

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

December 4, 2019

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

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on December 4, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Weinberger, Commissioner Williams, Commissioner Prisby, Commissioner Braden, and Commissioner Haarlow
Absent: Commissioner Gonzalez
Also Present: Chan Yu, Village Planner

Sign Permit Review

Case A-33-2019 – 12 E. 1st Street – Glimpse Vision – 1 New Wall Sign (illuminated)

Chairman Bohnen asked if the applicant intends to paint the front of the building.

The representative for Glimpse Vision reviewed that the building has already been painted a dark grey and plan to freshen up the front façade since it's already been 2 years since the last coat.

Chairman Bohnen expressed a concern about the intensity of the lighting.

The applicant said that he resubmitted for lighting with a 3,000K color.

Commissioner Weinberger asked if the sign is code compliant.

Chan replied yes, it is under 25 SF.

Commissioner Prisby stated that the sign is too white for him.

Commissioner Weinberger agreed.

Commissioner Prisby asked if the sign lettering would be flush with the backing.

The applicant said no, it's made with HDU so it appears to be an engraved wood sign and the white backing would be recessed and has a texture to it.

Commissioner Prisby stated that he has no issues with the gooseneck lighting, however, wished the white sign backing was not so white considering the color of the building.

The applicant replied that he could look at exploring other options to tone it down a little bit.

Commissioner Prisby stated that he would not be opposed to a color that ties more closely to the gold and/or hue of the logo.

Commissioner Braden asked if the door would be branded as well.

The applicant replied there will be a small vinyl piece smaller than the existing one.

With no other questions, a motion to approve the sign application with the suggestion that the backing is not so bright, was **unanimously approved**, 4-0 (3 absent).

Sign Permit Review

Case A-35-2019 – 14 W. 1st Street – Work Shop – 1 New Wall Sign

The owner of the store Work Shop presented the request and explained the intent to paint the background a crème color and remove the raised “Tulips and Tigers” sign material.

Chairman Bohnen asked if they she was aware that it is a Zook building.

The applicant replied no, but thanked Chairman Bohnen for the information.

Commissioner Prisby asked Chan about the proposed 32 SF, which is over the 25 SF per the ordinance.

Chan replied that the area is up to the building owner for allocation. So if there’s a separate tenant space with its own entrance, the space has 25 SF as well. To this end, the building owner can allocate 50 SF of signage and it’s up to them how they choose to divide the SF.

Chairman Bohnen asked if there’s a difference between resident and commercial space.

Chan replied that he spoke with the building owner and he does not have a plan for the 2nd floor space currently.

Chairman Bohnen stated the upper floor is rented out as residential, and has been for the last 30 years.

Chan replied that the building owner did not inform him of that, and in this case, the proposed sign is too large. Chan asked a follow up question if it was occupied when Tigers and Tulips was on the 1st floor.

Chairman Bohnen replied yes, as he is aware of for the last 30 years.

Chan questioned how the Tigers and Tulips sign was approved.

Chairman Bohnen suggested that is something that might be in the records, and is bringing up as a note to the Plan Commission.

With no further questions, a motion to approve the sign application as submitted, with the condition that a variation was approved, was **unanimously approved**, 5-0 (2 absent). (Commissioner Weinberger wanted to note that the HPC was sympathetic since the proposed sign fits the architecture of the building.)

Public Hearing - Certificate of Appropriateness

Case HPC-10-2019 – 14 Orchard Place - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

At the December 4, HPC public hearing, the homeowner and architect reviewed the application and introduced the project to answer questions.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-10-2019

A motion to approve the Certificate of Appropriateness was **unanimously approved**, with the condition the owners meet with the architects, 5-0 (2 absent).

Public Hearing Discussion -Certificate of Appropriateness

Case HPC-11-2019 – 244 E. 1st Street - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

A motion to review this item as a discussion item was **unanimously approved**, 5-0 (2 absent).

The architects representing the homeowner of 244 E. 1st Street presented the plans for the new proposed house. There was a disagreement in regards to the review process between the architects, Village staff and a few HPC members; and the nature of the feedback and building permit process ensued for approximately 55 minutes.

Public Comment –

A few students attended the HPC meeting as part of their high school (Hinsdale Central) AP Gov. class and asked if they could interview a commissioner later. Commissioner Haarlow volunteered to help.

Other Business –

Chairman Bohnen referenced the commercial building at 24 W. Hinsdale Avenue, and asked Chan what the process moving forward would be for the stained front facade.

Chan replied that the applicant may apply for a major adjustment to the exterior appearance plan, and that would appear before the Village Board first. The Village Board could deny, approve or refer it to the Plan Commission.

Additional review process questions and discussion regarding Case HPC-11-2019 – 244 E. 1st Street ensued.

Adjournment

The HPC unanimously agreed to adjourn at 8:29 PM on December 4, 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:)
)
CASE NO. HPC-10-2019)
)
14 ORCHARD PLACE)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing on the Certificate
of Appropriateness in the above-entitled matter
before the Hinsdale Historic Preservation
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 4th day of December, 2019, at
6:50 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. ALEXIS BRADEN, Member;
- MR. BILL HAARLOW, Member;
- MR. JIM PRISBY, Member;
- MS. SHANNON WEINBERGER, Member.

