

MEETING AGENDA

On August 21, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, October 7, 2020 6:30 P.M.

Note: Due to the ongoing public health emergency, this Meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. MINUTES Review and approval of the minutes from the September 2, 2020 HPC meeting.

4. PUBLIC MEETING - CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-11-2020 301 S. Park Avenue Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.
- b) Case HPC-12-2020 419 S. Oak Street Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District. (new plans compared to July 1, 2020, Case HPC-02-2020)
- 5. PUBLIC COMMENT
- 6. OTHER BUSINESS
- 7. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Historic Preservation Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the

attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-exam witnesses by emailing Village Clerk Christine Bruton at cbruton@villageofhinsdale.org prior to 4:30 p.m. on the day of the hearing. Please use the subject line "Pre-Registration" and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may join the Zoom meeting following the instructions below.

Computer and mobile device users may join a meeting by using the free Zoom app.

Join from a computer simply click on this link: https://rb.gy/pncj3b

Join from a mobile device simply click on this link: https://rb.gy/pncj3b

Or join the ZOOM meeting by phone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799

Webinar ID: 952 3446 9396

Password: 177388

Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

If you have questions regarding communication to the Commission during the meeting, please contact Village Planner, Chan at 630.789.7035.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting 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. Web Site: www.villageofhinsdale.org

Approved

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

September 2, 2020

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 6:45 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:45 p.m. on September 2, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Gonzalez,

Commissioner Braden, Commissioner Weinberger and Commissioner

Haarlow

Absent:

Also Present: Chan Yu, Village Planner, Michael D'Onofrio, CD Consultant, and

Applicants for Cases: HPC-06-2020, HPC-05-2020, A-18-2020, A-21-

2020 and HPC-07-2020

Minutes – July 1, 2020

Chairman Bohnen introduced the minutes from the July 1, 2020, meeting and asked for any comments.

With 2 corrections from Commissioner Prisby: 716 S. Oak, Box 91, line 14 replace "full" with "pull" permit and for 419 S. Oak, Box 16, line 3, replace "caramel" with "corbel" crown molding; 1 correction from Commissioner Weinberger: 641 S. Elm, Box 3, replace "queen" with "same" windows, the HPC unanimously approved the minutes for the July 1, 2020, HPC meeting, 6-0, (0 absent).

Public Hearing

Case HPC-06-2020 – 736 S. Park Ave. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

Please refer to Attachment 1, for the transcript for Public Meeting Case HPC-06-2020

The HPC unanimously approved the request for a certificate of appropriateness to demolish the house at 736 S. Park Ave., 6-0 (0 absent).

The HPC unanimously approved the request for a certificate of appropriateness to construct the new house as presented at 736 S. Park Ave., 6-0, (0 absent).

Public Hearing

Case HPC-05-2020 - 12 S. County Line Rd. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

Please refer to Attachment 2, for the transcript for Public Meeting Case HPC-05-2020

The HPC **approved** the request for a certificate of appropriateness to demolish the house at 12 S. County Line Rd., 4-2, (0 absent).

The HPC unanimously approved the request for a certificate of appropriateness to construct the new house as presented at 12 S. County Line Rd., 6-0, (0 absent).

Sign Permit Review

Case A-18-2020 – 24 Chicago Ave. Unit B – Cryoeffect – 1 New Wall Sign

The sign applicant introduced himself as the representative for Cryoeffect.

Commissioner Braden commented that it appears so much larger than the nail salon's wall sign next door.

Commissioner Weinberger agreed, and commented on how big, colorful and bold the proposed font is.

The applicant responded it may look larger but that is their logo and they can't change their logo and it is used in 3 other locations in Chicago.

Commissioner Prisby asked which components of the sign are illuminated.

The applicant letters and the logo are internally illuminated.

Commissioner Prisby responded that it appears the entire box is illuminated.

The applicant responded there is no sign backing, the illustration was meant to show it on the wall, with a depth of 5".

Commissioner Prisby asked if the logo will also project from the wall.

The applicant responded yes, everything will project 5" with aluminum sides, acrylic face and internally illuminated with LED's.

Commissioner Haarlow asked to clarify that there is no black sign backing.

The applicant responded correct the illustration shows the grey of the building.

Commissioner Weinberger asked if there was any illuminated signage on that street.

Commissioner Prisby replied that the Fuller's car wash backlit letters and logo, and maybe the only example of a backlit sign backing in the Village.

Commissioner Weinberger and Prisby expressed opposition of the sign due to the size and contrast to the smaller sign next door.

Chairman Bohnen asked how many businesses are in the building.

Commissioner Prisby stated that he believes there's two.

Chairman Bohnen asked if the nail salon extend all the way to the east.

The applicant responded that he did not know.

Chairman Bohnen is wondering how the nail salon sign was centered.

Chan responded that he believes the current FreezeFix sign is still on the building, and it is symmetrical with the nail salon wall sign, and that the sign contractor was the same for both signs.

Chairman Bohnen believes the new sign would be unbalanced on the building.

Commissioner Weinberger asked if the sign could be reduced.

The applicant responded that he can't go smaller on the letters and would be pointless for the building, and would appear to be floating letters.

Commissioner Prisby compared this with the Fuller car wash signage, and in this case, the sign colors play off of the building colors. This is not the case here, and pointed out that many of the Cryoeffect signs at other locations feature one color.

The applicant responded that they could probably feature an all-white sign.

In general, the HPC favored an all-white sign.

After review, the HPC unanimously recommended approval for the sign, with the condition it is all-white sign, 6-0, (0 absent).

Sign Permit Review

Case A-21-2020 – 108 S. Washington St. – County Line Properties – 1 New Wall Sign Replacement

The sign applicant introduced himself and explained an extensive brand and marketing evolution of County Line Properties to continue to be competitive in the real estate market. To this end, the proposed sign reflects an evolved brand and logo.

Chairman Bohnen asked the applicant to review the sign materials.

The sign applicant stated the sign material is called max metal, an aluminum composite material, composed of 2 pre-painted panels bonded together. It is extremely durable and light and has a laminate print on the sign face.

Chairman Bohnen asked if it would be illuminated.

The sign applicant replied no and the sign would be mounted by using the current sign mounts and be flush with the building face.

Commissioner Prisby asked if there is another sign over another tenant space.

The sign applicant replied correct.

Chairman Bohnen clarified that there are 2 signs over 2 spaces.

Commissioner Prisby asked if the other location have also have a new sign.

The sign applicant replied that next door at 110 S. Washington is the County Line design center and that sign will follow suit and look nearly identical.

Commissioner Prisby asked if there's any concern about the sign size since it'd be on the same building.

The sign applicant replied that the sign is 48"x72 and should be smaller than the allowable size, and clarified that the sign would say "Home Design or Home Design Center" instead of "Properties".

Commissioner Weinberger stated that this is basically going over where the existing sign is.

The sign applicant replied correct, and reiterated that they'd be using the existing sign mounts.

In general, the HPC expressed support for the look of the proposed sign.

After review, the HPC **unanimously recommended approval** for the sign, as submitted, 5-0, (1 abstained).

Public Meeting

Case HPC-07-2020 – 241 E. 1st St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

The HPC unanimously approved the request for a certificate of appropriateness to construct a new house at 241 E. 1st St., 6-0, (0 absent), with the condition that the architect adjust the corner window as discussed and work with the HPC architects.

Please refer to Attachment 3, for the transcript for Public Meeting Case HPC-07-2020

<u>Public Meeting – Historic Preservation Commission Title 14 Regulations Action Summary</u> Review

Please refer to Attachment 4, for the transcript for Title 14 Regulations Action Summary Review.

Adjournment

The HPC unanimously agreed to adjourn at 9:08 PM on September 2, 2020.

