43] - 12:8, 13:22, 14:4, 14:22, 15:9, 15:10, 18:6, 19:10, 19:12, 20:16, 22:4, 22:10, 22:16, 22:20, 23:15, 23:16, 23:19, 24:21, 25:9, 26:4, 27:12, 27:18, 28:1, 28:4, 28:16, 29:8, 31:5, 31:7, 31:16, 32:13, 32:14, 32:20, 33:16, 33:18, 33:19, 33:22, 34:6, 34:9, 36:1, 40:12, 42:21, 43:2 <b>buildings</b> [6] - 8:21, 23:8, 23:12, 24:1, 34:11, 34:21 <b>bullet</b> [4] - 57:6, 58:7, 59:17, 64:19 <b>bump</b> [3] - 23:6, 24:8, 53:19 <b>burdened</b> [1] - 85:9 <b>Burdi</b> [1] - 43:2 <b>business</b> [3] - 33:19, 73:14, 88:5 <b>businesses</b> [3] - 5:18, 34:1, 75:22	81:7, 81:11, 81:16, 82:1, 82:4, 82:9, 82:14, 83:3, 83:7, 83:11, 83:15, 83:20, 84:5, 84:22, 85:4, 85:7, 85:12, 86:1, 86:6, 86:10, 86:15, 86:17, 87:1 <b>Bohnen</b> [3] - 4:19, 6:17, 83:5 <b>book</b> [1] - 20:12 <b>Braden</b> [1] - 2:10 <b>brainer</b> [1] - 76:15 <b>brakes</b> [1] - 55:19 <b>break</b> [2] - 4:8, 4:13 <b>brick</b> [3] - 22:3, 22:10, 33:18 <b>briefly</b> [1] - 10:11 <b>bring</b> [2] - 46:7, 81:5 <b>broached</b> [1] - 27:1 <b>brochure</b> [1] - 78:20 <b>brought</b> [1] - 77:1 <b>brown</b> [2] - 27:18, 27:19 <b>budget</b> [6] - 6:9, 78:1, 78:2, 78:4, 78:5, 78:7 <b>budgeting</b> [1] - 77:14 <b>budgets</b> [1] - 79:11 <b>buffer</b> [2] - 54:10, 81:15 <b>building</b> [43] - 12:8, 13:22, 14:4, 14:22, 15:9, 15:10, 18:6, 19:10, 19:12, 20:16, 22:4, 22:10, 22:16, 22:20, 23:15, 23:16, 23:19, 24:21, 25:9, 26:4, 27:12, 27:18, 28:1, 28:4, 28:16, 29:8, 31:5, 31:7, 31:16, 32:13, 32:14, 32:20, 33:16, 33:18, 33:19, 33:22, 34:6, 34:9, 36:1, 40:12, 42:21, 43:2 <b>buildings</b> [6] - 8:21, 23:8, 23:12, 24:1, 34:11, 34:21 <b>bullet</b> [4] - 57:6, 58:7, 59:17, 64:19 <b>bump</b> [3] - 23:6, 24:8, 53:19 <b>burdened</b> [1] - 85:9 <b>Burdi</b> [1] - 43:2 <b>business</b> [3] - 33:19, 73:14, 88:5 <b>businesses</b> [3] - 5:18, 34:1, 75:22	<b>busy</b> [1] - 21:21 <b>bypasses</b> [1] - 14:21 <b>C</b> <b>calendar</b> [3] - 47:20, 56:17, 59:19 <b>cancel</b> [1] - 71:20 <b>capacity</b> [1] - 25:19 <b>care</b> [1] - 67:14 <b>carried</b> [1] - 9:1 <b>carry</b> [1] - 64:21 <b>carved</b> [1] - 45:4 <b>case</b> [3] - 21:11, 43:22, 60:15 <b>cases</b> [1] - 54:17 <b>causing</b> [1] - 32:1 <b>certain</b> [5] - 12:11, 27:2, 31:10, 56:3, 60:6 <b>certainly</b> [4] - 4:12, 29:11, 77:7, 82:2 <b>Certificate</b> [7] - 7:2, 7:10, 10:21, 14:10, 35:16, 36:18, 37:8 <b>certificate</b> [10] - 17:13, 17:21, 18:5, 31:20, 48:13, 51:6, 51:11, 51:14, 62:8, 69:4 <b>certificates</b> [3] - 41:8, 50:21, 61:8 <b>Certificates</b> [10] - 5:4, 6:14, 6:15, 6:17, 7:18, 8:1, 8:12, 8:14, 11:21, 50:9 <b>certify</b> [1] - 88:4 <b>Chair</b> [1] - 8:7 <b>CHAIRMAN</b> [175] - 2:5, 2:13, 3:2, 3:6, 3:9, 3:12, 3:15, 4:19, 4:21, 5:1, 9:16, 9:21, 10:6, 13:9, 13:12, 14:12, 14:19, 15:5, 15:13, 15:19, 15:21, 16:10, 20:19, 21:19, 22:15, 22:18, 23:5, 23:9, 23:11, 23:18, 23:21, 24:4, 24:7, 24:12, 24:16, 25:1, 25:5, 25:10, 25:16, 25:21, 26:21, 29:2, 29:4, 29:15, 30:21, 34:13, 34:20, 35:2, 35:11, 35:14, 36:7, 36:9, 44:19, 45:1, 45:4, 45:11, 45:14, 45:18, 46:1, 46:5, 46:11, 46:14, 46:22,	47:18, 48:10, 48:14, 49:1, 49:4, 49:19, 50:14, 51:3, 51:9, 51:16, 52:2, 52:20, 53:4, 54:7, 54:11, 54:20, 55:14, 55:18, 56:13, 56:16, 57:1, 57:15, 57:21, 58:10, 58:13, 59:2, 59:5, 59:15, 60:4, 60:8, 60:12, 60:14, 60:21, 61:2, 63:2, 63:7, 63:10, 63:15, 63:18, 64:10, 65:1, 65:10, 65:20, 67:4, 67:15, 67:17, 68:2, 68:5, 68:21, 69:10, 69:17, 69:22, 70:3, 70:5, 70:9, 70:17, 71:3, 71:19, 72:6, 72:21, 73:2, 73:12, 73:17, 73:20, 74:2, 74:11, 74:13, 74:16, 74:19, 74:22, 75:7, 76:10, 77:1, 77:5, 77:10, 77:16, 77:19, 77:22, 78:6, 78:15, 78:18, 79:7, 79:14, 79:19, 80:7, 80:11, 80:13, 80:20, 81:3, 81:7, 81:11, 81:16, 82:1, 82:4, 82:9, 82:14, 83:3, 83:7, 83:11, 83:15, 83:20, 84:5, 84:22, 85:4, 85:7, 85:12, 86:1, 86:6, 86:10, 86:15, 86:17, 87:1 <b>Chairman</b> [3] - 1:16, 6:17, 83:5 <b>Chan</b> [11] - 18:14, 25:17, 30:12, 37:5, 38:21, 41:14, 60:10, 66:9, 73:2, 76:12, 85:1 <b>CHAN</b> [1] - 2:2 <b>chance</b> [2] - 66:4, 74:20 <b>change</b> [10] - 16:11, 22:21, 25:9, 28:11, 31:22, 32:16, 32:20, 54:2, 56:17, 86:4 <b>changes</b> [3] - 27:10, 41:3, 62:8 <b>changing</b> [3] - 25:3, 54:18, 56:15 <b>Chapter</b> [2] - 17:8, 17:20 <b>character</b> [1] - 29:19 <b>check</b> [1] - 61:5
--	--	---	--	--



<p><b>Chicago</b> [1] - 1:13</p> <p><b>China</b> [1] - 6:4</p> <p><b>choices</b> [2] - 80:8, 82:6</p> <p><b>chute</b> [1] - 28:2</p> <p><b>civics</b> [2] - 3:8, 3:16</p> <p><b>Civics</b> [1] - 3:9</p> <p><b>clarify</b> [2] - 26:15, 26:20</p> <p><b>class</b> [1] - 74:7</p> <p><b>clogged</b> [1] - 71:10</p> <p><b>code</b> [1] - 30:14</p> <p><b>Code</b> [16] - 10:14, 10:17, 11:5, 11:10, 12:15, 12:21, 16:14, 27:10, 28:21, 30:11, 31:8, 32:7, 43:18, 45:20, 67:4, 67:8</p> <p><b>CofA</b> [1] - 8:3</p> <p><b>collaborated</b> [1] - 76:4</p> <p><b>collection</b> [1] - 75:21</p> <p><b>color</b> [11] - 25:4, 25:7, 25:9, 27:19, 28:8, 29:9, 29:18, 31:1, 32:20, 33:1, 84:7</p> <p><b>colors</b> [1] - 80:17</p> <p><b>comfortable</b> [1] - 83:1</p> <p><b>coming</b> [1] - 28:11</p> <p><b>comment</b> [3] - 5:6, 31:3, 31:4</p> <p><b>commented</b> [1] - 76:18</p> <p><b>comments</b> [2] - 74:20, 84:21</p> <p><b>commission</b> [5] - 19:7, 54:2, 58:9, 62:21, 83:18</p> <p><b>COMMISSION</b> [2] - 1:3, 1:6</p> <p><b>Commission</b> [83] - 1:12, 2:7, 5:3, 8:5, 9:1, 9:4, 9:10, 12:12, 12:15, 15:17, 16:17, 16:21, 17:4, 17:9, 17:13, 17:16, 17:20, 18:4, 23:1, 24:11, 24:12, 24:15, 24:18, 25:12, 25:22, 26:4, 26:13, 26:17, 30:13, 35:6, 35:7, 35:18, 36:2, 36:10, 37:21, 42:1, 42:11, 44:21, 45:7, 45:16, 45:19, 46:17, 46:19, 46:22, 47:3, 47:9, 47:11, 47:20, 47:22, 48:8, 50:19, 51:5, 51:13,</p>	<p>52:10, 52:14, 52:18, 53:8, 53:19, 54:8, 55:7, 56:4, 57:8, 57:19, 58:2, 58:21, 59:1, 59:14, 60:9, 61:10, 61:12, 61:15, 62:5, 63:3, 63:12, 64:13, 64:21, 65:3, 65:6, 66:4, 66:15, 66:18, 74:14, 77:15</p> <p><b>Commission 's</b> [7] - 6:19, 36:3, 37:22, 38:3, 41:10, 64:14, 65:8</p> <p><b>Commissioner</b> [1] - 2:8</p> <p><b>committee</b> [1] - 75:5</p> <p><b>company</b> [9] - 80:14, 81:17, 82:2, 82:3, 82:15, 82:17, 82:20, 82:21, 83:22</p> <p><b>completely</b> [1] - 29:19</p> <p><b>complicated</b> [2] - 38:13, 39:21</p> <p><b>component</b> [1] - 39:22</p> <p><b>concern</b> [2] - 62:16, 66:6</p> <p><b>concerned</b> [1] - 68:2</p> <p><b>concerning</b> [1] - 7:21</p> <p><b>concert</b> [1] - 65:11</p> <p><b>conditions</b> [10] - 16:22, 17:4, 17:6, 17:10, 17:11, 31:10, 32:8, 51:21, 58:19, 58:21</p> <p><b>Conditions</b> [1] - 17:2</p> <p><b>consensus</b> [1] - 49:11</p> <p><b>consequences</b> [1] - 62:12</p> <p><b>consider</b> [5] - 7:22, 29:10, 29:22, 43:5, 45:20</p> <p><b>consideration</b> [1] - 14:16</p> <p><b>considered</b> [2] - 23:21, 27:5</p> <p><b>considering</b> [1] - 61:8</p> <p><b>constraints</b> [1] - 62:14</p> <p><b>consult</b> [1] - 67:6</p> <p><b>consultant</b> [1] - 83:9</p> <p><b>contact</b> [1] - 82:15</p> <p><b>contacted</b> [3] - 33:14, 33:15, 33:16</p> <p><b>continue</b> [1] - 76:7</p>	<p><b>continued</b> [3] - 1:9, 37:15, 87:4</p> <p><b>continuity</b> [2] - 29:6, 84:14</p> <p><b>controversy</b> [1] - 14:14</p> <p><b>conversation</b> [1] - 69:21</p> <p><b>conversations</b> [1] - 55:21</p> <p><b>cop</b> [1] - 74:1</p> <p><b>corner</b> [4] - 78:4, 83:9, 83:16, 84:11</p> <p><b>Corner</b> [1] - 21:14</p> <p><b>corners</b> [1] - 76:19</p> <p><b>correct</b> [11] - 2:12, 2:22, 13:17, 15:1, 20:9, 24:6, 24:10, 35:1, 56:9, 77:18, 88:8</p> <p><b>correctly</b> [1] - 20:3</p> <p><b>cost</b> [1] - 79:5</p> <p><b>council</b> [4] - 36:4, 36:5, 49:18, 66:14</p> <p><b>country</b> [1] - 6:3</p> <p><b>COUNTY</b> [2] - 1:2, 88:2</p> <p><b>couple</b> [3] - 20:14, 46:8, 61:4</p> <p><b>course</b> [1] - 3:6</p> <p><b>court</b> [2] - 52:21, 88:4</p> <p><b>cover</b> [1] - 30:1</p> <p><b>craft</b> [1] - 32:7</p> <p><b>create</b> [1] - 15:4</p> <p><b>credit</b> [1] - 20:18</p> <p><b>criteria</b> [7] - 17:7, 17:19, 32:15, 35:17, 35:19, 48:4, 58:14</p> <p><b>CRR</b> [2] - 88:3, 88:12</p> <p><b>CSR</b> [2] - 88:3, 88:12</p> <p><b>Cubs</b> [1] - 67:13</p> <p><b>cull</b> [1] - 32:11</p> <p><b>cumbersome</b> [1] - 39:16</p> <p><b>curiosity</b> [1] - 3:3</p> <p><b>current</b> [6] - 7:19, 7:20, 9:14, 10:12, 31:8</p> <p><b>customer</b> [1] - 38:16</p>	<p>29:16, 30:15, 31:3, 32:2, 32:6, 32:21, 33:7, 35:12, 35:15, 36:16, 37:10, 37:17, 38:12, 41:17, 49:9, 49:22, 50:4, 51:1, 51:7, 51:10, 51:19, 52:4, 52:8, 52:22, 53:5, 53:21, 54:15, 55:13, 55:17, 55:19, 56:11, 56:14, 58:16, 61:3, 62:2, 62:5, 62:7, 63:16, 66:9, 66:13, 67:2, 67:9, 67:16, 68:1, 68:4, 68:9, 68:22, 69:11, 69:20, 70:7, 70:19, 71:1, 72:4, 72:18, 72:22, 73:5, 73:19, 73:22, 78:3</p> <p><b>D'Onofrio</b> [1] - 2:15</p> <p><b>D'Onofrio's</b> [1] - 26:16</p> <p><b>data</b> [2] - 7:21, 41:7</p> <p><b>date</b> [1] - 54:1</p> <p><b>dated</b> [1] - 67:20</p> <p><b>dates</b> [2] - 53:12, 53:19</p> <p><b>days</b> [8] - 37:14, 37:16, 39:2, 39:3, 40:6, 40:10, 40:14, 53:16</p> <p><b>dealt</b> [1] - 79:1</p> <p><b>debates</b> [1] - 47:12</p> <p><b>December</b> [1] - 71:7</p> <p><b>decide</b> [5] - 14:6, 42:4, 59:16, 69:22, 84:7</p> <p><b>Decision</b> [1] - 16:17</p> <p><b>decision</b> [15] - 12:16, 13:3, 13:8, 13:21, 19:17, 19:20, 26:19, 36:6, 36:12, 37:22, 43:18, 44:15, 44:16, 46:4, 57:10</p> <p><b>decisionmaking</b> [1] - 12:16</p> <p><b>deemed</b> [1] - 31:22</p> <p><b>deep</b> [1] - 4:1</p> <p><b>defined</b> [1] - 32:3</p> <p><b>degree</b> [2] - 21:10, 47:21</p> <p><b>delivers</b> [1] - 60:11</p> <p><b>Delorme</b> [1] - 21:14</p> <p><b>demolition</b> [3] - 12:8, 18:2, 18:10</p> <p><b>Denial</b> [1] - 17:15</p> <p><b>denial</b> [5] - 14:8, 17:20, 18:4, 18:7, 51:22</p>	<p><b>denied</b> [1] - 17:16</p> <p><b>deny</b> [4] - 11:15, 18:16, 20:2, 57:13</p> <p><b>department</b> [4] - 14:22, 15:9, 19:10, 19:12</p> <p><b>departure</b> [1] - 29:7</p> <p><b>describing</b> [1] - 66:7</p> <p><b>design</b> [9] - 11:12, 15:2, 15:3, 17:7, 19:7, 77:14, 79:4, 79:11, 80:9</p> <p><b>designated</b> [4] - 5:13, 18:3, 18:7, 18:15</p> <p><b>designation</b> [4] - 6:21, 6:22, 69:12, 69:15</p> <p><b>designs</b> [1] - 80:1</p> <p><b>detailed</b> [2] - 68:14, 68:18</p> <p><b>details</b> [2] - 32:22, 54:16</p> <p><b>determination</b> [1] - 11:14</p> <p><b>determine</b> [2] - 49:5, 53:11</p> <p><b>determined</b> [3] - 22:6, 34:3, 57:7</p> <p><b>devil</b> [1] - 54:16</p> <p><b>devoted</b> [1] - 71:22</p> <p><b>di</b> [1] - 40:15</p> <p><b>die</b> [1] - 87:5</p> <p><b>difference</b> [3] - 14:18, 16:5, 36:14</p> <p><b>different</b> [11] - 21:5, 28:8, 29:9, 31:1, 41:22, 48:6, 63:5, 75:6, 75:22, 77:2, 78:19</p> <p><b>differing</b> [1] - 65:12</p> <p><b>dig</b> [1] - 72:7</p> <p><b>direction</b> [2] - 10:10, 73:21</p> <p><b>directions</b> [1] - 63:5</p> <p><b>directly</b> [1] - 14:22</p> <p><b>disagreeing</b> [1] - 65:17</p> <p><b>disagrees</b> [1] - 64:7</p> <p><b>disappoint</b> [1] - 67:11</p> <p><b>discuss</b> [1] - 10:9</p> <p><b>discussed</b> [2] - 34:2, 57:12</p> <p><b>discussing</b> [2] - 59:11, 85:17</p> <p><b>discussion</b> [10] - 1:10, 5:2, 9:18, 10:8, 11:3, 30:7, 50:15, 54:22, 68:14, 68:18</p>
--	--	--	--	---