1 ALSO PRESENT:
 2 MR. CHAN YU, Village Planner;
 3 MR. JOHN M. BELCHER, ALA, NCARB,
 4 JMB Architects, Ltd.;
 5 MS. SIMMI KAPUR, Homeowner;
 6 MR. SUTEJ KAPUR, Homeowner.
 * * *

7 CHAIRMAN BOHNEN: Okay. Now we are
 8 going to move into a public hearing on
 9 14 Orchard Place. Anybody that's going to speak
 10 on behalf of 14 Orchard Place, please rise to be
 11 sworn in.
 12 (Mr. John Belcher, Ms. Simmi Kapur,
 13 and Mr. Sutej Kapur were sworn.)
 14 CHAIRMAN BOHNEN: Whoever is going to
 15 speak on behalf of Orchard Place, please
 16 approach the podium and give us your name.
 17 MR. KAPUR: Hello.
 18 CHAIRMAN BOHNEN: Hello. You are?
 19 MR. KAPUR: I am Sutej Kapur. My wife
 20 and I are the owners of 14 Orchard, the lot.
 21 And John is our architect.
 22 CHAIRMAN BOHNEN: And John is the

06:50:02PM

06:50:56PM

1 MR. SUTEJ: He's the current owner and
 2 resident of this lot just south of it.
 3 CHAIRMAN BOHNEN: The McCleary's.
 4 MR. SUTEJ: Yes. And they wanted for
 5 aesthetic reasons a few extra feet on their lot
 6 and so they resubdivided it, and that's how we
 7 agreed on 110.
 8 CHAIRMAN BOHNEN: So they bought the
 9 property and then resubdivided the property?
 10 MR. SUTEJ: That's right.
 11 CHAIRMAN BOHNEN: And somewhere in here
 12 did I read that you are not going to be the
 13 residents in this house?
 14 MR. KAPUR: No.
 15 CHAIRMAN BOHNEN: You are?
 16 MR. SUTEJ: We are.
 17 CHAIRMAN BOHNEN: You are. I thought
 18 you were not going to be. I must have misread
 19 that.
 20 So you are aware that this is in a
 21 historic district?
 22 MR. SUTEJ: Yes.

06:52:26PM

06:52:53PM

1 architect, good. Thank you for coming.
 2 We have determined that the lot is
 3 110?
 4 MR. YU: Yes.
 5 CHAIRMAN BOHNEN: It was a subdivided
 6 lot, 110, even though it's not shown as such on
 7 the plat.
 8 MR. YU: There is a subdivision.
 9 Everything else is 110 except for the outdated
 10 plat of survey, which shows I think 100. But
 11 everything else, plans, the subdivision that's
 12 in there, shows 100.
 13 CHAIRMAN BOHNEN: So the outdated plat
 14 of survey was drawn prior to the subdivision?
 15 MS. WEINBERGER: It has a different
 16 address.
 17 CHAIRMAN BOHNEN: Maybe with two lots
 18 when the gentleman owned it? Was it one vacant
 19 lot there?
 20 MR. SUTEJ: I can help clarify. So the
 21 owner of the lot, so the ex-owner --
 22 CHAIRMAN BOHNEN: Right.

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06:52:00PM

1 CHAIRMAN BOHNEN: Did you take into
 2 consideration that when you and your architect
 3 designed the home? Because we try and get folks
 4 to come in early on to talk to them prior to
 5 getting too far down the road on design, so that
 6 we have homes that are compatible in the
 7 historic district. You were not aware of that?
 8 MR. BELCHER: I can answer.
 9 MR. SUTEJ: Yes.
 10 MR. BELCHER: So my name is John
 11 Belcher with JMB Architects. We have designed
 12 numerous homes in Hinsdale. This was the first
 13 one that came up in the historical district
 14 within -- There was another one maybe 10 years
 15 ago that we did in the firm.
 16 We always look at the neighborhood.
 17 We always look at the adjoining lots that are,
 18 that are attached basically adjacent to the home
 19 and also the neighborhood. So we look at the
 20 aesthetics. We look at the proportions. We
 21 work with the wish list from the client to
 22 really kind of work with the proportions and the

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1 overall look of the home to create something
 2 that works best for the community and also the
 3 wish list.
 4 There is historical -- There is a
 5 sympathetic rule that we have in the office to
 6 really kind of look at every single project in
 7 the same way that we do if it was our own
 8 project. Simmi and Sam came to us in regards to
 9 looking at this as their own home. They worked
 10 with the homeowner next door to actually gain
 11 some extra square footage to create the
 12 proportions of the home that they wanted.
 13 I know it's in a historical
 14 district, and we are trying to work with this.
 15 If there is some suggestions that the committee
 16 has, we can take a look at that.
 17 But we have worked with this for a
 18 while trying to make sure it worked for the home
 19 owners, for Sam and Simmi, and also to work with
 20 the community. So if you have any suggestions
 21 or questions we can answer, I can gladly help
 22 you with that.

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06:55:12PM

1 CHAIRMAN BOHNEN: Comment?
 2 MR. HAARLOW: Are there particular
 3 aspects about the design that you think speak to
 4 the historic nature of the district?
 5 MR. BELCHER: Well, it's a traditional
 6 style that we looked at as a French country home
 7 with a modern transitional look to it. A lot of
 8 the homes -- We have done other homes in
 9 historical districts in Oak Park and other areas
 10 where they look at it as they don't want someone
 11 to copy an old home the wrong way. So by doing
 12 that, they look at the fact that there is going
 13 to be new construction in the areas within, if
 14 it's a 100-year-old town, 150-year-old town,
 15 they know there are going to be teardowns sooner
 16 than later. So they want to make sure that
 17 there is a variety of traditional transitional
 18 flavor to the architecture that doesn't try to
 19 copy exact transitional flavor in a bad way.
 20 So that there is always economics
 21 in everything to build and design a home. Some
 22 of the older character, sometimes it costs a

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1 little more. We look at transitional materials
 2 and also the style to kind of relate that to
 3 something that has the efficiencies of today's
 4 standards and also the proportions that would
 5 relate to today's living.
 6 Does that answer the question?
 7 MR. HAARLOW: Well, so we are usually
 8 looking at color palette, materials, things like
 9 that. That's what I'm asking rather than just
 10 sort of a general philosophical approach to how
 11 you treat buildings. But what in particular
 12 about this home addresses the historic nature?
 13 MR. BELCHER: What exactly does it
 14 relate to?
 15 MR. HAARLOW: Yes, in terms of the
 16 surrounding homes and that type of thing, with
 17 materials, color palette, and so on.
 18 MR. BELCHER: I mean it is a
 19 traditional style. It has traditional
 20 materials. There is no synthetic materials
 21 except for the roof itself. There is natural
 22 stone and stucco, of course, and wood trim, if