Respectfully Submitted,

Chan Yu, Village Planner

STATE OF ILLINOIS)

(COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

(HPC-06-2020 - 736 S. Park Ave -)

Request for Certificate of)

Appropriateness to Demolish and)

Construct a New Home in the Robbins)

Park Historic District)

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 2nd day of September, 2020, at 6:47 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

	2		4
1	ALSO PRESENT VIA ZOOM:	1	familiar with it coming down
2	MR. CHAN YU, Village Planner;	2	MR. FORTELKA: Okay, good. It needs to
3	MR. PETER COULES, Donatelli & Coules;	3	be.
4	MR. PATRICK FORTELKA, Moment Design;	4	MR. PRISBY: As a group, what did we
5	MS. JULIE LAUX, J. Jordan.	5	vote then when it came to the demo of this house
6	* * *	6	previously?
7	CHAIRMAN BOHNEN: We are starting off	7	MR. FORTELKA: Okay.
8	with the public hearings, one will be for	8	MR. PRISBY: That's what I'm wondering.
9	736 South Park and one will be for 12 South	9	What did we vote then for this house?
06:46РМ 10	County Line Road. Would anybody that's going to	06:49PM 10	MS. LAUX: You voted in favor.
11	be speaking to any of those items please stand	11	MR. PRISBY: Of
12	and be sworn in by the clerk.	12	MS. LAUX: The teardown.
13	(Mr. Coules, Mr. Fortelka,	13	MR. PRISBY: The demolition?
14	Ms. Laux, Mr. Castleforte sworn.)	14	MS. LAUX: Yes.
15	CHAIRMAN BOHNEN: Case HPC-06-2020 for	15	MR. PRISBY: So from that standpoint,
16	736 South Park, Request for Certificate of	16	John, do we really need to discuss the
17	Appropriateness for the demo and to construct a	17	demolition again?
18	new home in the Robbins Park Historic District.	18	CHAIRMAN BOHNEN: No, not in my
19	Will the applicant please step forward.	19	estimation. Even though there never was a demo
06:48PM 20	MR. FORTELKA: Mike, would you like to	06:49PM 20	permit granted
21	talk about the demolition and I would talk about	21	MR. PRISBY: Right.
22	the new construction; or how do you want to do	22	CHAIRMAN BOHNEN: for the first
	3		5
1	it?	1	5 applicant, we as a Commission voted in favor of
1 2		1 2	
	it?	_	applicant, we as a Commission voted in favor of
2	it? MR. CASTLEFORTE: Yes, happy to do it however you would like. I think it's relatively	2 3	applicant, we as a Commission voted in favor of the demolition. Certainly nothing changed over
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6 8 MS. WEINBERGER: I would like to add streetscape study. You will see that there is 1 1 a -- I'm sorry, it's a slate roof. I misspoke. 2 that the windows with the mullions look more 2 We originally contemplated a cedar roof, and we traditional instead of the big modern -- I'm went with slate. You will see in the totally blanking on the name of them -- but the streetscape quite a mix of architectural styles. big modern windows, so I think that gives it a The only one property of significance is the 6 more classic look. 6 7 MR. FORTELKA: Yes, that was the house immediately to our north, which is more of 7 a Colonial style, which is all painted white as 8 clients' directive. They didn't want anything 8 well; so I think our new house will blend nicely too contemporary. Yes. We kept the windows a 9 9 with that house on the block as I had mentioned. little bit more downplayed on this one. 06:51PM 10 06:54PM 10 The other houses on the block are sort of a Euro 11 MR. GONZALEZ: You said that you are type of a look that -- It's not really 12 12 painting the brick. What kind of product are congruent with the neighborhood. you using for the paint, the coating, the brick? 13 13 MR. PRISBY: Patrick, is this brick MR. FORTELKA: It's probably going to 14 14 going to be painted white? be a mineral paint or lime wash. We are going 15 15 MR. FORTELKA: Yes, painted white to go through a couple of different samples. It 16 16 brick. definitely won't be a paint, like a latex or 17 17 MR. PRISBY: White to match the windows acrylic. Those have a tendency to peel, they 18 18 or an off white? Do you know what you're have moisture problems; so we are looking for 19 19 06:52PM **20** planning? 06:54PM **20** something that's a little longer-lasting. 21 MS. LAUX: The white window is bright 21 MR. GONZALEZ: So actually originally white and so it will match. It's a Marvin stone 22 22 before painting what kind of brick is it? 7 color. 1 MS. LAUX: So we were investigating 2 whether we want to use a manufactured brick that MR. PRISBY: Well, if I'm going to has some texture to it or if we want to use a chime in on the architecture then, I will just say that, Patrick, I really like this house. reclaimed brick. But either way, it will have 4 4 MR. FORTELKA: Oh, good. Thank you. the more reclaimed look to it with a little more 5 MR. PRISBY: It's not overwhelming. interest and not straight edges, etcetera. The 6 6 7 It's not a 2-story monstrosity, right? It's got 7 two products that we are looking at are Lime and a lot of character and rhythm. It's got a Romabio for painting the brick. 8 8 simplicity that I like but with character 9 MR. GONZALEZ: Yes. No, I was looking for more of the specs for the brick, the actual 06:52PM 10 elements that I think are needed in a house like 06:55PM 10 that. I like the slightly tapered columns. I composition of the brick, so that doesn't say a 11 like the shutters, the lower roof on the window whole lot. Do you know once you paint brick you are actually choking the brick and the mortar so 13 bay and having a window bay. I like the fact 13 that the 2nd floor really has dormers in it, that could actually lead in a few years to 14 14 again bringing the roof line down. I think this 15 spalling and cracking? 15 is actually going to be significantly lower than MR. FORTELKA: Right. That's why I was 16 16 the houses next to it, correct? pretty specific, I said we are not painting the 17 17 18 MR. FORTELKA: Yes. 18 house. We are using a mineral paint or a lime MR. PRISBY: Especially the two to the wash. If you did a little Goggle search on 19 06:53PM 20 north, right? I really have not seen any issue 06:55PM **20** that, those actually allow the brick to breathe. with any part of this design. We all see houses that get painted white and the 21 21 22 MR. FORTELKA: Good. paint peels off, which we don't want. Both of 22 KATHLEEN W. BONO, CSR 630-834-7779

	10		12
1	the products that we are investigating allow the	1	MR. YU: May I have a motion first for
2	brick to breathe so that we won't have those	2	the demo and then the new house, please. Two
3	issues with moisture.	3	separate votes.
4	MR. GONZALEZ: Just make sure it's	4	CHAIRMAN BOHNEN: Oh, okay. A motion
5	breathable. If not, it will crack. I have seen	5	for the
6	everybody use several products and then a year	6	MR. YU: Motion, sorry.
7	later it's destroying the masonry.	7	MS. WEINBERGER: Then I move to approve
8	MR. FORTELKA: Yes.	8	the Certificate of Appropriateness to demolish
9	MR. GONZALEZ: So we need some warning	9	the home in Case HPC-06-2020.
06:56PM 10	on that.	06:58PM 10	CHAIRMAN BOHNEN: Second, please.
11	CHAIRMAN BOHNEN: Anything further?	11	MR. HAARLOW: I'll second.
12	MS. BRADEN: (Zoom audio interruption.)	12	CHAIRMAN BOHNEN: Chan, roll call vote,
13	It's a good home. I have no problems with it.	13	please.
14	MR. FORTELKA: Thanks, we appreciate	14	MR. YU: Commissioner Weinberger?
15	it.	15	MS. WEINBERGER: Aye.
16	MS. BRADEN: Thank you.	16	MR. YU: Commissioner Gonzales?
17	MR. HAARLOW: John, I would just add I	17	MR. GONZALEZ: Aye.
18	think what the Castlefortes and Patrick have	18	MR. YU: Chairman Bohnen?
19	come up with is a really nice home. This was a	19	CHAIRMAN BOHNEN: Aye.
06:57PM 20	better design than the one that we approved for	06:59РМ 20	MR. YU: Commissioner Braden?
21	this spot in my opinion. The house we had	21	MS. BRADEN: Aye.
22	approved before there were some traditional	22	MR. YU: Commissioner Haarlow?
	11		13
1	elements. There was some reference to the	1	MR. HAARLOW: Aye.
1 2		1 2	MR. HAARLOW: Aye. MR. YU: Commissioner Prisby?
_	elements. There was some reference to the Philip Duke West house on 8th Street but had a very contemporary entrance, kind of like the one		MR. HAARLOW: Aye. MR. YU: Commissioner Prisby? MR. PRISBY: Aye.
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3	elements. There was some reference to the Philip Duke West house on 8th Street but had a very contemporary entrance, kind of like the one that is going to go up in place of the Deans' house, which I think is unfortunate. But this	2 3 4 5	MR. HAARLOW: Aye. MR. YU: Commissioner Prisby? MR. PRISBY: Aye. MR. YU: Thank you. CHAIRMAN BOHNEN: Now a motion to
2 3 4	elements. There was some reference to the Philip Duke West house on 8th Street but had a very contemporary entrance, kind of like the one that is going to go up in place of the Deans' house, which I think is unfortunate. But this drawing, this lot doesn't have it, much more	2 3 4 5 6	MR. HAARLOW: Aye. MR. YU: Commissioner Prisby? MR. PRISBY: Aye. MR. YU: Thank you. CHAIRMAN BOHNEN: Now a motion to approve the new home, please.
2 3 4 5 6 7	elements. There was some reference to the Philip Duke West house on 8th Street but had a very contemporary entrance, kind of like the one that is going to go up in place of the Deans' house, which I think is unfortunate. But this drawing, this lot doesn't have it, much more traditional, I think much more in keeping with	2 3 4 5 6 7	MR. HAARLOW: Aye. MR. YU: Commissioner Prisby? MR. PRISBY: Aye. MR. YU: Thank you. CHAIRMAN BOHNEN: Now a motion to approve the new home, please. MR. HAARLOW: Sure. I will move to
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 1
           MR. HAARLOW: Aye.
 2
           MR. YU: And Commissioner Prisby?
 3
           MR. PRISBY: Aye.
           MR. YU: Thank you.
 5
           MR. CASTLEFORTE: Appreciate the time
 6
    everybody. Thank you.
                 * * *
7
              (Which were all the proceedings had
8
              in the above-entitled cause.)
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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.