<p><b>discussions</b> [4] - 7:22, 11:20, 12:2, 69:6</p> <p><b>disposition</b> [1] - 37:13</p> <p><b>distract</b> [1] - 71:11</p> <p><b>distracted</b> [1] - 72:9</p> <p><b>distributed</b> [1] - 80:19</p> <p><b>District</b> [9] - 5:14, 6:15, 7:4, 12:9, 14:20, 30:16, 41:20, 50:8, 68:10</p> <p><b>district</b> [27] - 5:17, 5:19, 6:16, 8:4, 8:15, 8:19, 8:22, 9:6, 11:3, 11:4, 11:6, 12:2, 13:19, 16:1, 18:7, 18:12, 18:16, 22:22, 23:12, 24:5, 29:21, 31:20, 41:15, 50:18, 76:14, 76:20, 78:12</p> <p><b>districts</b> [1] - 5:8</p> <p><b>disturbing</b> [1] - 22:12</p> <p><b>document</b> [3] - 48:5, 48:7, 55:10</p> <p><b>documentation</b> [1] - 36:22</p> <p><b>documentations</b> [1] - 12:11</p> <p><b>done</b> [10] - 26:3, 41:7, 50:5, 60:1, 68:3, 69:8, 71:13, 72:8, 84:16, 85:5</p> <p><b>double</b> [1] - 9:7</p> <p><b>down</b> [7] - 16:7, 22:2, 22:4, 28:2, 33:6, 54:22, 55:8</p> <p><b>download</b> [1] - 76:6</p> <p><b>downtown</b> [33] - 5:5, 5:9, 5:17, 5:18, 8:4, 8:15, 8:19, 8:21, 10:1, 11:4, 16:3, 21:6, 21:9, 22:2, 22:22, 23:12, 23:17, 23:22, 24:9, 26:3, 29:21, 33:11, 33:16, 34:11, 34:12, 41:15, 42:9, 42:15, 43:4, 43:13, 44:1, 45:6, 50:18</p> <p><b>Downtown</b> [5] - 6:14, 7:3, 30:16, 41:20, 50:8</p> <p><b>draft</b> [1] - 67:19</p> <p><b>drastically</b> [1] - 25:9</p> <p><b>driving</b> [1] - 21:20</p> <p><b>dropped</b> [1] - 69:18</p> <p><b>DU</b> [2] - 1:2, 88:2</p> <p><b>due</b> [2] - 62:13, 86:3</p>	<p><b>during</b> [1] - 6:2</p> <p><b>dust</b> [1] - 49:9</p>	<p><b>E</b></p>	<p><b>expediting</b> [1] - 64:11</p> <p><b>expeditiously</b> [1] - 38:18</p> <p><b>expending</b> [1] - 78:7</p> <p><b>experience</b> [2] - 53:3, 68:20</p> <p><b>extended</b> [1] - 72:16</p> <p><b>extent</b> [1] - 67:18</p> <p><b>Exterior</b> [13] - 7:12, 9:11, 24:22, 26:18, 30:8, 30:18, 31:13, 35:19, 37:19, 41:10, 43:2, 50:17, 61:13</p> <p><b>exterior</b> [18] - 8:20, 9:2, 9:13, 24:8, 24:14, 26:13, 30:17, 31:2, 31:22, 32:9, 32:17, 42:10, 42:16, 45:5, 45:12, 46:21, 55:15, 62:10</p> <p><b>extra</b> [1] - 48:22</p>	<p>59:7, 59:8, 59:9, 59:17</p> <p><b>fine</b> [2] - 19:2, 25:7</p> <p><b>first</b> [16] - 5:22, 6:13, 7:2, 7:17, 8:11, 10:22, 16:19, 16:21, 25:19, 36:18, 36:21, 37:20, 38:1, 67:21, 69:8, 71:9</p> <p><b>five</b> [3] - 6:12, 7:21, 71:6</p> <p><b>flowchart</b> [3] - 26:17, 36:18, 37:18</p> <p><b>folks</b> [3] - 41:7, 41:18, 62:16</p> <p><b>follow</b> [1] - 63:8</p> <p><b>following</b> [1] - 38:5</p> <p><b>follows</b> [1] - 48:16</p> <p><b>fonts</b> [1] - 80:17</p> <p><b>forbid</b> [1] - 27:14</p> <p><b>forcing</b> [1] - 48:21</p> <p><b>foregoing</b> [1] - 88:7</p> <p><b>form</b> [1] - 51:3</p> <p><b>format</b> [3] - 35:21, 49:21, 58:16</p> <p><b>formality</b> [1] - 19:15</p> <p><b>formally</b> [1] - 58:17</p> <p><b>format</b> [1] - 84:5</p> <p><b>forth</b> [2] - 40:6, 71:13</p> <p><b>forward</b> [4] - 49:15, 50:13, 66:5, 72:13</p> <p><b>forwarded</b> [4] - 12:19, 13:1, 38:4, 65:18</p> <p><b>forwarding</b> [1] - 84:19</p> <p><b>founder</b> [1] - 5:12</p> <p><b>four</b> [9] - 7:8, 33:15, 38:10, 50:11, 71:6, 76:19, 78:4, 83:9, 84:11</p> <p><b>four-corner</b> [3] - 78:4, 83:9, 84:11</p> <p><b>fourth</b> [2] - 6:20, 7:20</p> <p><b>frames</b> [3] - 38:14, 39:19, 53:11</p> <p><b>framework</b> [1] - 51:22</p> <p><b>Frank</b> [2] - 33:15, 63:21</p> <p><b>FRANK</b> [1] - 1:17</p> <p><b>frank</b> [1] - 4:18</p> <p><b>free</b> [1] - 4:10</p> <p><b>fresh</b> [2] - 57:11, 59:21</p> <p><b>freshening</b> [1] - 25:6</p> <p><b>Friday</b> [3] - 52:13, 70:22, 72:20</p> <p><b>front</b> [17] - 20:4,</p>	<p>21:22, 22:3, 22:9, 22:21, 27:12, 27:17, 28:16, 32:14, 42:10, 43:19, 45:9, 46:6, 50:16, 63:11, 71:8, 81:13</p> <p><b>futility</b> [1] - 15:11</p>
		<p><b>F</b></p>	<p><b>facade</b> [4] - 22:10, 22:22, 28:12, 32:20</p> <p><b>fact</b> [1] - 64:21</p> <p><b>facts</b> [1] - 60:1</p> <p><b>fall</b> [3] - 31:8, 31:12, 68:17</p> <p><b>falls</b> [1] - 32:8</p> <p><b>far</b> [3] - 16:2, 77:14, 79:19</p> <p><b>favor</b> [1] - 86:17</p> <p><b>FAWLEY</b> [3] - 74:21, 75:2, 76:9</p> <p><b>feasible</b> [2] - 54:12, 55:10</p> <p><b>fees</b> [1] - 48:21</p> <p><b>fellow</b> [2] - 24:16, 41:5</p> <p><b>felt</b> [2] - 59:8, 63:18</p> <p><b>few</b> [5] - 4:9, 42:18, 42:19, 42:20, 78:21</p> <p><b>file</b> [1] - 31:19</p> <p><b>filling</b> [1] - 48:6</p> <p><b>final</b> [12] - 13:21, 26:19, 36:6, 37:12, 44:16, 47:1, 47:4, 47:9, 48:1, 57:10, 64:4, 71:7</p> <p><b>finalized</b> [1] - 55:5</p> <p><b>finally</b> [1] - 6:21</p> <p><b>findings</b> [18] - 50:20, 50:22, 51:18, 52:3, 52:11, 52:16, 56:21, 57:2, 57:5, 57:16, 58:1, 58:5, 58:17,</p>		
		<p><b>G</b></p>			<p><b>game</b> [1] - 67:12</p> <p><b>Garfield</b> [1] - 21:13</p> <p><b>general</b> [5] - 7:17, 11:12, 41:15, 41:16, 42:12</p> <p><b>generally</b> [4] - 10:2, 27:6, 37:6, 66:14</p> <p><b>given</b> [4] - 35:6, 60:2, 64:12, 88:6</p> <p><b>God</b> [1] - 27:14</p> <p><b>Goddess</b> [1] - 42:21</p> <p><b>GONZALEZ</b> [36] - 1:17, 4:18, 14:1, 14:5, 20:7, 36:5, 36:15, 43:16, 44:3, 44:12, 44:17, 44:22, 45:3, 45:13, 60:22, 61:20, 62:6, 62:19, 63:6, 63:9, 63:14, 64:2, 64:6, 64:9, 71:17, 77:3, 81:19, 82:3, 82:12, 82:16, 85:14, 85:22, 86:5, 86:8, 86:16, 86:19</p> <p><b>Gonzalez</b> [1] - 4:18</p> <p><b>Google</b> [1] - 76:5</p> <p><b>governed</b> [1] - 51:6</p> <p><b>governing</b> [1] - 10:18</p> <p><b>government</b> [3] - 3:16, 57:17, 75:11</p> <p><b>governmental</b> [2] - 3:5, 35:5</p> <p><b>grade</b> [1] - 75:18</p> <p><b>gray</b> [3] - 33:19, 33:21, 33:22</p> <p><b>great</b> [7] - 29:7, 39:9, 47:21, 55:20, 71:17, 72:6, 77:9</p> <p><b>Green</b> [1] - 42:20</p> <p><b>ground</b> [3] - 73:8, 73:10, 73:13</p> <p><b>guess</b> [4] - 21:12, 51:4, 74:21, 81:9</p> <p><b>guidelines</b> [2] - 15:3, 58:8</p> <p><b>guys</b> [7] - 27:1, 40:3, 42:4, 68:13, 68:19, 73:11, 73:22</p>