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1 that's what you are asking for. There are other
 2 synthetic materials out there that we are not
 3 introducing here. It's all natural materials.
 4 MR. PRISBY: John, there have been some
 5 other applicants in the past couple of years
 6 that have actually come with samples so we could
 7 see what's the stone someone is going to use,
 8 what's the shingle color. I think those are the
 9 kinds of things that maybe you were referencing,
 10 to be able to actually see something more
 11 than -- as much as I appreciate a color
 12 rendering, right? -- it's a brown roof, it's
 13 brown fascia. It's a stone that on CAD systems,
 14 right, it's a hatch pattern; right? But what is
 15 the actual stone, mortar color; right? Is there
 16 a selected paint color or paint chip, something
 17 we could see especially when it comes to these
 18 elevations.
 19 So it's fairly monochrome. It's
 20 all variations of some kind of brown or beige.
 21 And I'd kind of like to see how all those come
 22 together, if anything.

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1 MR. BELCHER: We can definitely, if we
2 can put this together maybe for the next
3 meeting. But we can come up with a board -- we
4 have done that before -- that shows all the
5 different materials.

6 CHAIRMAN BOHNEN: We would love to see
7 that. It's typically what we are looking for,
8 as well as photographs of the homes on the
9 street, too; so that we have some notion of how
10 it does fit in there.

06:59:25PM

11 MR. PRISBY: It's actually in the
12 packet.

13 CHAIRMAN BOHNEN: I missed that.

14 MR. PRISBY: They are in there, John.
15 If you see this, there are actually numbers of
16 them in the next two pages.

17 MS. WEINBERGER: I actually really like
18 this. This is helpful.

19 CHAIRMAN BOHNEN: Okay. I got it. I
20 got it. Thanks.

06:59:45PM

21 MS. WEINBERGER: I mean I would have,
22 looking at the photographs, I would have said

1 that this home seems much larger than the
2 neighborhood. But I will say, assuming this is
3 correct, it really isn't.

4 CHAIRMAN BOHNEN: You probably have
5 greater width than most of the lots over there
6 at 110 feet. That would be an unusually large,
7 wide lot.

8 MR. SUTEJ: It's larger than the ones
9 that are across, but it's not too much wider
10 than the ones that are on the same side of the
11 street.

07:00:20PM

12 CHAIRMAN BOHNEN: Is that it?

13 MR. SUTEJ: That's correct. Our
14 neighbor, the ex-owner, has a lot now that's
15 actually wider than this.

16 MR. PRISBY: And it's fairly empty the
17 one side, if I remember correctly. Is it like
18 open, the lot to the south?

19 MR. SUTEJ: Correct. So it's closer to
20 us.

07:00:39PM

21 MR. PRISBY: You have a lot of property
22 to the south of that structure.

1 MR. SUTEJ: That's correct.

2 CHAIRMAN BOHNEN: Well, do you want
3 to --

4 MR. PRISBY: I'm not sure what anyone
5 else has to say.

6 CHAIRMAN BOHNEN: -- see boards and
7 things?

8 MR. PRISBY: I would prefer to see some
9 materials.

07:01:12PM

10 CHAIRMAN BOHNEN: It's what we are used
11 to seeing. Again, I don't know when or how this
12 process began for you, but typically we like to
13 see our people coming in on the early stages of
14 design before they have got all the drawings
15 done and everything so that our architects,
16 particularly, can have some input. Again, we
17 are advisory.

18 MR. SUTEJ: When we submitted our plans
19 to the Village for approval, the checklist or
20 the understanding we were given was a plan went
21 or a copy went to the historical committee
22 already. And so we found out a little bit late

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1 in the game that we have this hearing. So sort
2 of we learned that a little bit later, but we
3 did submit it before.

4 Can she address the aesthetic point
5 that this gentleman was asking?

6 CHAIRMAN BOHNEN: Sure, please.

7 MS. KAPUR: Hi. Good evening,
8 everybody. My name is Simmi Kapur. I just
9 wanted to address --

07:02:21PM

10 Can you find that for me, please,
11 the one with the photographs of the adjacent
12 homes.

13 I just wanted to address the issue
14 about the color of the home. The home adjacent
15 to our lot, the McCleary's home that is to the
16 south, is yellow. The home on the north
17 adjacent to us is a red brick. So we chose this
18 color scheme. We didn't want to go with gray,
19 black, white. We thought it would stand out too
20 much in between those two homes. So that's why
21 we chose a beige, kind of monochromatic, so that
22 it blends in with the home adjustment north and

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1 south; so I just want to address that one issue.
 2 MR. PRISBY: I totally understand that
 3 and appreciate that, right? But when it comes
 4 to specific materials and paint colors, there
 5 are some that work together and some don't; and
 6 that's the concern. We want to see those
 7 materials to make sure that they do all work
 8 together.

07:03:24PM

9 MS. KAPUR: I understand that. And
 10 perhaps maybe it would be my recommendation if,
 11 someone working with your team and wanting to
 12 really working hard to meet your requirements,
 13 your aesthetic requirements, perhaps that should
 14 be in the list of requirements for future people
 15 who are in our --

16 MR. PRISBY: We are working on that.

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17 MS. KAPUR: Yes. I would have happily,
 18 very, very happily brought a board with our
 19 materials from our builder. It would have been
 20 very easy to do. But nowhere in the application
 21 form or on your website, which has a very old
 22 application form, prior to 2018. I would

1 happily have brought that board to you.
 2 Because as you can understand, we
 3 are happy, we are excited, and we really would
 4 love to move forward with our project. So had
 5 we known that, we would have definitely brought
 6 it to this evening's proceedings.