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

1	Appropriateness [4] - 1:6, 2:17, 12:8, 13:9	buy [1] - 3:19	9:11 concerned [2] - 5:4,	Duke [1] - 11:2
/s [1] - 15:11	approval [1] - 11:9 approve [4] - 11:22,	С	5:5 congruent [1] - 6:13	E
	12:7, 13:6, 13:8		construct [2] - 2:17,	
0	approved [2] - 10:20,	case [1] - 2:15	13:9	East [1] - 1:12
	10:22	Case [2] - 12:9, 13:11	Construct [1] - 1:7	easy [1] - 11:8
084-001391 [1] -	architectural [1] -	Castleforte [2] -	construction [1] -	edges [1] - 9:6 either [1] - 9:4
15:12	6:5	2:14, 5:14	2:22	elements [3] - 5:18,
	architecture [1] - 7:3	CASTLEFORTE [2] -	contemplated [1] -	7:10, 11:1
1	audio [1] - 10:12 Ave [1] - 1:5	3:2, 14:5	6:3 contemporary [2] -	ended [1] - 3:20
	Avenue [2] - 1:13,	Castlefortes [2] -	8:9, 11:3	entitled [2] - 1:11,
12 [1] - 2:9	13:11	3:21, 10:18	copper [1] - 5:20	14:9
19 [1] - 1:12	Aye [10] - 12:15,	cedar [2] - 5:19, 6:3	correct [2] - 7:17,	entrance [1] - 11:3
	12:19, 12:21, 13:1,	certainly [1] - 5:2	15:8	especially [1] - 7:19
2	13:3, 13:15, 13:19,	Certificate [4] - 1:6,	COULES [1] - 2:3	estimation [1] - 4:19
-	13:21, 14:1, 14:3	2:16, 12:8, 13:8	Coules [2] - 2:3, 2:13	etcetera [1] - 9:6
2-story (4) 7:7	aye [2] - 12:17, 13:17	CHAIRMAN (16) -	COUNTY [2] - 1:2,	Euro [1] - 6:11
2-story [1] - 7:7 2.5-story [1] - 5:13	_	CHAIRMAN [16] - 2:7, 2:15, 4:18, 4:22,	15:2	existing [2] - 3:12, 3:19
2020 [1] - 1:14	В	5:9, 10:11, 11:10,	County [1] - 2:10	5.18
2nd [2] - 1:14, 7:14		11:12, 11:19, 11:21,	couple [1] - 8:16	F
	bay [2] - 7:13	12:4, 12:10, 12:12,	course [1] - 5:13	•
6	BEFORE [1] - 1:3	12:19, 13:5, 13:19	court [1] - 15:4	
	best [1] - 5:22	Chairman [3] - 1:17,	crack [1] - 10:5 cracking [1] - 9:15	fact [1] - 7:13
0.47	better [1] - 10:20	12:18, 13:18	CRR [2] - 15:3, 15:12	familiar [1] - 4:1
6:47 [1] - 1:14	big [2] - 8:3, 8:5	Chan [1] - 12:12	CSR [2] - 15:3, 15:12	family [1] - 3:7
7	BILL [1] - 1:20	CHAN [1] - 2:2	0011 [2] 1010, 10112	far [1] - 5:5 favor [2] - 4:10, 5:1
	bit [1] - 8:10	changed [1] - 5:2	D	few [2] - 5:17, 9:14
	blanking [1] - 8:4	character [2] - 7:8, 7:9		first [2] - 4:22, 12:1
736 [5] - 1:5, 2:9,	blend [1] - 6:9	charcoal [2] - 5:16,	Deans' [1] - 11:4	floor [1] - 7:14
2:16, 3:5, 13:11	block [2] - 6:10, 6:11 BOARD [1] - 1:16	5:17	decided [1] - 3:18	focusing [1] - 5:7
•	Bohnen [2] - 12:18,	Chicago [1] - 1:13	definitely [1] - 8:17	foregoing [1] - 15:7
8	13:18	chime [2] - 5:11, 7:3	demo [4] - 2:17, 4:5,	FORTELKA [18] -
	BOHNEN [17] - 1:17,	choking [1] - 9:13	4:19, 12:2	2:4, 2:20, 3:9, 3:15,
8th [1] - 11:2	2:7, 2:15, 4:18, 4:22,	clad [1] - 5:15	Demolish [1] - 1:6	3:18, 4:2, 4:7, 5:11,
	5:9, 10:11, 11:10,	classic [1] - 8:6	demolish [1] - 12:8	6:16, 7:5, 7:18, 7:22,
Α	11:12, 11:19, 11:21,	clerk [1] - 2:12	demolition [5] - 2:21,	8:7, 8:14, 9:16, 10:8,
	12:4, 12:10, 12:12,	client [1] - 3:18	4:13, 4:17, 5:2, 5:6	10:14, 11:17
	12:19, 13:5, 13:19	clients ' [1] - 8:8	design [4] - 3:10,	Fortelka [1] - 2:13
above -entitled [2] -				forward [1] - 2:19
above -entitled [2] - 1:11, 14:9	BRADEN [5] - 1:18,	coating [1] - 8:13	5:8, 7:21, 10:20	FRANK 141 _ 1·10
	10:12, 10:16, 12:21,	Colonial [1] - 6:8	Design [1] - 2:4	FRANK [1] - 1:19
1:11, 14:9	10:12, 10:16, 12:21, 13:21	Colonial [1] - 6:8 color [1] - 7:1	Design [1] - 2:4 destroying [1] - 10:7	
1:11, 14:9 accents [1] - 5:17	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20,	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16	FRANK [1] - 1:19
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18	G
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20,	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] -	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8	G
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16	G given [1] - 15:6 glad [1] - 11:18
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20,	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] -	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7,	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] -	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16,
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14,	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7,	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20,	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] -	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16 GONZALEZ [8] -
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15 aluminum -clad [1] -	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20, 10:2	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] - 1:12, 5:1 commissioner [4] - 12:14, 12:22, 13:13,	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3 dormers [1] - 7:14	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15 aluminum -clad [1] - 5:15	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20, 10:2 brief [1] - 5:12	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] - 1:12, 5:1 commissioner [4] - 12:14, 12:22, 13:13, 13:22	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3 dormers [1] - 7:14 down [2] - 4:1, 7:15	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16 GONZALEZ [8] - 1:19, 8:11, 8:21, 9:9,
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15 aluminum -clad [1] - 5:15 applicant [2] - 2:19,	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20, 10:2 brief [1] - 5:12 bright [1] - 6:21	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] - 1:12, 5:1 commissioner [4] - 12:14, 12:22, 13:13, 13:22 Commissioner [6] -	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3 dormers [1] - 7:14 down [2] - 4:1, 7:15 downplayed [1] - 8:10 downspouts [1] -	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16 GONZALEZ [8] - 1:19, 8:11, 8:21, 9:9, 10:4, 10:9, 12:17,
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15 aluminum -clad [1] - 5:15 applicant [2] - 2:19,	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20, 10:2 brief [1] - 5:12 bright [1] - 6:21 bringing [1] - 7:15	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] - 1:12, 5:1 commissioner [4] - 12:14, 12:22, 13:13, 13:22 Commissioner [6] - 12:16, 12:20, 13:2,	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3 dormers [1] - 7:14 down [2] - 4:1, 7:15 downplayed [1] - 8:10 downspouts [1] - 5:20	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16 GONZALEZ [8] - 1:19, 8:11, 8:21, 9:9, 10:4, 10:9, 12:17, 13:17
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15 aluminum -clad [1] - 5:15 applicant [2] - 2:19, 5:1	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20, 10:2 brief [1] - 5:12 bright [1] - 6:21 bringing [1] - 7:15 Burr [1] - 3:19	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] - 1:12, 5:1 commissioner [4] - 12:14, 12:22, 13:13, 13:22 Commissioner [6] - 12:16, 12:20, 13:2, 13:16, 13:20, 14:2	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3 dormers [1] - 7:14 down [2] - 4:1, 7:15 downplayed [1] - 8:10 downspouts [1] - 5:20 drawing [1] - 11:6	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16 GONZALEZ [8] - 1:19, 8:11, 8:21, 9:9, 10:4, 10:9, 12:17, 13:17 granted [1] - 4:20
1:11, 14:9 accents [1] - 5:17 acrylic [1] - 8:18 actual [1] - 9:10 add [2] - 8:1, 10:17 aforesaid [1] - 15:9 agree [1] - 11:11 ALEXIS [1] - 1:18 allow [2] - 9:20, 10:1 ALSO [1] - 2:1 aluminum [1] - 5:15 aluminum -clad [1] - 5:15 applicant [2] - 2:19, 5:1 appreciate [4] - 3:8,	10:12, 10:16, 12:21, 13:21 Braden [2] - 12:20, 13:20 breathable [1] - 10:5 breathe [2] - 9:20, 10:2 brick [14] - 6:14, 6:17, 8:12, 8:13, 8:22, 9:2, 9:4, 9:8, 9:10, 9:11, 9:12, 9:13, 9:20, 10:2 brief [1] - 5:12 bright [1] - 6:21 bringing [1] - 7:15	Colonial [1] - 6:8 color [1] - 7:1 columns [1] - 7:11 coming [1] - 4:1 comments [1] - 11:13 COMMISSION [1] - 1:3 Commission [2] - 1:12, 5:1 commissioner [4] - 12:14, 12:22, 13:13, 13:22 Commissioner [6] - 12:16, 12:20, 13:2,	Design [1] - 2:4 destroying [1] - 10:7 different [1] - 8:16 difficult [1] - 11:18 directive [1] - 8:8 discuss [1] - 4:16 District [4] - 1:7, 2:18, 11:8, 13:10 Donatelli [1] - 2:3 dormers [1] - 7:14 down [2] - 4:1, 7:15 downplayed [1] - 8:10 downspouts [1] - 5:20	G given [1] - 15:6 glad [1] - 11:18 Goggle [1] - 9:19 Gonzales [2] - 12:16, 13:16 GONZALEZ [8] - 1:19, 8:11, 8:21, 9:9, 10:4, 10:9, 12:17, 13:17 granted [1] - 4:20 great [1] - 3:6