<p><b>H</b></p> <p><b>HAARLOW</b> [19] - 1:18, 12:22, 13:7, 13:15, 18:20, 19:3, 20:13, 20:21, 21:2, 21:11, 21:17, 61:22, 66:3, 66:11, 77:4, 84:9, 84:13, 84:16, 86:21</p> <p><b>Haarlow</b> [2] - 2:8, 7:14</p> <p><b>half</b> [3] - 6:3, 60:16, 69:1</p> <p><b>Hall</b> [1] - 23:14</p> <p><b>hand</b> [1] - 4:11</p> <p><b>hands</b> [2] - 68:6, 79:21</p> <p><b>hard</b> [1] - 55:1</p> <p><b>hate</b> [2] - 66:9, 67:10</p> <p><b>heads</b> [1] - 61:18</p> <p><b>hear</b> [3] - 26:5, 43:7, 61:18</p> <p><b>heard</b> [1] - 86:8</p> <p><b>hearing</b> [5] - 16:4, 20:3, 37:1, 37:4, 88:7</p> <p><b>HEINEMANN</b> [1] - 88:3</p> <p><b>Heinemann</b> [1] - 88:12</p> <p><b>hello</b> [1] - 74:10</p> <p><b>help</b> [4] - 4:13, 61:7, 80:5, 81:19</p> <p><b>hereby</b> [1] - 88:4</p> <p><b>high</b> [2] - 3:15, 40:22</p> <p><b>HINSDALE</b> [1] - 1:3</p> <p><b>Hinsdale</b> [10] - 1:11, 1:13, 2:17, 3:21, 5:9, 5:12, 75:3, 75:10, 75:14, 76:7</p> <p><b>historic</b> [29] - 2:16, 3:22, 5:8, 5:18, 6:5, 6:6, 8:19, 9:6, 10:4, 11:2, 11:4, 11:6, 18:7, 18:12, 18:16, 22:2, 22:22, 23:7, 24:5, 25:15, 26:3, 31:19, 42:9, 43:13, 43:14, 50:18, 74:13, 76:14, 76:19</p> <p><b>HISTORIC</b> [2] - 1:3, 1:5</p> <p><b>Historic</b> [13] - 1:12, 2:7, 5:2, 5:14, 6:15, 6:18, 7:3, 12:9, 14:20, 30:16, 41:20, 50:8, 68:10</p> <p><b>historical</b> [1] - 78:12</p> <p><b>Historical</b> [5] -</p>	<p>69:18, 75:3, 75:10, 76:3, 86:2</p> <p><b>history</b> [1] - 75:14</p> <p><b>hold</b> [2] - 20:1, 37:3</p> <p><b>home</b> [2] - 14:17, 19:8</p> <p><b>hope</b> [3] - 13:12, 45:18, 49:22</p> <p><b>hopefully</b> [2] - 47:6, 65:10</p> <p><b>horribles</b> [1] - 40:20</p> <p><b>hot</b> [1] - 72:8</p> <p><b>Hotel</b> [1] - 29:14</p> <p><b>hour</b> [1] - 60:16</p> <p><b>hours</b> [2] - 4:9, 71:6</p> <p><b>house</b> [4] - 13:21, 14:14, 40:8, 85:19</p> <p><b>houses</b> [5] - 15:3, 16:1, 75:21, 75:22, 85:16</p> <p><b>HPC</b> [37] - 6:12, 8:13, 8:17, 9:11, 9:18, 10:1, 10:18, 11:7, 12:17, 15:17, 19:18, 22:8, 22:19, 36:19, 37:3, 37:11, 41:18, 41:22, 48:7, 50:7, 52:9, 52:10, 52:16, 53:8, 56:4, 59:12, 61:8, 66:18, 66:21, 69:5, 74:12, 76:4, 78:4, 80:6, 80:10, 81:6, 82:8</p> <p><b>I</b></p> <p><b>i.e</b> [1] - 27:2</p> <p><b>idea</b> [5] - 34:4, 39:9, 41:21, 63:12, 78:22</p> <p><b>ideally</b> [1] - 72:16</p> <p><b>identified</b> [1] - 6:13</p> <p><b>identify</b> [1] - 32:16</p> <p><b>ILLINOIS</b> [2] - 1:1, 88:1</p> <p><b>Illinois</b> [2] - 1:13, 88:5</p> <p><b>image</b> [1] - 33:21</p> <p><b>impact</b> [5] - 41:4, 47:21, 59:19, 62:12, 73:14</p> <p><b>impacted</b> [1] - 60:5</p> <p><b>impacting</b> [1] - 48:21</p> <p><b>important</b> [12] - 16:13, 27:11, 32:3, 38:17, 39:5, 39:18, 43:9, 64:22, 65:17, 78:9, 78:17, 84:10</p> <p><b>imposed</b> [1] - 17:6</p> <p><b>IN</b> [1] - 1:4</p>	<p><b>inclined</b> [1] - 34:22</p> <p><b>include</b> [3] - 66:14, 66:19, 72:5</p> <p><b>included</b> [3] - 7:9, 10:19, 12:5</p> <p><b>includes</b> [1] - 65:7</p> <p><b>inconsistent</b> [1] - 17:19</p> <p><b>incorporate</b> [1] - 63:15</p> <p><b>individual</b> [1] - 11:1</p> <p><b>individually</b> [1] - 12:12</p> <p><b>initiate</b> [2] - 80:21, 80:22</p> <p><b>input</b> [1] - 55:9</p> <p><b>installs</b> [1] - 79:18</p> <p><b>instance</b> [2] - 59:6, 65:2</p> <p><b>instances</b> [2] - 20:15, 55:15</p> <p><b>interaction</b> [1] - 56:3</p> <p><b>interesting</b> [1] - 6:5</p> <p><b>internally</b> [2] - 81:2, 81:4</p> <p><b>interplay</b> [1] - 4:5</p> <p><b>interrogated</b> [1] - 19:1</p> <p><b>interrupt</b> [1] - 30:19</p> <p><b>intersection</b> [1] - 76:21</p> <p><b>involved</b> [10] - 14:9, 38:20, 39:3, 43:11, 43:14, 47:17, 55:5, 80:4, 83:16, 84:18</p> <p><b>iron</b> [1] - 72:8</p> <p><b>issue</b> [10] - 8:4, 17:13, 19:20, 51:1, 51:11, 56:8, 56:14, 57:20, 62:18, 69:12</p> <p><b>issued</b> [5] - 14:9, 18:1, 19:17, 31:6, 37:1</p> <p><b>issues</b> [4] - 7:21, 17:20, 18:4, 61:4</p> <p><b>issuing</b> [2] - 50:20, 50:22</p> <p><b>item</b> [5] - 6:20, 11:19, 50:1, 66:16, 76:12</p> <p><b>items</b> [6] - 6:12, 7:17, 8:3, 42:15, 56:7, 73:1</p> <p><b>J</b></p> <p><b>JANICE</b> [1] - 88:3</p> <p><b>Janice</b> [1] - 88:12</p> <p><b>Jim</b> [3] - 4:20, 25:11,</p>	<p>55:1</p> <p><b>JIM</b> [1] - 1:19</p> <p><b>job</b> [1] - 75:13</p> <p><b>John</b> [5] - 4:19, 28:10, 33:13, 39:14, 85:20</p> <p><b>JOHN</b> [1] - 1:16</p> <p><b>John's</b> [2] - 19:9, 66:6</p> <p><b>judgment</b> [1] - 14:2</p> <p><b>K</b></p> <p><b>keep</b> [3] - 39:5, 40:18, 55:21</p> <p><b>keeping</b> [1] - 73:21</p> <p><b>KESSINGER</b> [3] - 74:10, 74:12, 74:15</p> <p><b>kick</b> [1] - 5:20</p> <p><b>killing</b> [2] - 56:11, 56:12</p> <p><b>kind</b> [19] - 9:8, 16:20, 21:13, 27:10, 27:21, 27:22, 30:1, 32:15, 33:21, 34:2, 36:19, 39:20, 40:17, 43:12, 47:11, 50:1, 53:6, 54:5, 61:17</p> <p><b>known</b> [2] - 18:21, 19:4</p> <p><b>knows</b> [2] - 13:8, 65:19</p> <p><b>L</b></p> <p><b>landmark</b> [10] - 6:21, 6:22, 14:17, 18:4, 18:15, 20:16, 34:22, 35:3, 69:12, 69:15</p> <p><b>landmarked</b> [9] - 14:21, 23:12, 23:13, 23:19, 23:22, 24:2, 34:10, 34:11, 34:16</p> <p><b>landmarks</b> [2] - 11:2, 72:2</p> <p><b>language</b> [1] - 84:6</p> <p><b>large</b> [1] - 75:20</p> <p><b>last</b> [5] - 6:2, 6:11, 41:18, 76:3, 76:12</p> <p><b>late</b> [1] - 72:14</p> <p><b>laws</b> [1] - 33:2</p> <p><b>leader</b> [1] - 74:3</p> <p><b>least</b> [7] - 22:20, 23:5, 26:5, 29:13, 33:17, 47:17, 63:12</p> <p><b>leave</b> [2] - 57:19, 74:7</p> <p><b>led</b> [1] - 2:15</p> <p><b>legal</b> [2] - 37:2, 57:5</p>	<p><b>legislate</b> [1] - 40:21</p> <p><b>legislation</b> [1] - 33:1</p> <p><b>length</b> [1] - 38:8</p> <p><b>lengthy</b> [1] - 57:2</p> <p><b>less</b> [1] - 27:14</p> <p><b>level</b> [1] - 43:12</p> <p><b>Lia</b> [1] - 75:2</p> <p><b>liberty</b> [1] - 38:7</p> <p><b>License</b> [1] - 88:12</p> <p><b>light</b> [3] - 17:7, 30:7, 43:10</p> <p><b>limit</b> [1] - 35:4</p> <p><b>lines</b> [1] - 29:22</p> <p><b>listen</b> [2] - 13:13, 15:8</p> <p><b>listened</b> [1] - 21:10</p> <p><b>listening</b> [1] - 47:6</p> <p><b>live</b> [1] - 29:13</p> <p><b>local</b> [4] - 3:4, 3:16, 35:3, 75:11</p> <p><b>locally</b> [4] - 14:21, 23:13, 23:18, 24:1</p> <p><b>located</b> [2] - 11:2, 68:16</p> <p><b>locked</b> [1] - 53:17</p> <p><b>logic</b> [1] - 63:17</p> <p><b>look</b> [11] - 6:13, 7:7, 11:8, 11:10, 63:13, 65:3, 68:13, 68:15, 77:19, 83:19, 84:5</p> <p><b>looked</b> [2] - 27:13, 41:18</p> <p><b>looking</b> [9] - 11:13, 22:7, 24:8, 42:1, 44:9, 54:17, 67:3, 68:12, 79:5</p> <p><b>looks</b> [4] - 22:13, 35:18, 37:11, 42:6</p> <p><b>lost</b> [1] - 65:5</p> <p><b>M</b></p> <p><b>main</b> [3] - 31:4, 75:16, 75:17</p> <p><b>maintenance</b> [3] - 25:8, 27:6, 29:11</p> <p><b>materials</b> [1] - 36:17</p> <p><b>MATTER</b> [1] - 1:4</p> <p><b>matter</b> [6] - 1:11, 20:6, 20:11, 20:14, 54:21, 66:8</p> <p><b>Mavon</b> [2] - 73:8, 73:12</p> <p><b>McGinnis</b> [1] - 22:1</p> <p><b>mean</b> [18] - 11:9, 12:22, 15:13, 15:15, 18:20, 19:3, 19:6, 19:9, 34:15, 37:5, 52:17, 54:3, 54:17,</p>
--	--	--	--	--