07:04:28PM

7 MR. PRISBY: We are in the process of
 8 making those changes right now. I think that is
 9 part of what we were working on is -- You are
 10 at a juncture now where you are just waiting to
 11 pull a permit. So feedback from us
 12 architecturally, when it comes to streetscape
 13 and what's in the neighborhood and what we would
 14 like to see, we are actually right now on the
 15 opposite, absolute opposite end of where we want
 16 to be.

17 So we would like to be able to get
 18 in front of people before they even put pen to
 19 paper and say, look, yes, these are the things
 20 we would like you to consider as part of your
 21 design as you start the design to be able to
 22 say, look, maybe there are versions of a brown

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1 or off white or whatever we want to call it.
 2 Right? Do we think on this block you should do
 3 more 2-story, more story and a half, maintain
 4 the streetscape as far as setbacks? Maybe
 5 consider this for a driveway or for landscaping,
 6 and really put you in tune with what's on that
 7 block, what's in that neighborhood, what's
 8 across the street; so that you have that in mind
 9 when you start the design process.

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10 We recognize that right now the
 11 current system that's in place is doing a
 12 disservice to everyone, right? Right now you
 13 are coming in, looking to pull a permit and go.
 14 You have already spent your money on
 15 architecture, right? It's almost too late to
 16 have these discussions in my opinion, right?

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17 I would still like to see some
 18 materials to make that suggestion, make that
 19 recommendation; right? But we are working on
 20 changes rapidly at the moment with some special
 21 meetings we have had in the last month and a
 22 half to make some serious changes to the

1 application and to the process to get you and
 2 anyone in the future in front of us much more
 3 quickly and at the beginning of the project.

4 MS. KAPUR: In terms of sequencing of
 5 events for this project, we couldn't get here
 6 tonight until we had approval for our permit.

7 MR. PRISBY: And that's what we are
 8 changing.

9 MS. KAPUR: Yes.

07:06:16PM

10 MR. BELCHER: So the process would be
 11 to bring a sample board of some, the colors and
 12 relationship --

13 MR. PRISBY: Approved materials for the
 14 exterior.

15 MR. BELCHER: Okay.

16 CHAIRMAN BOHNEN: So as a Commission,
 17 you have the choice of postponing your vote or
 18 to put a motion forth for conditional
 19 Certificate of Appropriateness predicated on
 20 seeing materials at the next meeting.

07:06:46PM

21 MR. PRISBY: Why are you looking at me?

22 MR. BELCHER: I have a suggestion. If

1 it's just colors, with the way the weather is
2 and how things are starting, is there a process
3 where we can start the project so they can start
4 and then bring the colors in? We know how
5 construction starts late in the year, they have
6 their approved plans.

7 Is this something that can be
8 approved in the process that will allow them to
9 start the project and then bring the colors in
10 at the next meeting?

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11 MR. PRISBY: We have done where in the
12 past they are required to meet with Frank and I
13 on a separate meeting onsite or in an office
14 somewhere.

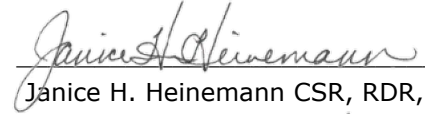
15 MS. WEINBERGER: Approve with
16 conditions.

17 MR. PRISBY: That we would make
18 recommendations at that time. And at least that
19 would not delay them. I really don't see any
20 other choice until we actually get these changes
21 put in place to get in front of these things,
22 and this is where we are.

07:07:46PM

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: So a motion, please.

2 MS. WEINBERGER: I move to approve on
3 the condition that the owners meet with our
4 architects, approve the application for
5 Certificate of Appropriateness for 14 Orchard
6 Place.

7 MR. HAARLOW: I will second.

8 CHAIRMAN BOHNEN: All in favor?

9 MS. WEINBERGER: Aye.

07:08:30PM

10 MS. BRADEN: Aye.

11 MR. HAARLOW: Aye.

12 MR. PRISBY: Aye.

13 CHAIRMAN BOHNEN: Motion carries.

14 Thank you for coming.

15 * * *

16 (Which were all the proceedings had
17 in the above-entitled cause.)