guys [2] - 3:10, 3:11	issues [1] - 10:3 items [1] - 2:11	matter [1] - 1:11 Member [5] - 1:18, 1:19, 1:20, 1:21, 1:22	New [1] - 1:7 new [8] - 2:18, 2:22, 3:10, 5:13, 6:9, 12:2, 13:6, 13:9	Preservation [1] - 1:12 pretty [2] - 9:17, 11:8
	J	MEMBERS [1] - 1:16	· ·	previously [1] - 4:6
HAARLOW [6] -		mentioned [1] - 6:10	next [1] - 7:17	PRISBY [21] - 1:21,
1:20, 10:17, 12:11,	Jackie [1] - 5:14	Mike [2] - 2:20, 5:14	nice [1] - 10:19	3:13, 3:16, 3:22, 4:4,
13:1, 13:7, 14:1	JANICE [1] - 15:3	mineral [2] - 8:15,	nicely [1] - 6:9	4:8, 4:11, 4:13, 4:15,
Haarlow [2] - 12:22,	Janice [2] - 15:11,	9:18	north [2] - 6:7, 7:20	4:21, 5:7, 6:14, 6:18,
13:22	15:12	misspoke [1] - 6:2	notes [1] - 15:9	7:2, 7:6, 7:19, 11:11,
happy [1] - 3:2		mix [1] - 6:5	nothing [1] - 5:2	11:20, 13:3, 13:12,
	Jim [1] - 11:19	modern [2] - 8:3, 8:5		14:3
Hearing [1] - 1:10	JIM [1] - 1:21	moisture [2] - 8:19,	0	Prisby [2] - 13:2,
hearing [1] - 15:7	JOHN [1] - 1:17	10:3		14:2
hearings [1] - 2:8	John [2] - 4:16,	Moment [1] - 2:4	25 444040	problems [2] - 8:19,
HEINEMANN [1] -	10:17	monstrosity [1] - 7:7	OF [7] - 1:1, 1:2, 1:3,	10:13
15:3	jordan [1] - 2:5	mortar [1] - 9:13	1:4, 1:9, 15:1, 15:2	proceedings [1] -
Heinemann [2] -	Julie [1] - 11:15	motion [4] - 11:21,	once [1] - 9:12	14:8
15:11, 15:12	JULIE [1] - 2:5	12:1, 12:4, 13:5	one [6] - 2:8, 2:9,	PROCEEDINGS [1] -
helps [1] - 11:16	jump [1] - 3:9	Motion [1] - 12:6	6:6, 8:10, 10:20, 11:3	1:9
hereby [1] - 15:4		move [4] - 3:4, 3:7,	opinion [2] - 10:21,	product [1] - 8:12
HINSDALE [1] - 1:3	K	12:7, 13:7	11:9	products [3] - 9:7,
Hinsdale [2] - 1:11,		MR [74] - 1:17, 1:19,	originally [2] - 6:3,	10:1, 10:6
1:13	Learning 44.7	1:20, 1:21, 2:2, 2:3,	8:21	property [2] - 3:14,
HISTORIC [1] - 1:3	keeping [1] - 11:7	2:4, 2:20, 3:2, 3:9,	overwhelming [1] -	6:6
Historic [4] - 1:7,	kept [1] - 8:9	3:13, 3:15, 3:16, 3:18,	7:6	Public [1] - 1:10
1:12, 2:18, 13:10	kind [3] - 8:12, 8:22,	3:22, 4:2, 4:4, 4:7,		public [1] - 2:8
home [9] - 2:18, 3:5,	11:3		Р	public [i] 2.0
5:14, 5:19, 10:13,	_	4:8, 4:11, 4:13, 4:15,	-	Q
10:19, 12:9, 13:6,	L	4:21, 5:7, 5:11, 6:14,		Q
13:9		6:16, 6:18, 7:2, 7:5, 7:6, 7:18, 7:19, 7:22,	p.m [1] - 1:14	
Home [1] - 1:7	last [1] - 5:3	8:7, 8:11, 8:14, 8:21,	packet [1] - 5:21	quite [1] - 6:5
hopefully [1] - 3:7		9:9, 9:16, 10:4, 10:8,	PAGE [2] - 1:2, 15:2	
house [16] - 3:14,	lasting [1] - 8:20	10:9, 10:14, 10:17,	paint [6] - 8:13, 8:15,	R
3:19, 4:5, 4:9, 5:3,	latex [1] - 8:17	11:11, 11:17, 11:20,	8:17, 9:12, 9:18, 9:22	
5:16, 6:7, 6:9, 6:10,	LAUX [6] - 2:5, 4:10,	12:1, 12:6, 12:11,	painted [4] - 6:8,	
7:4, 7:10, 9:18, 10:21,	4:12, 4:14, 6:21, 9:1		6:15, 6:16, 9:21	RDR [2] - 15:3, 15:12
11:2, 11:5, 12:2	Laux [1] - 2:14	12:14, 12:16, 12:17,	painting [4] - 8:12,	really [6] - 4:16,
houses [3] - 6:11,	lead [1] - 9:14	12:18, 12:20, 12:22, 13:1, 13:2, 13:3, 13:4,	8:22, 9:8, 9:17	6:12, 7:4, 7:14, 7:20,
7:17, 9:21	License [1] - 15:12	13:7, 13:12, 13:13,	Park [9] - 1:5, 1:7,	10:19
HPC-06-2020 [4] -	lime [2] - 8:15, 9:18		2:9, 2:16, 2:18, 3:5,	reclaimed [2] - 9:4,
1:5, 2:15, 12:9, 13:11	Lime [1] - 9:7	13:16, 13:17, 13:18,	3:7, 13:10, 13:11	9:5
1.0, 2.10, 12.0, 10.11	Line [1] - 2:10	13:20, 13:22, 14:1,	part [2] - 5:6, 7:21	reference [1] - 11:1
i	line [1] - 7:15	14:2, 14:3, 14:4, 14:5	PATRICK [1] - 2:4	relatively [1] - 3:3
ı	longer -lasting [1] -	MS [17] - 1:18, 1:22,	Patrick [5] - 3:13,	remember [1] - 3:17
	8:20	2:5, 4:10, 4:12, 4:14,	6:14, 7:4, 10:18,	replace [1] - 3:6
ILLINOIS [2] - 1:1,	look [4] - 6:12, 8:2,	6:21, 8:1, 9:1, 10:12,	11:15	REPORT [1] - 1:9
15:1	8:6, 9:5	10:16, 11:14, 12:7,	peel [1] - 8:18	reported [1] - 15:6
Illinois [2] - 1:13,	looking [3] - 8:19,	12:15, 12:21, 13:15,	peels [1] - 9:22	reporter [1] - 15:4
15:5	9:7, 9:9	13:21	permit [1] - 4:20	Request [2] - 1:6,
immediately [1] - 6:7	lower [2] - 7:12, 7:16	mullions [1] - 8:2	PETER [1] - 2:3	2:16
IN [1] - 1:4			Philip [1] - 11:2	request [1] - 13:8
information [1] -	M	N	place [1] - 11:4	resurrect [1] - 5:3
5:21			planned [1] - 5:15	review [1] - 3:14
instead [1] - 8:3		name [1] - 8:4	Planner [1] - 2:2	rhythm [1] - 7:8
interest [1] - 9:6	manufactured [1] -			Ridge [1] - 3:19
interruption [1] -	9:2	need [2] - 4:16, 10:9	planning [1] - 6:20	
interruption [i] -	Marvin [1] - 6:22	needed [1] - 7:10	porch [1] - 5:18	Road [1] - 2:10
10.12	1	needs [1] - 4:2	PRESENT [2] - 1:16,	Robbins [3] - 1:7,
10:12	masonry [1] - 10:7		0.4	2.40 42.40
investigating [2] -	masonry [1] - 10:7 match [2] - 6:18,	neighborhood [1] -	2:1	2:18, 13:10
	• • •	neighborhood [1] - 6:13 never [1] - 4:19	2:1 PRESERVATION [1] - 1:3	2:18, 13:10 roll [1] - 12:12 Romabio [1] - 9:8