57:2, 58:13, 65:20, 68:13 <b>means</b> [2] - 33:4, 60:15 <b>meet</b> [3] - 47:19, 54:6, 73:4 <b>meeting</b> [31] - 1:9, 2:6, 2:14, 3:19, 3:20, 4:3, 6:2, 7:5, 37:14, 53:18, 54:1, 58:18, 60:6, 60:16, 67:18, 69:1, 69:13, 70:14, 71:4, 71:5, 71:7, 71:16, 71:20, 71:21, 72:11, 73:9, 80:19, 84:20, 85:2 <b>Meeting</b> [1] - 87:1 <b>meetings</b> [8] - 4:4, 46:17, 54:3, 60:5, 66:15, 70:8, 71:14, 85:5 <b>meets</b> [3] - 32:15, 52:9, 52:10 <b>member</b> [1] - 2:10 <b>Member</b> [5] - 1:17, 1:18, 1:19, 1:20, 1:21 <b>MEMBER</b> [4] - 3:1, 3:4, 3:8, 3:11 <b>MEMBERS</b> [2] - 1:15, 3:14 <b>memo</b> [1] - 26:16 <b>memorandum</b> [1] - 76:13 <b>memorial</b> [1] - 23:14 <b>mentioned</b> [2] - 31:6, 42:8 <b>merely</b> [1] - 18:8 <b>met</b> [3] - 6:11, 11:17, 56:17 <b>MICHAEL</b> [1] - 2:3 <b>microphone</b> [1] - 74:8 <b>mid</b> [1] - 72:15 <b>might</b> [20] - 3:2, 9:17, 26:22, 27:9, 28:20, 29:10, 30:7, 31:21, 42:2, 42:3, 46:8, 54:8, 56:7, 56:11, 64:1, 65:3, 67:15, 79:14, 81:7, 85:13 <b>Mike</b> [10] - 2:15, 5:20, 35:13, 43:15, 44:6, 50:14, 54:21, 67:15, 72:16, 73:17 <b>Mike's</b> [1] - 71:22 <b>mind</b> [3] - 39:6, 40:18, 55:22 <b>minds</b> [2] - 57:12, 59:21	<b>minus</b> [1] - 40:15 <b>minor</b> [1] - 40:13 <b>minutes</b> [1] - 66:15 <b>minutia</b> [1] - 33:6 <b>modern</b> [1] - 6:7 <b>modification</b> [1] - 40:13 <b>modifications</b> [3] - 18:3, 18:11, 20:18 <b>modify</b> [1] - 34:17 <b>moment</b> [2] - 20:3, 60:6 <b>momentary</b> [1] - 86:2 <b>money</b> [1] - 78:7 <b>month</b> [5] - 52:15, 53:14, 57:4, 73:10, 73:13 <b>months</b> [6] - 33:15, 38:10, 39:9, 79:17, 81:10, 81:12 <b>morning</b> [2] - 21:20, 70:22 <b>most</b> [1] - 4:2 <b>motion</b> [3] - 58:19, 58:22, 86:12 <b>motto</b> [1] - 82:13 <b>move</b> [5] - 50:13, 61:16, 79:8, 85:8, 86:14 <b>moving</b> [1] - 38:18 <b>MR</b> [270] - 1:16, 1:17, 1:18, 1:19, 2:2, 2:3, 2:12, 4:18, 4:20, 5:22, 7:15, 10:7, 12:22, 13:4, 13:6, 13:7, 13:10, 13:15, 13:17, 13:19, 14:1, 14:3, 14:5, 14:7, 14:17, 15:1, 15:12, 15:14, 15:20, 16:9, 16:12, 18:18, 18:20, 19:2, 19:3, 19:14, 19:19, 19:22, 20:7, 20:9, 20:13, 20:21, 20:22, 21:2, 21:3, 21:11, 21:16, 21:17, 22:14, 22:17, 23:4, 23:7, 23:10, 23:14, 23:15, 23:16, 23:20, 24:3, 24:6, 24:11, 24:13, 24:19, 25:3, 25:6, 25:11, 25:20, 26:1, 26:10, 26:15, 26:22, 27:7, 27:8, 28:6, 28:7, 28:19, 28:20, 29:3, 29:12, 29:16, 30:14, 30:15, 31:3, 31:15, 32:2, 32:5, 32:6, 32:21, 33:7, 33:13,	34:9, 34:15, 35:1, 35:8, 35:12, 35:13, 35:15, 36:5, 36:8, 36:15, 36:16, 37:8, 37:10, 37:14, 37:17, 38:10, 38:12, 41:16, 41:17, 42:7, 42:18, 42:19, 42:20, 42:22, 43:1, 43:5, 43:16, 43:22, 44:3, 44:5, 44:12, 44:14, 44:17, 44:18, 44:22, 45:3, 45:10, 45:13, 45:17, 45:22, 46:3, 46:8, 46:12, 47:2, 47:8, 47:15, 48:20, 49:3, 49:6, 49:9, 49:22, 50:4, 51:1, 51:7, 51:10, 51:19, 52:4, 52:6, 52:8, 52:9, 52:22, 53:5, 53:17, 53:21, 54:10, 54:13, 54:15, 55:13, 55:17, 55:19, 56:10, 56:11, 56:14, 56:22, 58:12, 58:15, 58:16, 58:17, 59:4, 59:10, 60:13, 60:19, 60:22, 61:3, 61:20, 61:21, 61:22, 62:2, 62:4, 62:5, 62:6, 62:7, 62:19, 63:6, 63:9, 63:14, 63:16, 63:21, 64:2, 64:5, 64:6, 64:8, 64:9, 66:3, 66:9, 66:11, 66:12, 66:13, 66:17, 67:2, 67:9, 67:16, 68:1, 68:4, 68:9, 68:22, 69:11, 69:20, 70:7, 70:16, 70:19, 70:21, 71:1, 71:14, 71:17, 72:4, 72:18, 72:22, 73:5, 73:6, 73:15, 73:19, 73:22, 74:10, 74:12, 74:15, 74:17, 76:22, 77:3, 77:4, 77:9, 77:13, 77:18, 77:21, 78:3, 79:4, 79:10, 79:16, 80:2, 80:10, 80:12, 80:16, 81:1, 81:5, 81:9, 81:14, 81:19, 81:21, 82:3, 82:7, 82:10, 82:12, 82:16, 83:4, 83:8, 84:9, 84:12, 84:13, 84:16, 84:18, 85:3, 85:6, 85:11, 85:14, 85:22, 86:5, 86:8, 86:16, 86:19, 86:21, 86:22 <b>MS</b> [65] - 1:20, 1:21,	4:17, 4:22, 9:15, 9:20, 10:5, 18:19, 19:16, 19:21, 21:8, 26:7, 26:12, 30:19, 30:22, 31:14, 32:19, 33:5, 33:8, 34:7, 34:8, 44:2, 46:13, 46:16, 47:3, 47:14, 48:3, 48:11, 48:19, 49:7, 49:20, 50:3, 57:3, 57:18, 58:4, 59:20, 60:7, 60:10, 61:1, 62:1, 64:18, 65:9, 65:16, 66:1, 70:1, 70:4, 72:1, 74:21, 75:2, 75:9, 76:9, 78:9, 78:16, 78:21, 79:6, 82:19, 83:12, 83:17, 84:3, 84:8, 84:15, 85:20, 86:14, 86:18, 86:20 <b>municipality</b> [1] - 27:4 <b>museum</b> [2] - 75:18, 75:19 <b>must</b> [3] - 11:17, 12:9, 15:7	<b>no-brainer</b> [1] - 76:15 <b>nobody</b> [5] - 15:8, 22:7, 22:15, 24:8, 54:4 <b>none</b> [1] - 34:16 <b>nonlandmarked</b> [2] - 23:7, 23:9 <b>nonprofit</b> [1] - 75:12 <b>normal</b> [2] - 54:18, 72:9 <b>note</b> [2] - 11:11, 35:9 <b>notes</b> [1] - 88:9 <b>nothing</b> [3] - 19:22, 34:10, 72:10 <b>notice</b> [2] - 37:1, 37:2 <b>noticed</b> [1] - 78:11 <b>notifies</b> [1] - 17:9 <b>notify</b> [2] - 17:4, 17:17 <b>notion</b> [1] - 44:20 <b>November</b> [5] - 70:15, 71:5, 71:20, 71:21, 72:16 <b>number</b> [6] - 2:14, 11:12, 42:8, 42:13, 70:5, 80:5 <b>numbers</b> [2] - 41:21, 79:5
<b>N</b>				
<b>name</b> [5] - 34:1, 74:9, 75:1, 82:1, 82:2 <b>National</b> [1] - 14:20 <b>nature</b> [1] - 12:17 <b>necessarily</b> [3] - 22:12, 52:17, 62:20 <b>need</b> [11] - 20:21, 27:9, 27:11, 27:15, 28:12, 28:17, 28:22, 38:22, 42:12, 49:20, 74:17 <b>needed</b> [1] - 59:9 <b>needs</b> [7] - 27:13, 32:9, 32:10, 32:17, 43:18, 53:6, 53:7 <b>negative</b> [1] - 40:2 <b>neighborhood</b> [1] - 29:20 <b>new</b> [5] - 2:10, 6:22, 12:8, 43:1, 69:14 <b>newspapers</b> [1] - 76:1 <b>next</b> [13] - 40:8, 49:8, 52:12, 52:14, 52:18, 58:18, 60:6, 68:9, 70:14, 70:16, 70:18, 71:22, 73:7 <b>nice</b> [1] - 26:1 <b>night</b> [3] - 57:11, 59:18, 70:11				
<b>O</b>				
<b>oath</b> [1] - 74:18 <b>obviously</b> [5] - 15:5, 33:11, 34:2, 37:15, 55:4 <b>October</b> [3] - 1:14, 2:6, 67:20 <b>OF</b> [7] - 1:1, 1:2, 1:3, 1:4, 1:8, 88:1, 88:2 <b>offended</b> [1] - 82:5 <b>offer</b> [1] - 9:17 <b>often</b> [2] - 20:22, 21:6 <b>old</b> [4] - 21:22, 43:21, 67:20 <b>older</b> [1] - 27:14 <b>once</b> [2] - 19:19, 46:17 <b>one</b> [36] - 5:9, 5:15, 8:16, 9:3, 16:10, 17:1, 18:22, 21:11, 21:20, 26:22, 27:20, 34:14, 34:15, 37:14, 45:18, 47:18, 49:13, 50:1, 51:1, 51:11, 51:14, 52:6, 52:9, 59:6, 59:22, 69:1, 69:13,				