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19
20
21
22

0	<p>agreed [1] - 4:7 ALA [1] - 2:3 ALEXIS [1] - 1:18 allow [1] - 18:8 almost [1] - 16:15 ALSO [1] - 2:1 answer [3] - 5:8, 6:21, 8:6 applicants [1] - 9:5 application [4] - 14:20, 14:22, 17:1, 19:4 appreciate [2] - 9:11, 14:3 approach [2] - 2:16, 8:10 Appropriateness [3] - 1:11, 17:19, 19:5 approval [2] - 12:19, 17:6 approve [3] - 18:15, 19:2, 19:4 approved [3] - 17:13, 18:6, 18:8 architect [3] - 2:21, 3:1, 5:2 architects [2] - 12:15, 19:4 Architects [2] - 2:3, 5:11 architecturally [1] - 15:12 architecture [2] - 7:18, 16:15 areas [2] - 7:9, 7:13 aspects [1] - 7:3 assuming [1] - 11:2 attached [1] - 5:18 Avenue [1] - 1:13 aware [2] - 4:20, 5:7 Aye [2] - 19:9, 19:12 aye [2] - 19:10, 19:11</p>	<p>best [1] - 6:2 between [1] - 13:20 BILL [1] - 1:19 bit [2] - 12:22, 13:2 black [1] - 13:19 blends [1] - 13:22 block [2] - 16:2, 16:7 BOARD [1] - 1:16 board [4] - 10:3, 14:18, 15:1, 17:11 boards [1] - 12:6 BOHNEN [29] - 1:17, 2:7, 2:14, 2:18, 2:22, 3:5, 3:13, 3:17, 3:22, 4:3, 4:8, 4:11, 4:15, 4:17, 5:1, 7:1, 10:6, 10:13, 10:19, 11:4, 11:12, 12:2, 12:6, 12:10, 13:6, 17:16, 19:1, 19:8, 19:13 bought [1] - 4:8 BRADEN [2] - 1:18, 19:10 brick [1] - 13:17 bring [3] - 17:11, 18:4, 18:9 brought [3] - 14:18, 15:1, 15:5 brown [4] - 9:12, 9:13, 9:20, 15:22 build [1] - 7:21 builder [1] - 14:19 buildings [1] - 8:11 business [1] - 20:5</p>	<p>Chicago [1] - 1:13 chip [1] - 9:16 choice [2] - 17:17, 18:20 chose [2] - 13:17, 13:21 clarify [1] - 3:20 client [1] - 5:21 closer [1] - 11:19 color [8] - 8:8, 8:17, 9:8, 9:11, 9:15, 9:16, 13:14, 13:18 colors [5] - 14:4, 17:11, 18:1, 18:4, 18:9 coming [4] - 3:1, 12:13, 16:13, 19:14 comment [1] - 7:1 COMMISSION [1] - 1:4 Commission [2] - 1:13, 17:16 committee [2] - 6:15, 12:21 community [2] - 6:2, 6:20 compatible [1] - 5:6 concern [1] - 14:6 condition [1] - 19:3 conditional [1] - 17:18 conditions [1] - 18:16 consider [2] - 15:20, 16:5 consideration [1] - 5:2 construction [2] - 7:13, 18:5 copy [3] - 7:11, 7:19, 12:21 correct [5] - 11:3, 11:13, 11:19, 12:1, 20:8 correctly [1] - 11:17 costs [1] - 7:22 country [1] - 7:6 COUNTY [2] - 1:2, 20:2 couple [1] - 9:5 course [1] - 8:22 court [1] - 20:4 create [2] - 6:1, 6:11 CRR [2] - 20:3, 20:12 CSR [2] - 20:3, 20:12 current [2] - 4:1, 16:11</p>	D
1	<p>10 [1] - 5:14 100 [2] - 3:10, 3:12 100-year-old [1] - 7:14 110 [5] - 3:3, 3:6, 3:9, 4:7, 11:6 14 [5] - 1:7, 2:9, 2:10, 2:20, 19:5 150-year-old [1] - 7:14 19 [1] - 1:13</p>			<p>December [1] - 1:14 definitely [2] - 10:1, 15:5 delay [1] - 18:19 design [7] - 5:5, 7:3, 7:21, 12:14, 15:21, 16:9 designed [2] - 5:3, 5:11 determined [1] - 3:2 different [2] - 3:15, 10:5 discussions [1] - 16:16 disservice [1] - 16:12 district [5] - 4:21, 5:7, 5:13, 6:14, 7:4 districts [1] - 7:9 done [4] - 7:8, 10:4, 12:15, 18:11 door [1] - 6:10 down [1] - 5:5 drawings [1] - 12:14 drawn [1] - 3:14 driveway [1] - 16:5 DU [2] - 1:2, 20:2</p>
2	<p>2-story [1] - 16:3 2018 [1] - 14:22 2019 [1] - 1:14</p>			
4				
4th [1] - 1:14				
6				
6:50 [1] - 1:15				
A	<p>able [3] - 9:10, 15:17, 15:21 above-entitled [2] - 1:11, 19:17 absolute [1] - 15:15 actual [1] - 9:15 address [5] - 3:16, 13:4, 13:9, 13:13, 14:1 addresses [1] - 8:12 adjacent [4] - 5:18, 13:11, 13:14, 13:17 adjoining [1] - 5:17 adjustment [1] - 13:22 advisory [1] - 12:17 aesthetic [3] - 4:5, 13:4, 14:13 aesthetics [1] - 5:20 aforsaid [1] - 20:9 ago [1] - 5:15</p>			
B	<p>bad [1] - 7:19 BEFORE [1] - 1:3 began [1] - 12:12 beginning [1] - 17:3 behalf [2] - 2:10, 2:15 beige [2] - 9:20, 13:21 BELCHER [10] - 2:3, 5:8, 5:10, 7:5, 8:13, 8:18, 10:1, 17:10, 17:15, 17:22 Belcher [2] - 2:12, 5:11</p>			
C	<p>CAD [1] - 9:13 carries [1] - 19:13 CASE [1] - 1:6 Certificate [3] - 1:10, 17:19, 19:5 certify [1] - 20:4 CHAIRMAN [28] - 2:7, 2:14, 2:18, 2:22, 3:5, 3:13, 3:17, 3:22, 4:3, 4:8, 4:11, 4:15, 4:17, 5:1, 7:1, 10:6, 10:13, 10:19, 11:4, 11:12, 12:2, 12:6, 12:10, 13:6, 17:16, 19:1, 19:8, 19:13 Chairman [1] - 1:17 CHAN [1] - 2:2 changes [4] - 15:8, 16:20, 16:22, 18:20 changing [1] - 17:8 character [1] - 7:22 checklist [1] - 12:19</p>			
E				<p>early [2] - 5:4, 12:13 East [1] - 1:13 easy [1] - 14:20 economics [1] - 7:20 efficiencies [1] - 8:3 elevations [1] - 9:18 empty [1] - 11:16 end [1] - 15:15 entitled [2] - 1:11, 19:17 especially [1] - 9:17 evening [1] - 13:7 evening's [1] - 15:6 events [1] - 17:5 ex [2] - 3:21, 11:14 ex-owner [2] - 3:21, 11:14 exact [1] - 7:19 exactly [1] - 8:13 except [2] - 3:9, 8:21 excited [1] - 15:3 exterior [1] - 17:14 extra [2] - 4:5, 6:11</p>