roof [5] - 5:19, 6:2, 6:3, 7:12, 7:15 rundown [1] - 5:12 S samples [1] - 8:16 search [1] - 9:19 second [3] - 12:10, 12:11, 13:12 see [3] - 6:1, 6:4, **selling** [1] - 3:20 separate [1] - 12:3 **September** [1] - 1:14 several [1] - 10:6 **SHANNON** [1] - 1:22 **shape** [1] - 3:6 shorthand [2] - 15:6, shutters [2] - 5:17, 7:12 significance [1] - 6:6 significantly [1] -7:16 simplicity [1] - 7:9 slate [2] - 6:2, 6:4 slightly [1] - 7:11 sorry [2] - 6:2, 12:6 sort [1] - 6:11 **South** [4] - 2:9, 2:16, spalling [1] - 9:15 speaking [1] - 2:11 **specific** [1] - 9:17 specs [1] - 9:10 spot [1] - 10:21 ss [1] - 15:1 **SS** [1] - 1:1 stand [1] - 2:11 standpoint [1] - 4:15 starting [1] - 2:7 State [1] - 15:5 **STATE** [2] - 1:1, 15:1 step [1] - 2:19 stone [1] - 6:22 straight [1] - 9:6 straightforward [1] -3:4 Street [1] - 11:2 streetscape [3] - 6:1, 6:5, 11:15 **structure** [1] - 3:12 study [1] - 6:1 style [1] - 6:8 styled [1] - 5:13 styles [1] - 6:5

sworn [2] - 2:12,

2:14

Т

table [1] - 5:6 tapered [1] - 7:11 teardown [1] - 4:12 tendency [1] - 8:18 testimony [2] - 1:9, 15:6 texture [1] - 9:3 **THE** [2] - 1:3, 1:4 totally [1] - 8:4 traditional [3] - 8:3, 10:22, 11:7 traditionally [1] transcript [1] - 15:8 trim [1] - 5:16 true [1] - 15:8 trying [1] - 3:4 two [3] - 7:19, 9:7, 12:2 **type** [1] - 6:12

U

unfortunate [1] -11:5 up [3] - 3:20, 10:19, 11:4

V

via [1] - 1:10 VIA [2] - 1:16, 2:1 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [3] - 4:5, 4:9, 12:12 voted [2] - 4:10, 5:1 votes [1] - 12:3

W

warning [1] - 10:9
wash [2] - 8:15, 9:19
Weinberger [2] 12:14, 13:14
WEINBERGER [6] 1:22, 8:1, 11:14, 12:7,
12:15, 13:15
welcome [1] - 11:17
West [1] - 11:2
white [9] - 5:15, 5:16,
6:8, 6:15, 6:16, 6:19,
6:21, 6:22, 9:21
White [1] - 6:18
whole [1] - 9:12

window [3] - 6:21, 7:12, 7:13 windows [5] - 5:15, 6:18, 8:2, 8:5, 8:9 wondering [1] - 4:8

Υ

year [3] - 5:3, 5:5, 10:6 years [1] - 9:14 YU [17] - 2:2, 12:1, 12:6, 12:14, 12:16, 12:18, 12:20, 12:22, 13:2, 13:4, 13:13, 13:16, 13:18, 13:20, 13:22, 14:2, 14:4

Ζ

Zoom [2] - 1:10, 10:12 **ZOOM** [2] - 1:16, 2:1

KATHLEEN W. BONO, CSR 630-834-7779

STATE OF ILLINOIS)

(COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

)

HPC-05-2020 - 12 S. County Line Rd.
)

Request for Certificate of Appropriate
ness to Demolish and Construct a New

Home in the Robbins Park Historic

)

District.

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 2nd day of September, 2020, at 7:00 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

	2		4
1	ALSO PRESENT VIA ZOOM:	1	versus going east-west, and everything is within
2	MR. CHAN YU, Village Planner;	2	the Zoning Code.
3	MR. PETER COULES, Donatelli & Coules;	3	In the present house, they even
4	MR. PATRICK FORTELKA, Moment Design;	4	looked at it structurally to see if there was
5	MR. JOHN EYEN, Aspen Construction;	5	anything they could save with the foundation at
6	MR. JOE GHABEN, Owner.	6	one point in time and try to move the house; and
7	* * *	7	there was nothing that could be done with the
8	(Mr. Coules, Mr. Fortelka,	8	property. So that's why we filed back to
9	Mr. Ghaben, Mr. Eyen sworn.)	9	March to go for a demo permit and new plans
07:00РМ 10	CHAIRMAN BOHNEN: Second public hearing	07:02PM 10	drafted by Patrick Fortelka. John Eyen, who is
11	is Case HPC-05-2020 for 12 South County Line	11	the builder, is on the phone. As he said, Joe
12	Road, Request for Certificate of Appropriateness	12	Ghaben is having trouble, the actual owner,
13	to Demolish and Construct a New Home in the	13	getting into the meeting tonight. So he is on
14	Robbins Park Historic District.	14	the speaker phone with John to answer any
15	Who is appearing on behalf of the	15	questions anyone may have of him. I will gladly
16	applicant, please?	16	answer any questions also.
17	MR. COULES: I am, John. Pete Coules.	17	MS. BRADEN: I would like to know a
18	MR. EYEN: I am also, John Eyen, Aspen	18	little bit about the state of the interior of
19	Construction.	19	the home as it is now. The pictures look
07:01PM 20	And I have Joe Ghaben, the owner,	07:03РМ 20	lovely. Did something happen to deteriorate the
21	on speaker phone. He is not able to log on.	21	home?
22	CHAIRMAN BOHNEN: Okay.	22	MR. COULES: The interior of the house
	3		5
1	MR. FORTELKA: I'm the architect. I	1	by being empty for the few years that it's been
1 2	MR. FORTELKA: I'm the architect. I will be able to talk about the new construction.	1 2	by being empty for the few years that it's been and on the market is very much deteriorated.
		_	
2	will be able to talk about the new construction. CHAIRMAN BOHNEN: Okay. Who would like	2	and on the market is very much deteriorated.
3	will be able to talk about the new construction. CHAIRMAN BOHNEN: Okay. Who would like	2	and on the market is very much deteriorated. When you walk through, there are holes in some of the walls, the leaning of the property. The foundation doesn't even support the house
2 3 4	will be able to talk about the new construction. CHAIRMAN BOHNEN: Okay. Who would like to start out on this one?	3 4	and on the market is very much deteriorated. When you walk through, there are holes in some of the walls, the leaning of the property. The
2 3 4 5	will be able to talk about the new construction. CHAIRMAN BOHNEN: Okay. Who would like to start out on this one? MR. COULES: This home at 12 South	2 3 4 5	and on the market is very much deteriorated. When you walk through, there are holes in some of the walls, the leaning of the property. The foundation doesn't even support the house
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2 3 4 5 6 7 8 9 07:01PM 10 11 12 13 14 15 16 17 18 19 07:02PM 20	will be able to talk about the new construction. CHAIRMAN BOHNEN: Okay. Who would like to start out on this one? MR. COULES: This home at 12 South County Line has been on the market for about a year and a half, two years now, with many different Realtors trying to have the property sold. It's in pretty bad shape inside and outside if anyone has been by it, this has been a major issue with this house. Actually, most of you will recall, this was from a much larger property at one point in time. This house did not sit 14.98 feet from the bent rear yard of the property and had a much larger yard at one point in time. So right now it is right upon the neighbors where it's set back. The proposal for the new house is to actually have the back yard go from just under 15 feet to almost 63 feet and line it up	2 3 4 5 6 7 8 9 07:03PM 10 11 12 13 14 15 16 17 18 19 07:04PM 20	and on the market is very much deteriorated. When you walk through, there are holes in some of the walls, the leaning of the property. The foundation doesn't even support the house anymore. They had a structural engineer from Wayne, Illinois, whose name I'm trying to find here, looked at the property to see why the walls were leaning the way they were. The result was that the house is not safe the way it's been built now. It's a person named Hutter Trankina Engineering, who also looked at the property at one point in time. MS. BRADEN: (Zoom audio interruption.) MR. COULES: I'm sorry, Alexis. I can't hear you. MS. BRADEN: I said, Thank you, that's helpful. MR. COULES: Okay. Thank you. MS. WEINBERGER: It's very unfortunate
2 3 4 5 6 7 8 9 07:01PM 10 11 12 13 14 15 16 17 18 19	will be able to talk about the new construction. CHAIRMAN BOHNEN: Okay. Who would like to start out on this one? MR. COULES: This home at 12 South County Line has been on the market for about a year and a half, two years now, with many different Realtors trying to have the property sold. It's in pretty bad shape inside and outside if anyone has been by it, this has been a major issue with this house. Actually, most of you will recall, this was from a much larger property at one point in time. This house did not sit 14.98 feet from the bent rear yard of the property and had a much larger yard at one point in time. So right now it is right upon the neighbors where it's set back. The proposal for the new house is to actually have the back yard go from just	2 3 4 5 6 7 8 9 07:03PM 10 11 12 13 14 15 16 17 18 19	and on the market is very much deteriorated. When you walk through, there are holes in some of the walls, the leaning of the property. The foundation doesn't even support the house anymore. They had a structural engineer from Wayne, Illinois, whose name I'm trying to find here, looked at the property to see why the walls were leaning the way they were. The result was that the house is not safe the way it's been built now. It's a person named Hutter Trankina Engineering, who also looked at the property at one point in time. MS. BRADEN: (Zoom audio interruption.) MR. COULES: I'm sorry, Alexis. I can't hear you. MS. BRADEN: I said, Thank you, that's helpful. MR. COULES: Okay. Thank you.