<p>71:6, 73:6, 73:10, 73:13, 75:16, 78:19, 82:15, 86:10</p> <p><b>one-meeting</b> [1] - 69:13</p> <p><b>ongoing</b> [1] - 9:17</p> <p><b>operate</b> [1] - 74:3</p> <p><b>opine</b> [1] - 49:1</p> <p><b>opined</b> [1] - 10:1</p> <p><b>opining</b> [2] - 22:19, 45:12</p> <p><b>opinion</b> [3] - 13:9, 26:6, 64:12</p> <p><b>opinions</b> [5] - 36:11, 45:20, 60:3, 65:12, 65:13</p> <p><b>opportunity</b> [2] - 2:19, 7:7</p> <p><b>optimistically</b> [1] - 70:10</p> <p><b>option</b> [2] - 17:1, 17:15</p> <p><b>options</b> [1] - 16:18</p> <p><b>order</b> [2] - 2:5, 45:16</p> <p><b>ordering</b> [1] - 80:4</p> <p><b>ordinance</b> [5] - 2:16, 3:21, 15:4, 15:6, 77:20</p> <p><b>ought</b> [2] - 50:10, 84:13</p> <p><b>ourselves</b> [4] - 18:19, 50:16, 81:18, 85:8</p> <p><b>outline</b> [2] - 11:13, 48:17</p> <p><b>outlined</b> [1] - 11:16</p> <p><b>outside</b> [1] - 85:8</p> <p><b>outsources</b> [1] - 81:22</p> <p><b>overlapping</b> [1] - 50:5</p> <p><b>overload</b> [1] - 43:8</p> <p><b>override</b> [1] - 64:7</p> <p><b>own</b> [1] - 59:17</p> <p><b>owner</b> [1] - 33:17</p> <p><b>owners</b> [2] - 22:20, 34:21</p>	<p><b>paint</b> [6] - 22:21, 29:18, 32:13, 33:18, 33:22, 34:18</p> <p><b>painted</b> [4] - 22:9, 22:11, 24:17, 34:6</p> <p><b>painters</b> [2] - 21:21, 22:2</p> <p><b>painting</b> [19] - 21:21, 22:3, 22:16, 24:20, 27:2, 27:12, 28:16, 31:1, 31:8, 31:10, 31:11, 31:17, 31:18, 31:21, 32:8, 33:9, 40:12, 62:18</p> <p><b>paints</b> [1] - 24:14</p> <p><b>paper</b> [2] - 37:2, 48:6</p> <p><b>parade</b> [1] - 40:20</p> <p><b>paraphrase</b> [1] - 16:20</p> <p><b>Park</b> [1] - 68:10</p> <p><b>part</b> [7] - 30:1, 43:6, 50:12, 64:13, 65:5, 66:21, 67:7</p> <p><b>partially</b> [1] - 44:18</p> <p><b>participants</b> [1] - 2:19</p> <p><b>particular</b> [2] - 60:16, 66:16</p> <p><b>particulars</b> [1] - 17:18</p> <p><b>pass</b> [7] - 45:15, 46:2, 57:13, 58:7, 60:2, 60:18, 67:21</p> <p><b>passed</b> [3] - 45:19, 58:22, 77:17</p> <p><b>past</b> [1] - 57:22</p> <p><b>pause</b> [1] - 62:16</p> <p><b>PC</b> [2] - 25:14, 44:10</p> <p><b>people</b> [7] - 8:7, 20:15, 38:22, 39:11, 39:14, 67:14, 70:5</p> <p><b>per</b> [2] - 12:15, 12:20</p> <p><b>percent</b> [2] - 41:2</p> <p><b>percentage</b> [1] - 21:7</p> <p><b>perhaps</b> [3] - 23:6, 72:1, 78:14</p> <p><b>period</b> [1] - 17:12</p> <p><b>permit</b> [25] - 9:5, 13:22, 14:8, 15:10, 16:7, 19:17, 19:20, 20:1, 20:2, 24:13, 24:21, 27:3, 28:1, 28:22, 31:5, 31:7, 31:12, 31:16, 32:1, 32:10, 32:13, 36:1, 39:13, 42:5, 56:5</p> <p><b>permits</b> [5] - 8:17, 8:18, 18:1, 18:13, 56:8</p> <p><b>permitted</b> [1] - 17:22</p>	<p><b>permitting</b> [1] - 14:6</p> <p><b>person</b> [1] - 79:1</p> <p><b>personality</b> [1] - 29:9</p> <p><b>personnel</b> [1] - 86:3</p> <p><b>pertinence</b> [1] - 10:3</p> <p><b>phase</b> [2] - 33:9, 71:22</p> <p><b>phone</b> [1] - 73:3</p> <p><b>phoning</b> [1] - 2:9</p> <p><b>physical</b> [2] - 18:3, 18:11</p> <p><b>Picadilly</b> [1] - 21:22</p> <p><b>pick</b> [2] - 29:18, 40:11</p> <p><b>pictures</b> [2] - 75:21, 81:12</p> <p><b>pieces</b> [2] - 48:6, 75:15</p> <p><b>pixie</b> [1] - 49:9</p> <p><b>placed</b> [1] - 77:20</p> <p><b>plan</b> [2] - 40:4, 40:7</p> <p><b>Plan</b> [73] - 9:1, 9:4, 9:10, 15:17, 22:9, 24:11, 24:12, 24:14, 24:18, 25:12, 25:22, 26:4, 26:13, 26:17, 30:13, 35:6, 35:18, 36:2, 36:10, 37:20, 37:21, 38:2, 41:9, 41:22, 42:11, 44:20, 45:7, 45:16, 45:19, 46:7, 46:16, 46:19, 46:22, 47:3, 47:9, 47:11, 47:19, 47:22, 48:8, 48:16, 50:19, 51:5, 51:13, 52:10, 52:13, 52:18, 53:8, 53:18, 54:8, 55:6, 56:4, 56:18, 56:20, 57:8, 58:20, 59:1, 59:14, 60:9, 61:9, 61:12, 61:15, 62:5, 63:3, 63:12, 64:12, 64:13, 64:21, 65:3, 65:6, 65:8, 66:4, 66:18</p> <p><b>planned</b> [1] - 84:19</p> <p><b>Planner</b> [1] - 2:2</p> <p><b>planning</b> [3] - 54:13, 62:21, 64:6</p> <p><b>plaque</b> [2] - 85:21, 85:22</p> <p><b>plate</b> [1] - 43:8</p> <p><b>Play</b> [1] - 76:5</p> <p><b>play</b> [3] - 38:15, 53:9, 53:21</p> <p><b>point</b> [14] - 19:9, 29:2, 34:19, 35:10, 38:13, 46:9, 46:10, 48:20, 59:16, 64:19,</p>	<p>65:22, 73:15, 84:9, 85:2</p> <p><b>points</b> [4] - 57:6, 58:7, 59:17, 60:17</p> <p><b>positive</b> [1] - 40:1</p> <p><b>possible</b> [2] - 38:19, 40:21</p> <p><b>potentially</b> [3] - 52:15, 53:15, 60:19</p> <p><b>power</b> [1] - 71:13</p> <p><b>practical</b> [3] - 20:14, 58:11, 65:14</p> <p><b>predicated</b> [2] - 31:5, 72:13</p> <p><b>prepare</b> [1] - 72:4</p> <p><b>prepared</b> [4] - 55:8, 70:11, 70:18, 71:5</p> <p><b>prescribed</b> [1] - 17:12</p> <p><b>PRESENT</b> [2] - 1:15, 2:1</p> <p><b>presented</b> [1] - 47:12</p> <p><b>PRESERVATION</b> [2] - 1:3, 1:5</p> <p><b>preservation</b> [8] - 2:17, 3:22, 6:6, 6:7, 25:15, 58:9, 75:4, 83:18</p> <p><b>Preservation</b> [5] - 1:12, 2:7, 5:3, 6:18, 74:13</p> <p><b>preserve</b> [1] - 75:13</p> <p><b>pretty</b> [3] - 10:2, 27:3, 68:14</p> <p><b>previous</b> [1] - 11:20</p> <p><b>principal</b> [1] - 41:1</p> <p><b>PRISBY</b> [60] - 1:19, 4:20, 18:18, 19:14, 19:22, 20:9, 20:22, 21:3, 22:14, 22:17, 23:4, 23:7, 23:10, 25:3, 25:6, 25:11, 25:20, 26:1, 26:10, 27:7, 28:6, 28:19, 31:15, 32:5, 33:13, 34:9, 34:15, 35:1, 35:8, 35:13, 42:7, 42:19, 42:22, 43:5, 43:22, 44:5, 44:14, 44:18, 45:10, 45:17, 45:22, 46:3, 46:8, 46:12, 47:8, 47:15, 48:20, 49:3, 49:6, 53:17, 54:13, 60:13, 60:19, 61:21, 62:4, 63:21, 64:5, 64:8, 74:17, 86:22</p> <p><b>Prisby</b> [1] - 4:20</p> <p><b>problem</b> [8] - 25:2, 34:19, 34:20, 63:2,</p>	<p>64:1, 69:17, 72:18, 84:1</p> <p><b>procedurally</b> [1] - 7:16</p> <p><b>proceed</b> [4] - 17:22, 76:15, 77:11, 83:2</p> <p><b>proceeding</b> [1] - 18:9</p> <p><b>PROCEEDINGS</b> [1] - 1:8</p> <p><b>proceedings</b> [1] - 87:4</p> <p><b>process</b> [24] - 4:2, 7:11, 7:13, 7:20, 23:6, 31:18, 36:19, 37:7, 37:18, 38:8, 38:14, 38:19, 39:1, 39:2, 39:16, 40:2, 40:16, 46:9, 47:17, 52:15, 53:16, 62:13, 65:22, 66:21</p> <p><b>processes</b> [1] - 39:6</p> <p><b>processing</b> [1] - 86:3</p> <p><b>produced</b> [1] - 79:21</p> <p><b>program</b> [2] - 85:21, 85:22</p> <p><b>programming</b> [1] - 75:15</p> <p><b>prohibit</b> [1] - 18:8</p> <p><b>project</b> [3] - 3:16, 11:15, 79:9</p> <p><b>projects</b> [3] - 15:15, 41:22, 42:9</p> <p><b>promote</b> [1] - 75:13</p> <p><b>Properties</b> [1] - 30:16</p> <p><b>properties</b> [2] - 8:15, 10:22</p> <p><b>property</b> [2] - 11:5, 12:8</p> <p><b>propose</b> [2] - 70:14, 71:3</p> <p><b>proposed</b> [5] - 12:13, 18:1, 18:9, 30:17, 80:1</p> <p><b>proposing</b> [1] - 12:7</p> <p><b>protocol</b> [1] - 63:1</p> <p><b>provide</b> [2] - 10:9, 75:16</p> <p><b>provided</b> [4] - 10:15, 11:18, 47:13, 53:8</p> <p><b>provides</b> [1] - 76:6</p> <p><b>public</b> [5] - 4:5, 5:6, 37:1, 37:3, 78:5</p> <p><b>Public</b> [4] - 79:17, 79:22, 80:3, 82:10</p> <p><b>publish</b> [3] - 54:1, 56:21, 58:1</p> <p><b>published</b> [1] - 37:2</p> <p><b>publishing</b> [1] - 52:3</p>
<b>P</b>				
<p><b>p.m</b> [1] - 1:14</p> <p><b>package</b> [1] - 55:2</p> <p><b>packet</b> [7] - 7:4, 12:5, 30:9, 52:18, 66:18, 66:20, 84:19</p> <p><b>packets</b> [1] - 52:13</p> <p><b>PAGE</b> [2] - 1:2, 88:2</p> <p><b>page</b> [3] - 16:16, 26:16, 36:17</p>				



<p><b>purchased</b> [1] - 79:20</p> <p><b>purchasing</b> [2] - 79:12, 80:4</p> <p><b>Purple</b> [1] - 29:14</p> <p><b>purple</b> [1] - 22:13</p> <p><b>purposes</b> [1] - 11:3</p> <p><b>pursuant</b> [1] - 30:10</p> <p><b>purview</b> [1] - 35:6</p> <p><b>push</b> [1] - 73:10</p> <p><b>put</b> [9] - 7:4, 37:5, 39:20, 49:14, 50:15, 66:9, 76:7, 85:18, 86:9</p> <p><b>putting</b> [1] - 46:5</p>	<p><b>recently</b> [1] - 21:14</p> <p><b>recommend</b> [5] - 11:14, 27:9, 51:21, 77:11</p> <p><b>Recommend</b> [1] - 51:20</p> <p><b>recommendation</b> [9] - 25:22, 46:18, 47:15, 48:2, 49:21, 50:13, 51:4, 64:14, 76:17</p> <p><b>recommendations</b> [7] - 25:15, 38:3, 49:13, 50:7, 58:8, 58:20, 61:15</p> <p><b>record</b> [1] - 20:10</p> <p><b>refer</b> [2] - 36:11, 40:19</p> <p><b>referred</b> [3] - 36:4, 36:13, 78:11</p> <p><b>referring</b> [3] - 10:13, 56:6</p> <p><b>refine</b> [1] - 44:20</p> <p><b>regarding</b> [1] - 26:2</p> <p><b>regardless</b> [1] - 56:2</p> <p><b>regards</b> [1] - 8:17</p> <p><b>regular</b> [5] - 70:14, 71:4, 73:9, 84:20, 85:1</p> <p><b>regular-scheduled</b> [2] - 73:9, 84:20</p> <p><b>REGULATIONS</b> [1] - 1:6</p> <p><b>regulations</b> [10] - 1:10, 5:3, 7:19, 10:12, 10:13, 10:18, 10:20, 12:20, 27:15, 31:13</p> <p><b>regulatory</b> [1] - 28:13</p> <p><b>related</b> [5] - 7:10, 7:12, 8:3, 66:16, 75:4</p> <p><b>relation</b> [2] - 6:19, 8:17</p> <p><b>Remac</b> [1] - 84:1</p> <p><b>remember</b> [4] - 33:14, 59:5, 73:7, 85:17</p> <p><b>rendered</b> [1] - 19:19</p> <p><b>renditions</b> [1] - 78:19</p> <p><b>renting</b> [1] - 33:20</p> <p><b>repaint</b> [1] - 27:18</p> <p><b>repainting</b> [1] - 28:3</p> <p><b>REPORT</b> [1] - 1:8</p> <p><b>report</b> [12] - 14:15, 15:8, 15:16, 49:14, 51:5, 51:8, 64:15, 64:16, 65:3, 65:5, 67:8, 72:5</p> <p><b>reported</b> [1] - 88:6</p> <p><b>reporter</b> [2] - 52:21,</p>	<p>88:4</p> <p><b>reports</b> [1] - 66:14</p> <p><b>requests</b> [2] - 4:5, 80:6</p> <p><b>require</b> [5] - 24:20, 27:3, 27:22, 31:10, 31:11</p> <p><b>required</b> [6] - 18:13, 31:7, 31:16, 35:21, 54:1, 76:17</p> <p><b>requires</b> [1] - 24:13</p> <p><b>requiring</b> [1] - 10:20</p> <p><b>research</b> [1] - 60:1</p> <p><b>researching</b> [1] - 80:8</p> <p><b>residential</b> [2] - 5:15, 21:4</p> <p><b>residents</b> [1] - 41:5</p> <p><b>respect</b> [5] - 6:5, 41:9, 50:8, 50:9, 61:7</p> <p><b>responsibilities</b> [1] - 30:2</p> <p><b>responsibility</b> [2] - 8:22, 67:5</p> <p><b>responsible</b> [2] - 9:12, 80:9</p> <p><b>restraining</b> [1] - 28:3</p> <p><b>result</b> [1] - 7:22</p> <p><b>retuckpointing</b> [1] - 28:4</p> <p><b>REVIEW</b> [1] - 1:6</p> <p><b>Review</b> [8] - 7:12, 9:11, 30:9, 30:18, 35:19, 37:19, 50:17, 61:13</p> <p><b>review</b> [58] - 1:10, 5:3, 8:14, 8:18, 8:20, 9:2, 9:7, 11:1, 11:6, 11:11, 12:15, 13:20, 14:4, 14:10, 15:22, 16:14, 19:7, 20:4, 21:8, 21:9, 26:9, 26:12, 29:1, 31:11, 31:19, 32:9, 35:5, 36:3, 41:10, 42:10, 44:17, 45:5, 46:18, 47:10, 48:4, 48:5, 51:17, 51:20, 55:3, 55:15, 57:6, 57:8, 58:6, 61:10, 61:11, 61:14, 62:3, 62:21, 64:19, 65:21, 73:10, 77:15, 78:10, 79:8, 79:12, 79:15, 84:6, 84:20</p> <p><b>reviewed</b> [8] - 32:18, 36:2, 41:11, 41:12, 42:12, 44:8, 45:15, 76:16</p> <p><b>reviewing</b> [4] - 15:6,</p>	<p>25:13, 42:16, 79:20</p> <p><b>reviews</b> [4] - 9:5, 9:13, 15:3, 46:20</p> <p><b>rewrite</b> [2] - 3:20, 67:19</p> <p><b>rewriting</b> [1] - 2:16</p> <p><b>Robb</b> [3] - 21:22, 22:5, 38:21</p> <p><b>Robbins</b> [13] - 5:11, 5:14, 5:16, 6:16, 12:1, 13:19, 16:1, 21:12, 21:15, 68:10, 72:2, 76:19</p> <p><b>role</b> [2] - 25:14, 61:8</p> <p><b>roles</b> [3] - 30:2, 38:15, 75:6</p> <p><b>roll</b> [1] - 4:16</p> <p><b>round</b> [1] - 85:18</p> <p><b>ruin</b> [1] - 41:2</p> <p><b>rule</b> [1] - 19:8</p> <p><b>run</b> [1] - 26:5</p> <p><b>running</b> [1] - 70:2</p>	<p>11:10, 30:13, 70:18</p> <p><b>sections</b> [1] - 68:7</p> <p><b>see</b> [14] - 4:13, 26:16, 30:3, 35:17, 36:18, 56:1, 63:9, 71:10, 73:3, 78:16, 79:22, 81:7, 82:1, 84:10</p> <p><b>seeing</b> [1] - 55:11</p> <p><b>sees</b> [1] - 61:17</p> <p><b>send</b> [2] - 25:12, 59:18</p> <p><b>sense</b> [5] - 22:20, 42:12, 48:10, 61:2, 66:8</p> <p><b>sent</b> [1] - 76:13</p> <p><b>separate</b> [5] - 64:16, 75:11, 76:2, 84:17, 85:15</p> <p><b>separation</b> [1] - 53:20</p> <p><b>September</b> [1] - 6:11</p> <p><b>Series</b> [1] - 67:12</p> <p><b>seriously</b> [1] - 65:4</p> <p><b>service</b> [2] - 38:17, 75:15</p> <p><b>services</b> [2] - 75:17</p> <p><b>session</b> [1] - 72:16</p> <p><b>set</b> [8] - 27:21, 30:6, 44:7, 53:13, 53:15, 58:18, 77:13, 79:11</p> <p><b>settle</b> [1] - 50:10</p> <p><b>seven</b> [1] - 2:14</p> <p><b>several</b> [1] - 7:16</p> <p><b>shall</b> [8] - 17:4, 17:5, 17:13, 17:16, 17:17, 17:22, 18:1, 18:8</p> <p><b>Shannon</b> [3] - 4:17, 75:7, 86:6</p> <p><b>SHANNON</b> [1] - 1:21</p> <p><b>shed</b> [1] - 30:7</p> <p><b>shorthand</b> [2] - 88:6, 88:8</p> <p><b>shows</b> [2] - 36:18, 37:18</p> <p><b>side</b> [2] - 21:17, 47:20</p> <p><b>sign</b> [21] - 8:17, 8:18, 9:5, 12:8, 15:18, 41:8, 41:19, 42:5, 55:11, 56:5, 56:8, 73:8, 73:10, 73:14, 77:16, 79:1, 79:20, 80:8, 80:14, 81:17, 82:20</p> <p><b>signage</b> [12] - 15:16, 15:22, 18:2, 18:10, 26:8, 46:18, 46:20, 55:2, 76:14, 80:5, 85:15, 85:16</p> <p><b>significant</b> [2] -</p>
<p><b>Q</b></p>				
<p><b>quadrant</b> [2] - 5:10, 5:13</p> <p><b>questioning</b> [1] - 4:12</p> <p><b>questions</b> [5] - 8:8, 48:12, 48:15, 48:18, 74:5</p> <p><b>quick</b> [3] - 53:2, 72:19</p> <p><b>quickly</b> [2] - 38:18, 69:2</p> <p><b>quite</b> [1] - 6:4</p> <p><b>quotation</b> [1] - 77:5</p> <p><b>quotes</b> [1] - 58:5</p>				
<p><b>R</b></p>				
<p><b>radical</b> [2] - 31:22, 32:4</p> <p><b>raise</b> [1] - 4:11</p> <p><b>rather</b> [1] - 28:2</p> <p><b>RDR</b> [2] - 88:3, 88:12</p> <p><b>read</b> [2] - 13:4, 33:3</p> <p><b>reading</b> [3] - 16:21, 38:1, 38:6</p> <p><b>reads</b> [1] - 15:8</p> <p><b>ready</b> [3] - 70:20, 71:2, 73:1</p> <p><b>really</b> [11] - 19:13, 20:11, 27:19, 34:4, 39:7, 40:10, 43:17, 48:21, 54:18, 75:9, 84:10</p> <p><b>reasonable</b> [1] - 77:8</p> <p><b>reasoning</b> [1] - 63:22</p> <p><b>reasons</b> [3] - 9:7, 17:6, 57:13</p> <p><b>received</b> [1] - 7:6</p> <p><b>receives</b> [1] - 66:17</p> <p><b>receiving</b> [1] - 18:12</p>				