<p style="text-align: center;">F</p> <p>fact [1] - 7:12 fairly [2] - 9:19, 11:16 far [2] - 5:5, 16:4 fascia [1] - 9:13 favor [1] - 19:8 feedback [1] - 15:11 feet [2] - 4:5, 11:6 few [1] - 4:5 firm [1] - 5:15 first [1] - 5:12 fit [1] - 10:10 flavor [2] - 7:18, 7:19 folks [1] - 5:3 footage [1] - 6:11 foregoing [1] - 20:7 form [2] - 14:21, 14:22 forth [1] - 17:18 forward [1] - 15:4 Frank [1] - 18:12 French [1] - 7:6 front [3] - 15:18, 17:2, 18:21 future [2] - 14:14, 17:2</p>	<p>20:3 Heinemann [1] - 20:12 hello [1] - 2:17 Hello [1] - 2:18 help [2] - 3:20, 6:21 helpful [1] - 10:18 hereby [1] - 20:4 hi [1] - 13:7 HINSDALE [1] - 1:3 Hinsdale [3] - 1:12, 1:13, 5:12 historic [4] - 4:21, 5:7, 7:4, 8:12 HISTORIC [1] - 1:4 Historic [1] - 1:12 historical [5] - 5:13, 6:4, 6:13, 7:9, 12:21 home [16] - 5:3, 5:18, 6:1, 6:9, 6:12, 6:18, 7:6, 7:11, 7:21, 8:12, 11:1, 13:14, 13:15, 13:16, 13:22 Homeowner [2] - 2:4, 2:5 homeowner [1] - 6:10 homes [8] - 5:6, 5:12, 7:8, 8:16, 10:8, 13:12, 13:20 house [1] - 4:13 HPC-10-2019 [1] - 1:6</p>	<p style="text-align: center;">K</p> <p>KAPUR [10] - 2:4, 2:5, 2:17, 2:19, 4:14, 13:7, 14:9, 14:17, 17:4, 17:9 Kapur [4] - 2:12, 2:13, 2:19, 13:8 kind [6] - 5:22, 6:6, 8:2, 9:20, 9:21, 13:21 kinds [1] - 9:9 known [1] - 15:5</p>	<p>Member [4] - 1:18, 1:19, 1:20, 1:21 MEMBERS [1] - 1:16 mind [1] - 16:8 misread [1] - 4:18 missed [1] - 10:13 modern [1] - 7:7 moment [1] - 16:20 money [1] - 16:14 monochromatic [1] - 13:21 monochrome [1] - 9:19 month [1] - 16:21 mortar [1] - 9:15 most [1] - 11:5 motion [3] - 17:18, 19:1, 19:13 move [3] - 2:8, 15:4, 19:2 MR [53] - 1:17, 1:19, 1:20, 2:2, 2:3, 2:5, 2:17, 2:19, 3:4, 3:8, 3:20, 4:1, 4:4, 4:10, 4:14, 4:16, 4:22, 5:8, 5:9, 5:10, 7:2, 7:5, 8:7, 8:13, 8:15, 8:18, 9:4, 10:1, 10:11, 10:14, 11:8, 11:13, 11:16, 11:19, 11:21, 12:1, 12:4, 12:8, 12:18, 14:2, 14:16, 15:7, 17:7, 17:10, 17:13, 17:15, 17:21, 17:22, 18:11, 18:17, 19:7, 19:11, 19:12 MS [15] - 1:18, 1:21, 2:4, 3:15, 10:17, 10:21, 13:7, 14:9, 14:17, 17:4, 17:9, 18:15, 19:2, 19:9, 19:10 must [1] - 4:18</p>	<p>north [2] - 13:16, 13:22 notes [1] - 20:9 notion [1] - 10:9 nowhere [1] - 14:20 numbers [1] - 10:15 numerous [1] - 5:12</p>
<p style="text-align: center;">G</p>	<p style="text-align: center;">I</p>	<p style="text-align: center;">L</p> <p>landscaping [1] - 16:5 large [1] - 11:6 larger [2] - 11:1, 11:8 last [1] - 16:21 late [3] - 12:22, 16:15, 18:5 learned [1] - 13:2 least [1] - 18:18 License [1] - 20:12 list [3] - 5:21, 6:3, 14:14 living [1] - 8:5 look [13] - 5:16, 5:17, 5:19, 5:20, 6:1, 6:6, 6:16, 7:7, 7:10, 7:12, 8:1, 15:19, 15:22 looked [1] - 7:6 looking [6] - 6:9, 8:8, 10:7, 10:22, 16:13, 17:21 love [2] - 10:6, 15:4 Ltd [1] - 2:3</p>	<p style="text-align: center;">N</p>	<p style="text-align: center;">O</p> <p>Oak [1] - 7:9 OF [7] - 1:1, 1:2, 1:3, 1:5, 1:9, 20:1, 20:2 office [2] - 6:5, 18:13 old [2] - 7:11, 14:21 older [1] - 7:22 one [6] - 3:18, 5:13, 5:14, 11:17, 13:11, 14:1 ones [2] - 11:8, 11:10 onsite [1] - 18:13 open [1] - 11:18 opinion [1] - 16:16 opposite [2] - 15:15 ORCHARD [1] - 1:7 Orchard [5] - 2:9, 2:10, 2:15, 2:20, 19:5 outdated [2] - 3:9, 3:13 overall [1] - 6:1 own [2] - 6:7, 6:9 owned [1] - 3:18 owner [4] - 3:21, 4:1, 11:14 owners [3] - 2:20, 6:19, 19:3</p>
<p>gain [1] - 6:10 game [1] - 13:1 general [1] - 8:10 gentleman [2] - 3:18, 13:5 given [2] - 12:20, 20:6 gladly [1] - 6:21 gray [1] - 13:18 greater [1] - 11:5</p>	<p>ILLINOIS [2] - 1:1, 20:1 Illinois [2] - 1:14, 20:5 IN [1] - 1:5 input [1] - 12:16 introducing [1] - 9:3 issue [2] - 13:13, 14:1 itself [1] - 8:21</p>	<p style="text-align: center;">M</p>	<p>name [3] - 2:16, 5:10, 13:8 natural [2] - 8:21, 9:3 nature [2] - 7:4, 8:12 NCARB [1] - 2:3 neighbor [1] - 11:14 neighborhood [5] - 5:16, 5:19, 11:2, 15:13, 16:7 new [1] - 7:13 next [5] - 6:10, 10:2, 10:16, 17:20, 18:10 NO [1] - 1:6</p>	<p style="text-align: center;">P</p> <p>p.m [1] - 1:15 packet [1] - 10:12 PAGE [2] - 1:2, 20:2 pages [1] - 10:16 paint [3] - 9:16, 14:4 palette [2] - 8:8, 8:17 paper [1] - 15:19 Park [1] - 7:9 part [2] - 15:9, 15:20 particular [2] - 7:2, 8:11 particularly [1] - 12:16 past [2] - 9:5, 18:12 pattern [1] - 9:14 pen [1] - 15:18 people [3] - 12:13, 14:14, 15:18</p>
<p style="text-align: center;">H</p> <p>HAARLOW [6] - 1:19, 7:2, 8:7, 8:15, 19:7, 19:11 half [2] - 16:3, 16:22 happily [3] - 14:17, 14:18, 15:1 happy [1] - 15:3 hard [1] - 14:12 hatch [1] - 9:14 hearing [3] - 2:8, 13:1, 20:7 Hearing [1] - 1:10 HEINEMANN [1] -</p>	<p style="text-align: center;">J</p> <p>JANICE [1] - 20:3 Janice [1] - 20:12 JIM [1] - 1:20 JMB [2] - 2:3, 5:11 JOHN [2] - 1:17, 2:3 John [6] - 2:12, 2:21, 2:22, 5:10, 9:4, 10:14 juncture [1] - 15:10</p>	<p>maintain [1] - 16:3 materials [15] - 8:1, 8:8, 8:17, 8:20, 9:2, 9:3, 10:5, 12:9, 14:4, 14:7, 14:19, 16:18, 17:13, 17:20 MATTER [1] - 1:5 matter [1] - 1:11 McCleary 's [2] - 4:3, 13:15 mean [2] - 8:18, 10:21 meet [3] - 14:12, 18:12, 19:3 meeting [4] - 10:3, 17:20, 18:10, 18:13 meetings [1] - 16:21</p>		