6 8 we have seen this happen to a number of our the products that are in the house have looked 1 1 significant homes is that they sit empty and 2 through it, and they are ready to make offers or 2 pull stuff out and reuse it as deemed then this happens. It's really unfortunate. This house is a gorgeous house. 4 appropriate. 5 MR. COULES: I agree. In its day it 5 Just so you know, it is not my 6 was. Actually, my partner's sister was married 6 history, my intent, to tear down houses. In the 7 in the backyard during the '70s. But it's 7 past two years, I have been able to rehab two really deteriorated really. I was surprised how 8 homes. The one right next door to the house on 8 9 bad it was. 9 County Line and Chicago Avenue is my daughter's MS. WEINBERGER: That's too bad. house, and I think you are all aware what 07:04PM 10 07:07PM 10 11 MS. BRADEN: I agree. condition it was in and what condition we put it in. It sat right on the lot. It was in decent 12 MR. COULES: Patrick has the designs 12 and will answer any architectural questions. shape, just dated. We were able to make 13 13 14 And John Eyen, who has built many homes in town, 14 something out of it. 15 15 is on to answer any questions to him being the Another property that we fixed up builder. is 201 9th Court. It's right by 9th and Park. 16 16 We live across the street from that home, and we 17 MS. BRADEN: I have actually just a 17 real quick question. I always appreciate when rehabbed it and sold it to friends of ours. So 18 18 19 owners do salvage sales. I see that a lot of 19 it's not our intent to just go around and just 07:05PM **20** the windows and doors at least will be preserved 07:07PM **20** take houses down for no reason. 21 and going to new homes so I appreciate that. We 21 MS. BRADEN: I have to say your 22 are all up on Murco Recycling website. 22 daughter's home on the corner there, you guys MR. EYEN: Yes. Jody has a lot of that 1 did such a good job. I live a few homes down. 2 MS. WEINBERGER: I would agree. I 2 stuff presold, and it's going to be repurposed 3 in other homes throughout the area and drove by that house. I was telling Alexis when throughout Chicagoland. I was a kid we swam at Hinsdale and drove by 4 4 that house every day, and I always loved that 5 MR. COULES: Joe is on now. 5 6 MR. GONZALEZ: Have you planned already round window. So, yes, nice job. 6 where this is going to be sold, repurposed? Do 7 So I do have a question. So things 7 you have a schedule? will be salvaged. Is there a way that we can 8 8 9 MR. EYEN: Jody from Murco Recycling have interior photos, whether they are the real 9 07:06PM 10 has those sold to -- I don't know exactly where 07:08PM 10 estate photos or something else, that we they are going to wind, up but she has most of can present to the Historical Society to put in 11 the archives? I would be happy with the real that stuff presold. Joe, are you on or no? 12 CHAIRMAN BOHNEN: Joe Ghaben is now on 13 13 estate, I don't know if you have anything else. and can add to that. MR. GHABEN: The real estate photos are 14 14 15 MS. WEINBERGER: Will there be a there. But if you want specific photos on the 15 16 salvage sale at the house? 16 inside, I think there are some stained windows

19 are able to do that. 19 are welcome to it. 07:06PM 20 MS. WEINBERGER: Okav. 07:09PM **20** MS. WEINBERGER: Okay. Patrick, maybe 21 MR. GHABEN: So but a number or we can talk again and do what we did last time 21 recyclers and people that want to reuse some of 22 22 kind of thing. KATHLEEN W. BONO, CSR 630-834-7779

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MR. GHABEN: The salvage sale will

happen as soon as we get an okay tonight that we

and some special -- I think interior windows I

think they are from Germany or something. You

10 12 1 MR. FORTELKA: Yes. Yes. I haven't 1 itself. had a chance to get into the house, but I know 2 2 I know you guys aren't big fans of 3 the Ghabens said there are some interesting big windows. We have big windows on the house. details and windows and such on the inside. 4 Client wants enough light to get into the body 5 MS. WEINBERGER: Okay. So thanks, Pat. of the house. As you guys know, that's a really 6 Thank you. 6 shady kind of dark spot. We are up on a hill 7 CHAIRMAN BOHNEN: Any further comments? 7 kind of tucked back. So we are a little nervous 8 Okay. May I have a motion for the 8 that the inside of the house is going to be 9 demolition, please. 9 dark. So, again, those big windows will bring MS. WEINBERGER: Were we going to have some light in. And the house really isn't part 07:09PM 10 07:12PM 10 11 conversation about the new house? of the -- There is sidewalk or close to the 12 CHAIRMAN BOHNEN: We can do that first 12 street. So the house being tucked back I think the bigger windows are a bit more appropriate. 13 if you want to. 13 MR. PRISBY: Patrick, can you describe 14 MS. WEINBERGER: Oh, you want to --14 15 Okay. We can do the demo first. 15 the header detail of those windows. 16 CHAIRMAN BOHNEN: If we're to get in to 16 MR. FORTELKA: It's just like a typical 17 the new house first before you vote -- Jim? 17 1-by header, and we have elongated it and MR. HAARLOW: John, I think we should shortened it just to kind of flatten that line 18 18 19 discuss the new house before we vote on the 19 out. The house is very vertical because we have 07:10PM **20** demo. 07:12PM **20** a steep-pitched roof, and I thought it was a 21 CHAIRMAN BOHNEN: Okay. Then who would 21 nice contrast to the steepness of the roof and like to start discussion on the new house, 22 22 kind of the vertical effects of the windows. 11 13 please. This doesn't project out any more than a typical 2 2 MR. FORTELKA: I can speak to the 1-by-8 header. design aspects. So we have got a new 2-story 3 MR. PRISBY: It looks a little house that we have designed for the Ghabens. different on the black-and-whites. It looks 4 They had originally come to me. They like a lot 5 like more of a 3- to 5-inch, let's say, or the 5 of some of the farmhouse vibe that we have been 6 6 header it goes beyond like you would do for a doing but thought that for this lot and the 7 pergola or something. And the rendering just 7 context a white farmhouse with black windows, of 8 doesn't look the same, and I want to just 8 9 9 course, wouldn't be appropriate; and I'm sure understand the detail. 07:11PM 10 you guys would agree. So we kind of leaned 07:13PM 10 MR. FORTELKA: Yes. So that's the heavily on the appearance of the existing house explanation. And this is a hand sketch, the 11 11 rendering that you are seeing, so the Autocad is 12 and that dark color scheme and really worked 12 13 hard to keep the house roof line as low as we 13 a little bit more crisp. could based on the new footprint. 14 MR. PRISBY: Okay. I would agree with 14 15 So you can see that the window head your comments on the windows, right. Yes, there 15 16 and our dormers into the roof line, again that's 16 are some big windows. It is a shady site, I get 17 to keep that roof line low. We are going to do that. I think there is a lot going on with the 17 18 cedar plank siding on the entire exterior of the 18 foyer. It seems like we have just one giant 19 house with a domed belt course that you can see 19 window wall with a door in the middle. 07:11PM **20** on the ground level there, metal roof accents 07:13PM 20 MR. FORTELKA: That's correct. 21 over the covered front porch, dark clad windows 21 MR. PRISBY: I'm not a big fan of that. 22 as well, and probably a cedar roof on the house 22 The other thing is I like the