<p>32:16  <b>significantly</b> [1] - 31:1  <b>signs</b> [21] - 9:7, 21:9, 42:14, 47:8, 76:21, 77:2, 78:1, 78:3, 78:5, 78:10, 78:20, 81:12, 82:22, 83:6, 83:7, 83:10, 83:13, 83:16, 83:21, 84:11, 85:18  <b>silly</b> [1] - 43:12  <b>similar</b> [1] - 29:5  <b>simmer</b> [1] - 55:22  <b>simple</b> [1] - 56:16  <b>simply</b> [2] - 24:4, 50:19  <b>sine</b> [1] - 87:5  <b>sit</b> [2] - 15:7, 55:8  <b>site</b> [3] - 12:13, 18:6, 42:10  <b>six</b> [1] - 2:13  <b>sixth</b> [1] - 67:12  <b>Skokie</b> [1] - 29:16  <b>slate</b> [1] - 33:21  <b>small</b> [1] - 45:5  <b>Society</b> [5] - 69:18, 75:4, 75:10, 76:3, 86:2  <b>solving</b> [1] - 56:12  <b>someone</b> [3] - 29:6, 31:18, 34:17  <b>sometimes</b> [5] - 40:1, 40:3, 40:20, 55:22  <b>somewhere</b> [1] - 4:7  <b>son</b> [1] - 6:4  <b>Sophomore</b> [1] - 3:14  <b>sorry</b> [3] - 49:17, 72:19, 82:17  <b>sort</b> [1] - 66:4  <b>sound</b> [1] - 43:16  <b>sounds</b> [1] - 36:6  <b>sourcing</b> [2] - 80:8, 83:21  <b>south</b> [1] - 21:13  <b>southeast</b> [2] - 5:10, 5:13  <b>space</b> [2] - 33:20, 72:15  <b>special</b> [12] - 1:9, 2:6, 2:14, 3:19, 54:3, 67:18, 71:4, 71:14, 71:16, 71:18, 71:21, 85:5  <b>specific</b> [3] - 4:5, 18:15, 77:6  <b>specific - designated</b> [1] - 18:15  <b>specifically</b> [2] - 5:4,</p>	<p>33:17  <b>specify</b> [2] - 17:5, 17:18  <b>speed</b> [2] - 23:6, 24:8  <b>spend</b> [2] - 6:3, 71:5  <b>spot</b> [2] - 37:6, 66:10  <b>spring</b> [1] - 71:9  <b>ss</b> [2] - 1:1, 88:1  <b>staff</b> [4] - 9:21, 78:14, 79:8, 80:21  <b>stand</b> [1] - 74:12  <b>standard</b> [1] - 27:21  <b>standards</b> [4] - 11:12, 11:16, 35:17, 44:7  <b>start</b> [2] - 5:2, 28:20  <b>started</b> [1] - 79:9  <b>starting</b> [1] - 43:16  <b>State</b> [1] - 88:5  <b>STATE</b> [2] - 1:1, 88:1  <b>states</b> [1] - 67:5  <b>stays</b> [2] - 12:18, 13:1  <b>steer</b> [1] - 33:12  <b>step</b> [1] - 25:19  <b>steps</b> [1] - 37:20  <b>still</b> [5] - 38:19, 44:13, 44:14, 56:6  <b>stipulates</b> [1] - 12:6  <b>stomach</b> [1] - 69:16  <b>stop</b> [3] - 8:9, 27:20, 29:13  <b>Stop</b> [2] - 22:16, 28:21  <b>stopping</b> [1] - 27:16  <b>Store</b> [1] - 76:5  <b>straight</b> [2] - 13:22, 62:22  <b>stream</b> [7] - 46:6, 50:16, 50:17, 55:12, 63:11  <b>streamline</b> [1] - 39:15  <b>street</b> [1] - 21:18  <b>Street</b> [1] - 14:13  <b>streetscape</b> [2] - 25:10, 29:6  <b>streetscapes</b> [1] - 76:1  <b>structure</b> [4] - 18:6, 23:20, 23:21, 50:18  <b>stuff</b> [4] - 6:7, 56:1, 69:3, 72:7  <b>subdivision</b> [1] - 5:11  <b>subject</b> [3] - 11:1, 11:6, 30:18  <b>submission</b> [3] - 65:6, 65:8</p>	<p><b>submit</b> [2] - 35:21, 48:7  <b>submits</b> [1] - 36:21  <b>submitted</b> [1] - 37:12  <b>subsequently</b> [1] - 12:16  <b>suddenly</b> [1] - 29:8  <b>sufficient</b> [1] - 56:20  <b>suggest</b> [2] - 32:19, 82:14  <b>summarize</b> [2] - 58:21, 60:17  <b>summary</b> [4] - 26:2, 57:8, 58:6, 64:19  <b>super</b> [1] - 38:13  <b>super-complicated</b> [1] - 38:13  <b>supporting</b> [1] - 36:22  <b>supposed</b> [1] - 45:21  <b>survive</b> [1] - 65:21  <b>sworn</b> [1] - 2:11</p> <p><b>T</b></p> <p><b>tapping</b> [1] - 55:19  <b>task</b> [1] - 73:21  <b>technically</b> [2] - 21:12, 21:15  <b>telephone</b> [1] - 1:20  <b>templates</b> [1] - 80:17  <b>term</b> [1] - 57:5  <b>terms</b> [9] - 4:1, 7:15, 11:13, 38:14, 38:17, 41:7, 64:11, 68:15, 83:20  <b>testimony</b> [2] - 1:8, 88:6  <b>Thanksgiving</b> [1] - 72:14  <b>THE</b> [2] - 1:3, 1:4  <b>therefor</b> [2] - 17:7, 18:13  <b>therefore</b> [1] - 31:12  <b>thinking</b> [3] - 33:20, 47:6, 64:1  <b>third</b> [4] - 7:19, 11:19, 17:15, 38:9  <b>thoughts</b> [6] - 26:6, 29:5, 48:1, 55:5, 65:18, 74:5  <b>three</b> [11] - 16:18, 33:15, 37:20, 38:10, 54:17, 60:20, 70:8, 71:6, 79:17, 81:9, 81:12  <b>Thursday</b> [1] - 52:12  <b>timed</b> [1] - 46:17  <b>timeline</b> [1] - 53:18</p>	<p><b>timetable</b> [1] - 71:22  <b>Title</b> [2] - 15:2, 59:13  <b>together</b> [3] - 38:16, 76:2, 86:9  <b>tonight</b> [6] - 3:19, 4:10, 5:5, 30:10, 50:6, 55:1  <b>Tonight</b> [1] - 5:16  <b>took</b> [1] - 82:5  <b>topic</b> [3] - 7:2, 67:10, 69:13  <b>topics</b> [1] - 72:5  <b>topper</b> [7] - 76:20, 78:1, 78:3, 83:5, 83:7, 83:13, 83:21  <b>total</b> [1] - 42:11  <b>touch</b> [2] - 7:16, 8:12  <b>touched</b> [1] - 36:20  <b>tours</b> [3] - 75:19, 76:6, 76:7  <b>town</b> [3] - 21:21, 36:10, 75:12  <b>traffic</b> [1] - 74:1  <b>transcribed</b> [1] - 52:21  <b>transcript</b> [2] - 66:19, 88:8  <b>trick</b> [1] - 33:1  <b>trigger</b> [3] - 24:21, 27:10, 28:14  <b>triggered</b> [1] - 35:22  <b>triggering</b> [1] - 27:16  <b>triggers</b> [2] - 24:14, 29:1  <b>trouble</b> [1] - 82:13  <b>true</b> [1] - 88:8  <b>truly</b> [1] - 57:4  <b>trustees</b> [1] - 47:16  <b>Trustees</b> [15] - 36:10, 36:12, 36:14, 44:11, 44:15, 44:21, 63:1, 63:4, 63:5, 63:20, 64:3, 64:15, 64:16, 65:13, 68:6  <b>try</b> [2] - 33:2, 84:2  <b>trying</b> [10] - 4:6, 16:2, 28:13, 29:17, 32:12, 39:19, 51:2, 65:2, 81:14, 85:8  <b>tuckpoint</b> [1] - 28:8  <b>tuckpointing</b> [1] - 29:11  <b>turn</b> [4] - 16:15, 16:16, 36:16, 53:1  <b>turnaround</b> [1] - 72:19  <b>tweak</b> [2] - 40:5, 40:6  <b>twice</b> [1] - 38:8  <b>two</b> [21] - 5:8, 6:3, 17:2, 43:2, 48:6, 54:7,</p>	<p>56:12, 56:18, 56:19, 60:19, 63:5, 65:11, 65:12, 69:9, 70:10, 75:17, 79:17, 81:9, 81:11, 86:9  <b>type</b> [1] - 19:8  <b>typically</b> [1] - 74:9</p> <p><b>U</b></p> <p><b>ultimately</b> [1] - 49:16  <b>Under</b> [1] - 32:8  <b>under</b> [12] - 9:2, 10:3, 10:16, 12:6, 13:16, 16:16, 31:7, 31:8, 31:12, 32:9, 68:17, 74:17  <b>unintended</b> [1] - 62:12  <b>unless</b> [1] - 52:20  <b>up</b> [20] - 8:7, 20:1, 25:6, 40:3, 45:8, 53:19, 55:9, 56:19, 57:4, 57:6, 57:12, 58:12, 70:1, 70:17, 71:7, 71:11, 73:11, 74:8, 74:22, 79:2  <b>uses</b> [1] - 83:22  <b>usurp</b> [1] - 25:18</p> <p><b>V</b></p> <p><b>vacation</b> [1] - 6:9  <b>various</b> [1] - 5:18  <b>verification</b> [1] - 68:6  <b>versus</b> [1] - 30:3  <b>via</b> [1] - 1:20  <b>Village</b> [37] - 2:2, 3:21, 10:14, 10:17, 12:19, 12:21, 13:20, 14:3, 14:9, 14:15, 28:18, 30:11, 36:4, 38:1, 38:4, 38:5, 39:10, 46:21, 49:15, 49:16, 51:13, 53:22, 57:9, 58:3, 58:14, 59:8, 64:22, 66:17, 66:20, 66:22, 74:3, 76:16, 78:22, 82:21, 83:22  <b>VILLAGE</b> [1] - 1:3  <b>village</b> [1] - 81:22  <b>Village's</b> [1] - 78:1  <b>violation</b> [1] - 24:17  <b>vis</b> [2] - 61:9  <b>vis-a-vis</b> [1] - 61:9  <b>visited</b> [1] - 75:18  <b>visiting</b> [1] - 6:4  <b>voice</b> [1] - 4:16</p>
--	---	--	--	--