<p>perhaps [2] - 14:10, 14:13</p> <p>permit [3] - 15:11, 16:13, 17:6</p> <p>philosophical [1] - 8:10</p> <p>photographs [3] - 10:8, 10:22, 13:11</p> <p>place [2] - 16:11, 18:21</p> <p>Place [4] - 2:9, 2:10, 2:15, 19:6</p> <p>PLACE [1] - 1:7</p> <p>plan [1] - 12:20</p> <p>Planner [1] - 2:2</p> <p>plans [3] - 3:11, 12:18, 18:6</p> <p>plat [3] - 3:7, 3:10, 3:13</p> <p>podium [1] - 2:16</p> <p>point [1] - 13:4</p> <p>postponing [1] - 17:17</p> <p>predicated [1] - 17:19</p> <p>prefer [1] - 12:8</p> <p>PRESENT [2] - 1:16, 2:1</p> <p>PRESERVATION [1] - 1:4</p> <p>Preservation [1] - 1:12</p> <p>PRISBY [17] - 1:20, 9:4, 10:11, 10:14, 11:16, 11:21, 12:4, 12:8, 14:2, 14:16, 15:7, 17:7, 17:13, 17:21, 18:11, 18:17, 19:12</p> <p>proceedings [2] - 15:6, 19:16</p> <p>PROCEEDINGS [1] - 1:9</p> <p>process [7] - 12:12, 15:7, 16:9, 17:1, 17:10, 18:2, 18:8</p> <p>project [7] - 6:6, 6:8, 15:4, 17:3, 17:5, 18:3, 18:9</p> <p>property [3] - 4:9, 11:21</p> <p>proportions [4] - 5:20, 5:22, 6:12, 8:4</p> <p>public [1] - 2:8</p> <p>Public [1] - 1:10</p> <p>pull [2] - 15:11, 16:13</p> <p>put [5] - 10:2, 15:18, 16:6, 17:18, 18:21</p>	<p style="text-align: center;">Q</p> <hr/> <p>questions [1] - 6:21</p> <p>quickly [1] - 17:3</p> <p style="text-align: center;">R</p> <hr/> <p>rapidly [1] - 16:20</p> <p>rather [1] - 8:9</p> <p>RDR [2] - 20:3, 20:12</p> <p>read [1] - 4:12</p> <p>really [8] - 5:22, 6:6, 10:17, 11:3, 14:12, 15:3, 16:6, 18:19</p> <p>reasons [1] - 4:5</p> <p>recognize [1] - 16:10</p> <p>recommendation [2] - 14:10, 16:19</p> <p>recommendations [1] - 18:18</p> <p>red [1] - 13:17</p> <p>referencing [1] - 9:9</p> <p>regards [1] - 6:8</p> <p>relate [3] - 8:2, 8:5, 8:14</p> <p>relationship [1] - 17:12</p> <p>remember [1] - 11:17</p> <p>rendering [1] - 9:12</p> <p>REPORT [1] - 1:9</p> <p>reported [1] - 20:6</p> <p>reporter [1] - 20:4</p> <p>required [1] - 18:12</p> <p>requirements [3] - 14:12, 14:13, 14:14</p> <p>resident [1] - 4:2</p> <p>residents [1] - 4:13</p> <p>resubdivided [2] - 4:6, 4:9</p> <p>rise [1] - 2:10</p> <p>road [1] - 5:5</p> <p>roof [2] - 8:21, 9:12</p> <p>rule [1] - 6:5</p> <p style="text-align: center;">S</p> <hr/> <p>Sam [2] - 6:8, 6:19</p> <p>sample [1] - 17:11</p> <p>samples [1] - 9:6</p> <p>scheme [1] - 13:18</p> <p>second [1] - 19:7</p> <p>see [13] - 9:7, 9:10, 9:17, 9:21, 10:6, 10:15, 12:6, 12:8, 12:13, 14:6, 15:14, 16:17, 18:19</p>	<p>seeing [2] - 12:11, 17:20</p> <p>selected [1] - 9:16</p> <p>separate [1] - 18:13</p> <p>sequencing [1] - 17:4</p> <p>serious [1] - 16:22</p> <p>setbacks [1] - 16:4</p> <p>SHANNON [1] - 1:21</p> <p>shingle [1] - 9:8</p> <p>shorthand [2] - 20:6, 20:8</p> <p>shown [1] - 3:6</p> <p>shows [3] - 3:10, 3:12, 10:4</p> <p>side [2] - 11:10, 11:17</p> <p>SIMMI [1] - 2:4</p> <p>Simmi [4] - 2:12, 6:8, 6:19, 13:8</p> <p>single [1] - 6:6</p> <p>someone [3] - 7:10, 9:7, 14:11</p> <p>sometimes [1] - 