- 1 scale, the balance, the rhythm, some of the
- 2 things we talked before. The one thing that
- 3 bothers me on this particular house it seems to
- 4 be a lot of vertical siding, almost like there
- 5 is too much of it. I'm just wondering if there
- 6 are some areas where we can introduce something
- 7 else. Maybe it's a piece to the right of center
- 8 where you have the planter boxes. It's a little
- **9** bit shorter, a little bit tighter. Is there an
- 07:14PM **10** alternate material we could add to some of these
 - 11 to just kind of play that down a little bit.
 - **12** There just seems to be a lot of it.
 - MR. FORTELKA: Yes. I would say that's
 - 14 kind of the concept of the house is to edit the
 - **15** materials and keep it simple. I can definitely
 - 16 run some ideas by Joe and Heather to see if they
 - 17 would like to change out a component like that.
 - **18** It wouldn't be a big move. We could probably
 - **19** keep it the same color and just have a different
- 07:14PM **20** profile siding.
 - MR. PRISBY: Yes. It seems like there
 - 22 is a lot of it. And with the darker color, the
 - I darker windows, it's a little overwhelming for

15

- 2 me. The other aspects, as I said, I like the
- 3 scale, the balance and the rhythm of it, the
- 4 proportion, appreciate the low roof line. It
- 5 was just the big windows at the entry and a
- 6 little too much of the vertical siding.
- 7 MR. GHABEN: Tailgating in, what about
- 8 the idea of changing up the color of the siding
- 9 a little bit?
- **10** MR. PRISBY: That's -- For the whole
- **11** thing?
- MR. GHABEN: Well, I mean your issue is
- 13 the darkness of the --
- 14 MR. PRISBY: I'm sorry, Joe. It's a
- **15** little bit of the color coupled with the amount
- **16** of the siding. It just comes off a little too
- 17 dark with the lighter stone at the base so I see
- 18 a lot of it. Sometimes when that happens I like
- 19 to see kind of an alternate material to kind of
- от:16РМ **20** break that up architecturally. So sometimes
 - 21 it's more stone in a front entry piece or like
 - 22 the small piece of the corner boxes. Even the

- 1 planter box itself is a nice little detail that
- 2 breaks up that monotony, right? So sometimes
- 3 you take a piece like that it gets maybe stone
- 4 up to a 2nd floor level and breaks that
- 5 horizontal line, right? Or becomes, like
- 6 Patrick is suggesting, potentially a different
- 7 type of siding, just something to kind of break
- 8 up the amount that's there.
- **9** MR. EYEN: What about possibly -- Joe
- **10** and I had talked about this during the design
- 11 plan of possibly doing like a horizontal siding
- 12 for the 1st floor, like a lap siding or a
- 13 shiplap going the opposite direction for the 1st
- 14 floor and then going with the -- maintaining the
- **15** 2nd level the way it is now.

16

- MR. PRISBY: You know what, I actually
- 17 prefer the siding on the two main gables that
- 18 you have right now that goes the full height.
- **19** Sometimes when you see those old band courses
- 07:17PM **20** come in at floor level or under a windowsill and
 - 21 my personal tastes, I can't stand them. It
 - 22 always looks like you're breaking the house into
 - 17

16

- 1 levels artificially. And here you don't have
- **2** that. We have got a nice 2-story vertical
- **3** board, right, that goes from essentially the 1st
- 4 floor windowsill, which is in stone, up to the
- 5 top of the gable. I don't mind that detail. I
- 6 think it's a little more elegant. I think it's
- 7 actually a little more luxurious to do this,
- 8 right? I always see these band courses go in on
- 9 some of the lower-cost homes so it's nice to see
- 07:17PM 10 it go from top to bottom. I'm just thinking
 - 11 that one piece or one location might be better
 - 12 with something different than what's there now.
 - 13 And I keep focusing on the planter boxes just to
 - 14 kind of take what is the main mass of the center
 - 15 of the house and the front entry and a couple
 - 16 flanking gables. And before you get to the
 - 17 2-car garage, you have got this piece that for
 - 18 me is screaming to have something done
 - 19 differently with it.
- 07:18PM **20** MR. FORTELKA: Okay.
 - MR. PRISBY: And I will leave it up to
 - 22 you guys. Patrick, I don't know what you think

18 20 of that. important to have a nice, bright sunny house in 1 1 2 MR. FORTELKA: Yes. We have done that 2 the wintertime. before. We have done everything that you guys 3 MR. GONZALEZ: Well, I'm not saying so are just talking about, band courses, lap siding much the window. I'm looking at the proportion 4 5 on the bottom, board and batten on the top. So based on what I'm seeing on the elevation. That we try to make all houses a little bit different looks like it's almost a forced in detail. So 6 6 so we can definitely take a look at breaking up 7 that's all. I'm just suggesting some ideas, 7 that element between the house and garage. 8 maybe there is something else. You don't have 8 Again, I don't think we change color. It would to throw in a gable. But maybe, I'm not sure. 9 9 07:18PM **10** just be a change of pattern of wood siding Certainly not leaving it like that. It almost 07:20PM 10 11 probably. literally looks like someone just punched a box into the house. 12 MR. PRISBY: Something to accent that I 12 think a little bit. I think it's a good start 13 MR. FORTELKA: It's actually inset into 14 with the planter box with the single bracket. 14 the house, too. It's not pushed out, if that It just seems it needs something else, whether makes sense. So it's a minor --15 15 MR. GONZALEZ: From the aesthetics, it's a portal or something, I don't know. 16 16 17 MR. GONZALEZ: I have a question, 17 right, I get it. It just looks pretty -- When Patrick. The south elevation, I start seeing I look at all the elevations, I see rhythm and I 18 18 19 the house had some good rhythm with the pitches 19 see moving. And then all of a sudden my eyes 07:19PM **20** of the roof system; and then I see this 07:21PM **20** stop on this one area. I'm just saying you 21 rectangular on the south. It's a rectangular 21 could explore something else. I'm not 22 large window. What happened there? It seemed 22 necessarily saying it has to be a pitch but 19 maybe something, some sort of a mild slope. like it breaks the rhythm of the home, all that 2 glass. I agree, there is a lot of glass, MR. FORTELKA: Okay. substantial glass. But then it looks like a MR. GONZALEZ: Just put some thought rectangular-appearing like a box-like shape. 4 4 into it. Isn't there anything you can do with that, 5 MS. WEINBERGER: Frank, are you done? 5 slightly maybe create some aesthetic, something 6 MR. GONZALEZ: Yes, I'm done. 6 that doesn't look so flat? 7 MS. WEINBERGER: Patrick, it looks like 7 MR. FORTELKA: We looked at options on you are coming to us kind of in the beginning. 8 that. That's, again, our default is always You are still taking ideas, and I appreciate 07:19PM **10** simplicity and never add shapes that aren't 07:22PM 10 that. It doesn't look like it's completely 11 necessary kind of thing. So we could drop a final. That lot has some fabulous trees. How gable over those windows or something. But hard are you all going to work to keep them? 12 12 13 again, that's not in keeping with good design. 13 MR. GHABEN: There is nothing --The plan actually insets at that position and Everything that needed to come down for the 14 14 the staircase lives behind that wall. We are building pad has come down. 15 15 using that staircase and those big windows as 16 16 MS. WEINBERGER: Okay, good. pretty much our only south light into the body 17 MR. FORTELKA: We are maintaining a 17 18 of the house. So as you all know in the winter, 18 bunch in the front yard, making best use of the our south light is our best. And in the body of 19 property that's there, too. 07:20PM **20** the house, we are using that staircase to kind 07:22PM 20 MS. WEINBERGER: Are you keeping any of