<b>vote</b> <sup>[3]</sup> - 4:16, 15:4, 47:16 <b>voting</b> <sup>[1]</sup> - 59:22	<b>withdrawal</b> <sup>[3]</sup> - 6:20, 69:12, 72:2 <b>wonder</b> <sup>[1]</sup> - 33:9 <b>wondering</b> <sup>[4]</sup> - 30:22, 44:5, 57:3, 75:3 <b>wording</b> <sup>[3]</sup> - 78:10, 83:17, 83:18 <b>workable</b> <sup>[1]</sup> - 55:4 <b>workload</b> <sup>[2]</sup> - 9:18, 43:10 <b>works</b> <sup>[1]</sup> - 78:5 <b>Works</b> <sup>[4]</sup> - 79:18, 79:22, 80:3, 82:11 <b>World</b> <sup>[1]</sup> - 67:12 <b>worst</b> <sup>[2]</sup> - 40:21, 60:14 <b>worth</b> <sup>[1]</sup> - 54:18 <b>wrap</b> <sup>[1]</sup> - 71:7 <b>write</b> <sup>[9]</sup> - 13:9, 15:8, 44:6, 51:17, 51:19, 59:6, 59:7, 59:9, 59:16 <b>writing</b> <sup>[3]</sup> - 17:5, 17:9, 17:17 <b>written</b> <sup>[7]</sup> - 18:17, 23:2, 43:18, 52:1, 52:12, 67:5, 67:8	80:10, 80:12, 80:16, 81:1, 81:5, 81:9, 81:14, 81:21, 82:7, 82:10, 83:4, 83:8, 84:12, 84:18, 85:3, 85:6, 85:11 <b>Yves</b> <sup>[1]</sup> - 21:13
<b>W</b>		<b>Z</b>
<b>wait</b> <sup>[1]</sup> - 40:13 <b>walk</b> <sup>[1]</sup> - 25:14 <b>wants</b> <sup>[2]</sup> - 50:7, 54:4 <b>waste</b> <sup>[2]</sup> - 15:7, 15:14 <b>Wednesday</b> <sup>[4]</sup> - 52:11, 52:19, 70:16, 73:8 <b>weeds</b> <sup>[1]</sup> - 4:1 <b>week</b> <sup>[6]</sup> - 47:19, 52:9, 52:14, 53:18, 53:19 <b>weeks</b> <sup>[5]</sup> - 6:4, 46:9, 54:8, 56:18, 56:19 <b>weigh</b> <sup>[2]</sup> - 64:17 <b>weighed</b> <sup>[1]</sup> - 15:17 <b>WEINBERGER</b> <sup>[30]</sup> - 1:21, 4:17, 9:15, 9:20, 10:5, 18:19, 19:16, 19:21, 21:8, 26:7, 26:12, 34:8, 44:2, 46:13, 46:16, 47:3, 47:14, 48:3, 48:11, 48:19, 49:7, 49:20, 50:3, 62:1, 70:1, 70:4, 75:9, 85:20, 86:14, 86:18 <b>Weinberger</b> <sup>[1]</sup> - 4:17 <b>welcome</b> <sup>[3]</sup> - 3:18, 74:16 <b>Western</b> <sup>[1]</sup> - 84:1 <b>white</b> <sup>[3]</sup> - 22:10, 33:10 <b>whole</b> <sup>[3]</sup> - 28:5, 29:8, 40:16 <b>Williams</b> <sup>[3]</sup> - 2:9, 4:21, 4:22 <b>WILLIAMS</b> <sup>[32]</sup> - 1:20, 4:22, 30:19, 30:22, 31:14, 32:19, 33:5, 33:8, 34:7, 57:3, 57:18, 58:4, 59:20, 60:7, 60:10, 61:1, 64:18, 65:9, 65:16, 66:1, 72:1, 78:9, 78:16, 78:21, 79:6, 82:19, 83:12, 83:17, 84:3, 84:8, 84:15, 86:20 <b>winter</b> <sup>[1]</sup> - 79:18 <b>wish</b> <sup>[1]</sup> - 57:13	<b>Y</b> <b>year</b> <sup>[11]</sup> - 3:10, 3:13, 41:18, 42:14, 53:13, 53:22, 54:17, 60:20, 67:20, 72:14, 76:3 <b>yearly</b> <sup>[1]</sup> - 42:16 <b>years</b> <sup>[2]</sup> - 40:9, 73:13 <b>young</b> <sup>[1]</sup> - 2:19 <b>YU</b> <sup>[76]</sup> - 2:2, 2:12, 13:6, 13:19, 14:3, 14:7, 14:17, 15:1, 15:12, 15:14, 15:20, 16:9, 19:19, 21:16, 23:14, 23:16, 23:20, 24:3, 24:6, 24:11, 24:13, 24:19, 26:15, 30:14, 36:8, 37:8, 37:14, 38:10, 41:16, 42:18, 42:20, 43:1, 47:2, 52:6, 52:9, 54:10, 56:10, 56:22, 58:12, 58:15, 58:17, 59:4, 59:10, 66:12, 66:17, 70:16, 70:21, 71:14, 73:6, 73:15, 76:22, 77:9, 77:13, 77:18, 77:21, 79:4, 79:10, 79:16, 80:2,	<b>zoning</b> <sup>[1]</sup> - 30:14 <b>Zook</b> <sup>[4]</sup> - 14:13, 33:19, 34:9, 34:11



## MEMORANDUM

**DATE:** November 8, 2019

**TO:** Historic Preservation Commission

**FROM:** Michael D'Onofrio, Consultant

**RE:** November Special Meeting of HPC - Agenda Items

Following is an outline of the items to be discussed at the November Special Meeting of the Historic Preservation Commission. The first matter to be discussed is the Certificate of Appropriateness process for properties located in the Robbins Parks Historic District (RPHD). The second agenda item is landmark withdrawals, and the third is consideration of the establishment of a new landmark designation.

### RPHD CERTIFICATES OF APPROPRIATENESS

#### I. BACKGROUND

1. Robbins Park is a single family residential district which was placed on the National Register of Historic Places on October 10, 2008. (Attachment A).
2. The district includes 368 properties, the vast majority of which are zoned R-1 Residential. The 368 properties are made up of 232 Contributing\* and 136 Non-Contributing Structures.

*\*A Contributing Structure is defined by the U.S. Dept. of the Interior as "a building, site, structure, or object adding to the historic significance of a property".*

3. Currently the HPC reviews Certificates of Appropriateness (CofA) for properties in the RPHD.
  - a. The HPC reviews CofA for the following types of projects in the RPHD:
    - i. New construction
    - ii. Demolitions

#### II. CURRENT REGULATIONS

1. Certificates of Appropriateness (CofA) are regulated pursuant to Section 14-5 of the Village Code (Attachment B).
  - a. Section 14-5-1 – *"No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of the designated landmark without prior issuance of a certificate of appropriateness..."*.

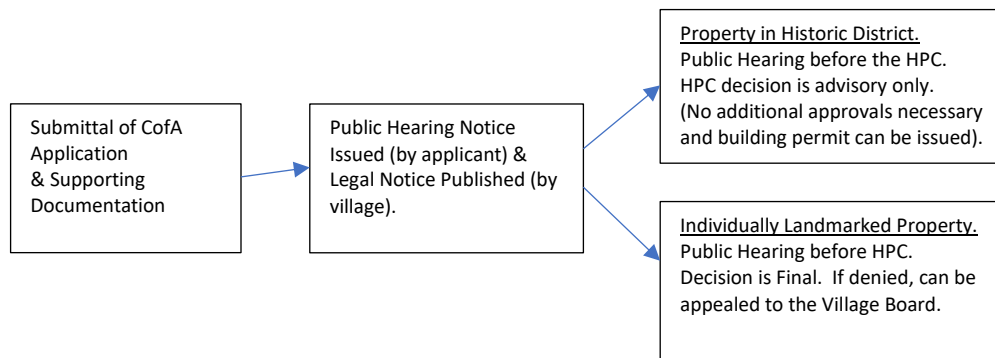


This requirement holds true for all structures, whether they are individual landmarks, contributing, or non-contributing structures in the RPHD.

2. The requirements for a CofA are established in Sections 14-5-2 thru 14-5-5 of the Village Code (Attachment C). Following is an outline of the requirements and the code section where they are delineated.
  - a. Establishment of criteria necessary to obtain an CofA, including the General and Design Standards (Section 14-5-2).
  - b. Application submittal requirements (Section 14-5-3).
  - c. CofA review process (Section 14-5-4).
  - d. Role of the HPC in the review process.
    - i. The decision of the HPC is bifurcated. It is binding on those properties that are individually designated landmarks; it is only advisory for properties in historic districts.

### III. CURRENT PROCESS

1. Flow chart identifying the current review process:



On average the review process takes approximately eight weeks.

2. With respect to the RPHD, the HPC only reviews CofA for two types of projects, those being new home construction and demolitions. CofA reviews are not done for additions and exterior alterations.

### IV. ADDITIONAL DATA

1. Over the past three years an average of 11 CofA applications in RPHD were reviewed by the HPC (2017 – 14; 2018 - 8; 2019 YTD - 10).
2. Based on previous building permit data, it is estimated that if CofA were required for additions and alterations in the RPHD, it would result in 8 to 10 additional applications being reviewed annually; this would represent in almost doubling the annual average of CofA applications considered by the HPC.



V. CERTIFICATE OF APPROPRIATENESS

1. One issue the HPC has expressed interest in making modifications to the CofA application form (Attachment C).
2. Other materials that might be required submittals with CofA application, i.e. architectural drawings, material samples, etc.

VI. ISSUES TO CONSIDER

1. Should CofA applications for exterior alterations and additions be required, and if so, should they include only certain types of improvements be subject to review, i.e. those visible from the street?
2. Consider whether HPC recommendations should remain advisory.
3. Is there a need to provide formal findings for any HPC decision?
4. Increased time it takes to obtain a building permit.
5. Increased staff time to process additional CofA applications.
6. Requiring a more detailed CofA application submittal by the property owner.
7. Expanded role of HPC into the area of building design v. historic preservation.
8. Amendments to the Village Code in order to codify modifications to RPHD requirements.
9. Need to consider whether the fee for a CofA should be established. Currently there is no specific CofA fee.

VII. OTHER ITEMS

**LANDMARK WITHDRAWALS**

I. BACKGROUND

1. Landmark withdrawals are regulated under Section 14-4-1 of the Village Code (Attachment D).
2. Only individually designated landmarks can be withdrawn. Historic districts, or non-individually designated properties can be withdrawn.

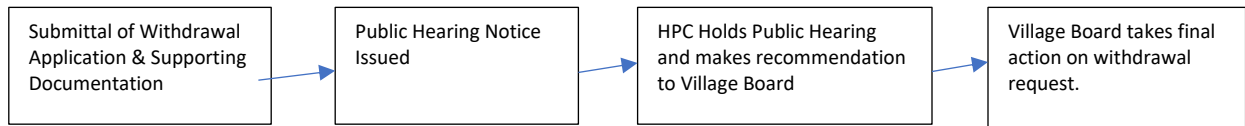
II. CURRENT REGULATIONS

1. Pursuant to Village Code a landmark cannot be withdrawn unless it meets one of the following five conditions:
  - a. The qualities which caused it to be landmarked have been lost or destroyed.
  - b. Additional information is provided that shows conclusively that it does not possess sufficient significance to meet designation criteria.
  - c. Original designation was clearly an error.
  - d. There was a prejudicial procedural error in designation process.
  - e. The owner demonstrates that they are experiencing significant and continuing hardship that will negatively impact his/her ability to maintain the landmark.



### III. CURRENT PROCESS

#### 1. Flow Chart identifying the current review process.



### IV. OTHER DATA

1. In the past six years there have been two landmark withdrawals. In 2013, withdrawal of landmark status was granted for 319 N. Washington. In 2017, a landmark withdrawal was approved for 244 E. First Street. Both of these properties were single family residences.
2. It should be noted that with respect to the 244 E. First Street, the HPC recommended against withdrawal of the landmark status, but it was subsequently approved by the Village Board.

### V. ISSUES TO CONSIDER

1. Concerns have been expressed over different recommendations/decisions by the HPC and Village Board, as was the case with 244. E. First Street.
2. What type of financial information should be required when an applicant is requesting removal of landmark status based on Criteria E listed above – owner is experiencing significant and continuing hardship that will negative impact his/her ability to maintain the landmarked property. Also, require submittal of the following information:
  - a. Submit Federal Tax Returns from the previous three (3) years.
  - b. Provide proof that the property has been on the market for a minimum of the previous 12 months.
  - c. Verify that the property has not benefitted from the State of Illinois Property Tax Assessment Freeze Program.
3. Possible amendments to the current withdrawal regulations:
  - a. Place a complete prohibition on landmarks established after 2019. Landmarks established prior to 2019 would be subject to the current regulations.
  - b. Establish a minimum time period before a withdrawal application could be made.
    - i. Three years minimum.
    - ii. For a property taking advantage of the State's Property Tax Assessment Freeze, prohibit any withdrawals for the period the freeze is in effect (8-12 years).