7:22</p> <p>somewhere [2] - 4:11, 18:14</p> <p>sooner [1] - 7:15</p> <p>sort [2] - 8:10, 13:1</p> <p>south [5] - 4:2, 11:18, 11:22, 13:16, 14:1</p> <p>special [1] - 16:20</p> <p>specific [1] - 14:4</p> <p>spent [1] - 16:14</p> <p>square [1] - 6:11</p> <p>ss [2] - 1:1, 20:1</p> <p>stages [1] - 12:13</p> <p>stand [1] - 13:19</p> <p>standards [1] - 8:4</p> <p>start [5] - 15:21, 16:9, 18:3, 18:9</p> <p>starting [1] - 18:2</p> <p>starts [1] - 18:5</p> <p>STATE [2] - 1:1, 20:1</p> <p>State [1] - 20:5</p> <p>still [1] - 16:17</p> <p>stone [4] - 8:22, 9:7, 9:13, 9:15</p> <p>story [1] - 16:3</p> <p>street [3] - 10:9, 11:11, 16:8</p> <p>streetscape [2] - 15:12, 16:4</p> <p>structure [1] - 11:22</p> <p>stucco [1] - 8:22</p> <p>style [3] - 7:6, 8:2, 8:19</p> <p>subdivided [1] - 3:5</p> <p>subdivision [3] - 3:8,</p>	<p>3:11, 3:14</p> <p>submit [1] - 13:3</p> <p>submitted [1] - 12:18</p> <p>suggestion [2] - 16:18, 17:22</p> <p>suggestions [2] - 6:15, 6:20</p> <p>surrounding [1] - 8:16</p> <p>survey [2] - 3:10, 3:14</p> <p>SUTEJ [13] - 2:5, 3:20, 4:1, 4:4, 4:10, 4:16, 4:22, 5:9, 11:8, 11:13, 11:19, 12:1, 12:18</p> <p>Sutej [2] - 2:13, 2:19</p> <p>sworn [2] - 2:11, 2:13</p> <p>sympathetic [1] - 6:5</p> <p>synthetic [2] - 8:20, 9:2</p> <p>system [1] - 16:11</p> <p>systems [1] - 9:13</p> <p style="text-align: center;">T</p> <hr/> <p>team [1] - 14:11</p> <p>teardowns [1] - 7:15</p> <p>terms [2] - 8:15, 17:4</p> <p>testimony [2] - 1:9, 20:6</p> <p>THE [2] - 1:3, 1:5</p> <p>today's [2] - 8:3, 8:5</p> <p>together [4] - 9:22, 10:2, 14:5, 14:8</p> <p>tonight [1] - 17:6</p> <p>totally [1] - 14:2</p> <p>town [2] - 7:14</p> <p>traditional [4] - 7:5, 7:17, 8:19</p> <p>transcript [1] - 20:8</p> <p>transitional [4] - 7:7, 7:17, 7:19, 8:1</p> <p>treat [1] - 8:11</p> <p>trim [1] - 8:22</p> <p>true [1] - 20:8</p> <p>try [2] - 5:3, 7:18</p> <p>trying [2] - 6:14, 6:18</p> <p>tune [1] - 16:6</p> <p>two [3] - 3:17, 10:16, 13:20</p> <p>type [1] - 8:16</p> <p>typically [2] - 10:7, 12:12</p>	<p style="text-align: center;">U</p> <hr/> <p>unusually [1] - 11:6</p> <p>up [2] - 5:13, 10:3</p> <p style="text-align: center;">V</p> <hr/> <p>vacant [1] - 3:18</p> <p>variations [1] - 9:20</p> <p>variety [1] - 7:17</p> <p>versions [1] - 15:22</p> <p>VILLAGE [1] - 1:3</p> <p>Village [2] - 2:2, 12:19</p> <p>vote [1] - 17:17</p> <p style="text-align: center;">W</p> <hr/> <p>waiting [1] - 15:10</p> <p>weather [1] - 18:1</p> <p>website [1] - 14:21</p> <p>WEINBERGER [7] - 1:21, 3:15, 10:17, 10:21, 18:15, 19:2, 19:9</p> <p>white [2] - 13:19, 16:1</p> <p>wide [1] - 11:7</p> <p>wider [2] - 11:9, 11:15</p> <p>width [1] - 11:5</p> <p>wife [1] - 2:19</p> <p>wish [2] - 5:21, 6:3</p> <p>wood [1] - 8:22</p> <p>works [1] - 6:2</p> <p style="text-align: center;">Y</p> <hr/> <p>year [1] - 18:5</p> <p>years [2] - 5:14, 9:5</p> <p>yellow [1] - 13:16</p> <p>YU [3] - 2:2, 3:4, 3:8</p>
--	--	---	---	--