## VI. OTHER ITEMS

### **ESTABLISHMENT OF A NEW LANDMARK DESIGNATION**

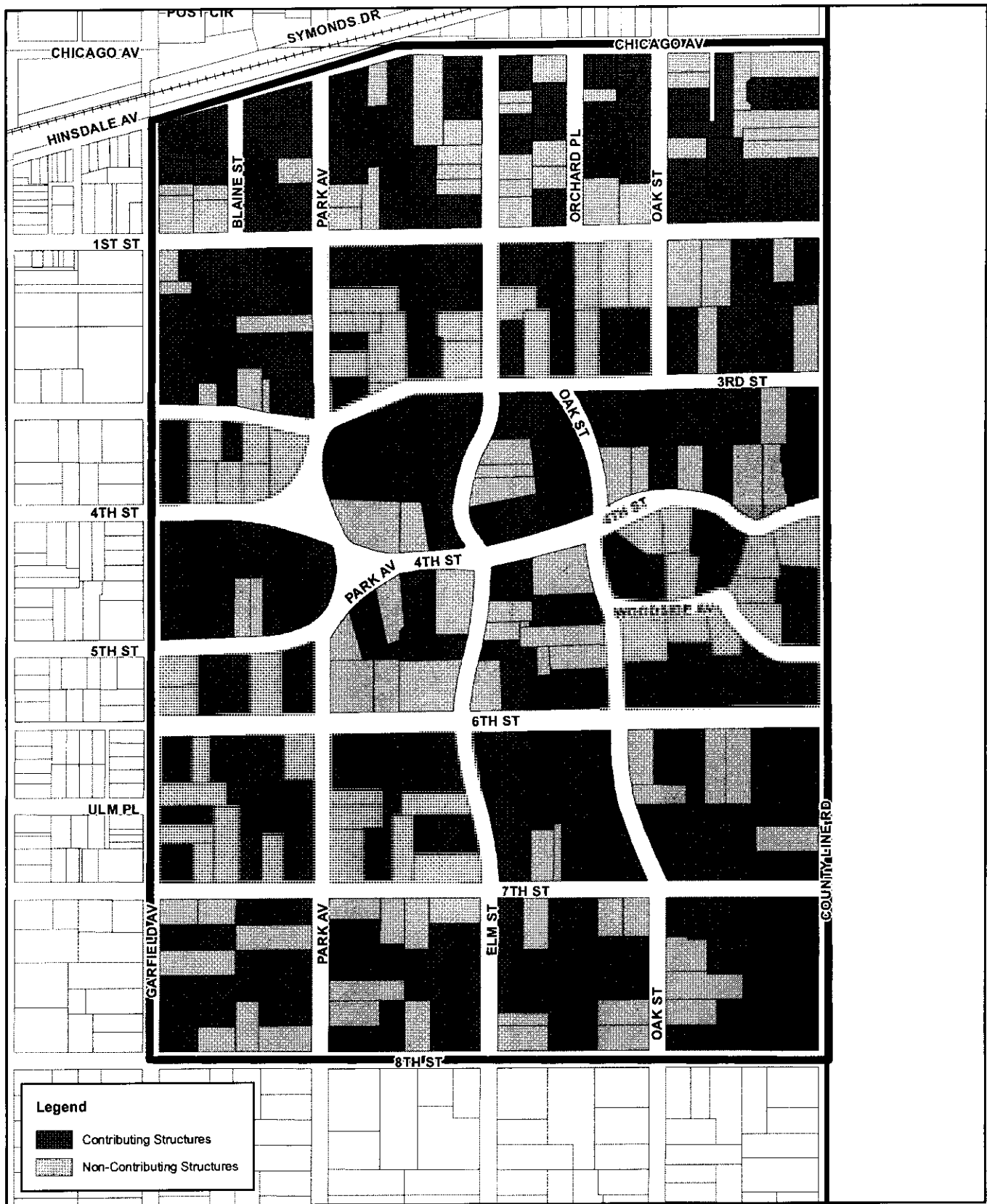
1. In order to accomplish the dual goals of encouraging property owners to landmark their properties and at the same time lessening the requirements governing them, i.e. withdrawal, establishing a new category of landmarks might be considered. This could be an “honorary landmark designation”. The benefit of this type of honorific status would allow for historic designation without a property being subject to CofA and/or withdrawal requirements.
2. Establish an application submittal and review process.
  - a. Determine whether the HPC should have final approval over this landmark approval/denial.
  - b. Criteria that should be considered in approval/denial of landmark status.
3. Other Items.

### Attachments

- A – Map of Robbins Park Historic District
- B – Section 14-5 of Village Code
- C – Certificate of Appropriateness Application
- D – Section 14-4-1 of Village Code



# ROBBINS PARK HISTORIC DISTRICT





## **Chapter 5**

# **CERTIFICATE OF APPROPRIATENESS**

### **14-5-1: REQUIRED:**

- A. Landmarks: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a certificate of appropriateness in accordance with the procedures and criteria specified in this chapter.
- B. Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.
- C. Exemption: Certificates of appropriateness shall not be required in connection with permits necessary for compliance with a lawful order of a village, including, without limitation, any permit necessary to correct what is determined by the issuing officer to be an immediate health or safety problem; provided that such order expressly exempts the alteration, demolition, signage, or other physical modifications from certificate of appropriateness procedures; and provided further that such order may be subject to appropriate conditions to advance the purpose and goals of this title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

### **14-5-2: CRITERIA:**

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

#### **A. General Standards:**

- 1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
- 2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic



material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.

3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

#### B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be



compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.

2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.



- C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

### **14-5-3: APPLICATION:**

- A. Formal Application Requirements: Any person proposing an alteration to, or seeking a building, demolition, sign, or other permit for, any designated landmark, or for any structure, building, site, or area within a designated historic district, shall submit a formal application for a certificate of appropriateness as a precondition to commencing such alteration or obtaining such permit. The formal application for a certificate of appropriateness shall include the following information and specifications:
1. Applicant's name;
  2. Owner's name, if different from applicant;
  3. Street address and legal description of the site;
  4. An overall site plan of the site, including front, side, and rear elevation drawings in the case of alteration or partial demolition;
  5. Brief description of the structures, buildings, and objects on the site and the structures, buildings, and objects on site adjacent to and across from such original site;
  6. Detailed description of the proposed alteration or demolition, together with any architectural drawings, sketches, and photographs indicating how and to what extent such alteration or demolition shall affect a landmark or historic district;
  7. Names and addresses of the owners of property adjacent to and access from the site;
  8. A list and photographs of significant architectural features in relation to the structures, buildings, or objects on the site previously designated by the commission as being worthy of protection and preservation;
  9. Identification of any architect or developer involved in the alteration or demolition; and
  10. Such other relevant information as requested by the village manager or the commission.
- B. Preliminary Application Requirements: Preliminary applications for nomination shall be filed with the village manager, on forms provided by the village manager and shall include such information required by subsection A of this section as are necessary to allow review by the commission. No applicant shall be required to file a preliminary application prior to filing a formal application. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)



## **14-5-4: REVIEW OF APPLICATION:**

### **A. Review Of Formal Application:**

1. **Public Meeting If No Demolition:** After the filing of a properly completed formal application for a certificate of appropriateness that does not include any request for demolition, the commission shall conduct a public meeting on the application. Notice of the meeting shall be given in accordance with section [14-1-4](#) of this title. The meeting shall be conducted within ninety (90) days after the properly completed formal application has been filed.
2. **Public Hearing If Demolition, Relocation, Or Removal:** After the filing of a properly completed formal application for a certificate of appropriateness that includes a request for demolition, relocation, or removal, the commission shall conduct a public hearing on the application. Notice of the hearing shall be given in accordance with section [14-1-4](#) of this title, and the hearing shall be conducted in accordance with section [14-1-5](#) of this title. The hearing shall be commenced within ninety (90) days after the properly completed formal application has been filed. (Ord. O2002-37, 6-18-2002)

- B. Review Of Preliminary Applications:** Following the proper filing of a complete preliminary application, the village manager shall cause such application to be on the agenda of the next regular commission meeting after the date of its filing. The commission shall, not later than the first regular commission meeting after the preliminary application has been referred to it, commence and conclude its review of the preliminary application.

The purpose of such review shall be to broadly acquaint the commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the commission may have at the time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

At the meeting at which the preliminary application is considered, any member of the commission may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no recommendation shall be made, and no final or binding action shall be taken, with respect to any preliminary application by the Commission. Any views expressed in the course of the Commission's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Commission, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Title. Applications by the Village shall not be subject to the provisions of this subsection. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

## **14-5-5: DECISION OF THE COMMISSION:**



- A. Approval: If the application is approved without conditions, the Commission shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. The Commission shall notify the applicants of its decision within thirty (30) days after the close of the public hearing.
- B. Approval With Conditions: If the application is approved with conditions, the Commission shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the Commission in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the Commission shall issue the certificate of appropriateness, subject to the conditions.
- C. Denial: If the application is denied, the Commission shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the Commission issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark. If the Commission issues a denial of a certificate of appropriateness for a structure, building, site, or area within a designated historic district, such denial is merely advisory and shall not prohibit an applicant from proceeding with the proposed alteration, demolition, signage or any other physical modifications the structure, building, site, or area within the historic district upon receiving all other required approvals and permits therefor.
- D. Validity: A certificate of appropriateness shall be invalid if the plans approved by the Commission are changed, if any conditions of the certificate are not satisfied, or if any building permit issued for the approved work becomes invalid. A certificate of appropriateness shall remain valid for a period of one year.
- E. Appeal: When a certificate of appropriateness for a designated landmark is denied, the applicant may appeal the Commission's decision to the Village Board by filing an appeal in writing to the Village Manager within fifteen (15) days after the applicant is served with notice by personal delivery or certified or registered mail of the Commission's decision. For the purposes of this Section, the date of mailing or delivery shall be the date of service. The Village Board may receive comments on the contents of the record but no new matter may be considered by the Village Board. The Village Board may affirm the decision or recommend changes by a majority vote of the Board after due consideration of the facts contained in the record submitted to the Board by the Commission. The Village Board may overturn the Commission's decision by a majority vote of a quorum of the Village Board. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

#### **14-5-6: CERTIFICATE OF ECONOMIC HARDSHIP:**



Notwithstanding any of the provisions of the ordinance to the contrary, the Commission may issue a certificate of economic hardship to allow the performance of work for which a certificate of appropriateness has been denied.

- A. State Assistance: Applicants claiming economic hardship shall be required to apply to the State Historic Preservation Agency to determine eligibility for rehabilitation assistance. The eligibility for and availability of financial aid shall be considered by the Commission in making its decision.
- B. Application Requirements: An applicant for a certificate of economic hardship may submit any or all of the following information in order to assist the Commission in making its determination on the application:
1. The amount paid for the property, the date of purchase, and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
  2. The assessed value of the land and improvements thereon according to the two (2) most recent assessments.
  3. Real estate taxes for the previous two (2) years.
  4. Remaining balance mortgage, if any, and annual debt service, if any, for the previous two (2) years.
  5. All appraisals obtained within the previous two (2) years by the owner or applicant or their lenders in connection with this purchase, financing, or ownership of the property.
  6. Any listing of the property for sale or rent, price asked, and offers received, if any.
  7. Any consideration by the owner as to profitable adaptive uses for the property.
  8. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow before and after debt service, if any, during the same period.
  9. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
  10. Any other information including income tax bracket of the owner, applicant, or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably sold or yield a reasonable return to present or future owners.
- C. Study Period: If the Commission finds that without approval of the proposed work, the property cannot obtain a reasonable economic return therefrom, then the application



shall be delayed for a period not to exceed forty five (45) days. During this period of delay, the Commission shall investigate plans and make recommendations to the Village Board to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property. Such plans and recommendations may include, without limitation, the following: a relaxation of the provisions of this Title, a reduction in real property taxes, financial assistance, building code modifications, and/or changes in zoning regulations.

- D. Decision: If, by the end of this forty five (45) day period, the Commission has found that without approval of the proposed work, the property cannot be put to a reasonable beneficial use, or the owner cannot obtain a reasonable economic return therefrom, then the Commission shall issue a certificate of economic hardship approving the proposed work. If the Commission finds otherwise, it shall deny the application for a certificate of economic hardship.
- E. Appeal: When a certificate of economic hardship is denied, the applicant may appeal the Commission's decision in the same manner provided for certificates of appropriateness, as described in Section [14-5-5](#) of this Chapter. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

#### **14-5-7: NATURAL DESTRUCTION OR DEMOLITION:**

In the case of partial or complete natural destruction or demolition of a landmark or structure, building, site, or area within an historic district, the owner of record shall be required to obtain a certificate of appropriateness from the Commission prior to reconstruction. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with:

- A. The exterior design of the structure prior to damage, and
- B. The character of the historic district, where the structure, building, site or area is within an historic district. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

#### **14-5-8: PENALTIES:**

Any person who undertakes or causes an alteration, construction, demolition, or removal of any nominated or designated landmark without a certificate of appropriateness shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00). Any person who undertakes or causes an alteration, construction, demolition, or removal of any structure, building, site, or area within a nominated or designated historic district without having obtained a final decision from the Commission on a certificate of appropriateness application shall be guilty of a misdemeanor and upon conviction thereof shall be punished



by a fine of not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00). Every day such violation shall continue to exist shall constitute a separate violation. In addition to such penalties, the Village may institute any appropriate action or proceeding to enjoin, correct or abate any violation of this Title. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)



**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
(630) 789-7000 or (630) 789-7030

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding.

**INSTRUCTIONS**

*All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.*

The Commission meets the first Wednesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The twenty (20) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

◆ Completed application with notarized certification.

◆ Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

- 1) All existing exterior elevations of the building under review.
- 2) Adjacent structures – include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

◆ Accurate/current Plat of Survey. All portions must be legible.

◆ Architectural drawings in 18"x24", clearly depicting the proposed alterations or work in color. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.



**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION APPLICATION  
FOR CERTIFICATE OF APPROPRIATENESS**

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

**Address**                      **of**                      **Property**                      **under**                      **review:**  
**Property Identification Number:** \_\_\_\_\_

**I. GENERAL INFORMATION**

1. Applicants Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
2. Owner of Record (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_
3. Others involved in project (include, name, address and telephone number):  
Architect: \_\_\_\_\_  
Attorney: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Engineer: \_\_\_\_\_

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: \_\_\_\_\_  
\_\_\_\_\_
2. Property Designation:  
Listed on the National Register of Historic Places?      \_\_\_\_\_ YES      \_\_\_\_\_ NO  
Listed as a Local Designated Landmark?      \_\_\_\_\_ YES      \_\_\_\_\_ NO  
Located in a Designated Historic District?      \_\_\_\_\_ YES      \_\_\_\_\_ NO



3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

---

---

---

---

---

---

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

\_\_\_\_\_No      \_\_\_\_\_Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code. \_\_\_\_\_

---

---

---

---

---

---



## 5. TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

### ☐ INDIVIDUAL OWNERS

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

### ☐ CORPORATION

\_\_\_\_\_  
Signature of Applicant's President

\_\_\_\_\_  
Signature of Applicant's Secretary

### ☐ PARTNERSHIP

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

### LAND TRUST

\_\_\_\_\_  
Signature

### OTHER

\_\_\_\_\_  
Signature of Authorized Officer

SUBSCRIBED AND SWORN  
to before me this \_\_\_\_\_ day of

\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



**14-4-1: CONDITIONS FOR WITHDRAWAL:**

The designation of a structure, building or site as a landmark may be withdrawn under any of the following conditions:

- A. The structure, building or site has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;
- B. Additional information shows conclusively that the structure, building or site does not possess sufficient significance to meet the designation criteria;
- C. The original designation was clearly in error;
- D. There was prejudicial procedural error in the designation process; or
- E. The owner of the structure, building or site demonstrates that he or she is experiencing significant and continuing 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. (Ord. O2014-38, 11-4-2014)