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of draw all the light into the core of the

house. So that window component is very

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22

the landscaping as it is? Because I see in the

Realtor photos there is a -- what I would call a

22 24 Jens Jensen fairy ring in the back where that wondering if there is a way you can get just 1 little fire pit is. That's a pretty 2 kind of staggering the length on the elevation 2 that might be kind of cool. prairie-style, important landscaping feature. 4 MR. GHABEN: I want to interject on 4 MR. FORTELKA: That's a good point. that a little bit. It is easy to look at when Quite frankly, we don't have a lot of really it's all flowering and it's all pretty. When long length because we have got pretty big 6 6 7 it's overgrown and it's not tidy, nobody wants 7 windows that break up those lengths so there it or the rats that have been growing in there 8 might be a way to do that. 8 for years if you talk to the neighbors. So 9 MR. PRISBY: Where it goes up where the 9 07:23PM 10 prairie style, near the edge of town have gable is going up, right? And what, were you 07:25PM 10 invited some rats back there, so we have had to using real cedar for that; or were you using kill some rats. like an LP or a --12 12 MS. BRADEN: Please kill them before 13 MR. FORTELKA: Pricing is so bad right 13 14 they come to my house. I don't want to see 14 now so we will see. them. I live down the street. MR. PRISBY: I'm thinking just it looks 15 15 MR. GHABEN: It's part of the prairie so much better with the continuous board all the 16 16 17 style, you are going to get some critters. 17 way through if there is a way. MR. PRISBY: Patrick? MR. FORTELKA: I agree. It's easier to 18 18 MR. GHABEN: It is not our intent to 19 19 do with cedar for sure, much harder with the LP 07:23PM **20** keep it a prairie style. 07:25PM **20** product, though. But, yes, I will definitely, 21 MS. WEINBERGER: I was just commenting 21 we will work that back in for sure. MR. PRISBY: And then I don't mind the 22 more on the landscaping. 22 23 25 1 MR. GHABEN: You know, we are not into windows and the recess of the staircase small landscaping or small trees. Actually, if personally. Frank doesn't like it but I 3 you drive by my house, I do like mature understand what you are trying to do there with shrubbery and trees as we put them up so that bringing the light from the south into that main 4 body of the house. Also, it's a great little 5 should not be a concern. MS. WEINBERGER: Okay. effect for a backwards staircase that goes to 6 MR. PRISBY: Patrick, it's Jim again. 7 all three levels especially with the window well 7 Going back and forth between the rendering and outside there so you are bringing a lot of light 8 8 the CAD drawings, for the record you do have a into the basement at that location. And with 9

07:24PM 10 horizontal band course between levels and the

11 CAD drawing that's not on the rendering.

12 MR. FORTELKA: Yes.

MR. PRISBY: I actually prefer the 13 14

rendering.

15 MR. FORTELKA: Well, I have got an issue with board length on that front. 16

17 MR. PRISBY: That's kind of the point I

18 was talking about before. There is something

19 luxurious and different about that that's

07:24PM **20** different than some of the lower-cost houses for

the reasons you are mentioning board length 21

having to put that course through there. I'm 22

07:26PM 10 some of the landscaping, I think that could be a

11 really nice feature.

12 MR. FORTELKA: Yes, that's the goal.

MR. COULES: I think we can all see Joe 13

is open to it. First of all, if he doesn't put 14

up a house that everyone likes, his daughter 15

lives next door and she is not going to be happy 16

with her father. So those of us with daughters 17

18 know Joe is not going to skimp on anything.

Everything being raised, as you can hear, he

07:26PM **20** said yes.

> 21 Also I thought interesting, as you

> go out to the property as it sits today, which 22

	26		28
1	is unusual, those are the trees that are going	1	those scenarios I usually see something
2	to stay. You rarely ever get to see that. You	2	landscaped in front of those and is not
3	have to guess. This house we don't have to.	3	necessarily an architectural element to break
4	MS. BRADEN: I really appreciate that	4	that wall up.
5	being a neighbor.	5	MR. HAARLOW: Yes, okay. I just wanted
6	CHAIRMAN BOHNEN: Okay. Any further	6	to confirm which was the current thought, and it
7	comment?	7	sounds like it's the CAD drawing and not the
8	MR. HAARLOW: Patrick, it's Bill. Just	8	rendering.
9	the difference between the rendering and the CAD	9	MR. FORTELKA: That's correct.
07:27PM 10	drawing. So Jim was referring to that one part	07:29PM 10	MR. HAARLOW: Okay. Thank you.
11	of the east elevation that has the planter box	11	CHAIRMAN BOHNEN: Anything further?
12	between the main part of the house and the 2-car	12	Do we have a motion on the
13	garage. On the drawing, it looks like there is	13	demolition?
14	a window well in front of that. And it's	14	MR. HAARLOW: So no one ever likes to
15	showing a zoning-required railing in front of	15	do that on this Commission, but I will move to
16	that. But I don't see it on the rendering. I	16	approve the request for Certificate of
17	don't know, Jim, if that helps at all in terms	17	Appropriateness to demolish the home at 12 South
18	of that space. But assuming the rendering we	18	County Line Road. It's Case HPC-05-2020.
19	have should actually show railings for the	19	CHAIRMAN BOHNEN: Second, please.
07:28PM 20	window well. Is that right, Patrick?	07:30PM 20	MS. WEINBERGER: Second.
21	MR. FORTELKA: So in a perfect world,	21	MR. YU: Commission Weinberger?
22	the schematic design is done right up in front	22	MS. WEINBERGER: Nay, no.
	27		29
1	and the rendering is part of schematic design.	1	MR. YU: Commissioner Gonzalez?
2	As the drawings progressed, as you alluded to,	2	MR. GONZALEZ: Aye.
3	we have to make things code-compliant and such	3	MR. YU: Chairman Bohnen?
4	and the drawings changed. So this just didn't	4	CHAIRMAN BOHNEN: Aye.
5	get updated with all the things that were	5	MR. COULES: Commissioner Braden?
6	necessary for the computer versions of it.	6	MS. BRADEN: Aye.
7	MR. PRISBY: Bill, are you talking	7	MR. COULES: Commissioner Haarlow?
8	about the railing that is at the front	8	MR. HAARLOW: Aye.
9	elevation?	9	MR. COULES: Commissioner Prisby?
07:28PM 10	MR. HAARLOW: Yes. There is a railing	07:30PM 10	MR. PRISBY: Nay.
11	on the front elevation that's just below where	11	MR. YU: Thank you.
12	the planter box is shown.	12	CHAIRMAN BOHNEN: And now a motion,
13	MR. PRISBY: Right.	13	please, for the new construction.
14	MR. HAARLOW: And that's on the east	14	MS. WEINBERGER: I move to approve the
15	elevation.	15	application for Certificate of Appropriateness
16	MR. PRISBY: And I don't have a problem	16	to construct a new home at 12 South County Line
17	with it.	17	Road.
18	MR. HAARLOW: It makes it, I mean it	18	CHAIRMAN BOHNEN: Second, please.
19	seems to me it makes it a little bit different	19	MR. PRISBY: I will second.
07:29PM 20	than just that one small part between the main	07:31PM 20	MR. YU: Commissioner Weinberger?
21	part of the house and the garage.	21	MS. WEINBERGER: Yes, aye.
22	MR. PRISBY: It does but, you know, in	22	MR. YU: Commissioner Gonzalez?

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30
               MR. GONZALEZ: Aye.
     1
     2
               MR. YU: Chairman Bohnen?
               CHAIRMAN BOHNEN: Aye.
     3
               MR. YU: Commissioner Braden?
     5
               MS. BRADEN: Aye.
               MR. YU: Commissioner Haarlow?
     6
               MR. HAARLOW: Aye.
     7
     8
               MR. YU: Commissioner Prisby?
               MR. PRISBY: Aye.
     9
               MR. YU: Thank you.
07:31PM 10
               CHAIRMAN BOHNEN: Thank you all for
    11
    12 attending. I appreciate that fact that you all
        saw fit to appear before us. Good luck on this
        project. Thank you. We will close the public
        hearing now.
    15
    16
                  (Which were all the proceedings had
    17
    18
                  in the above-entitled cause.)
    19
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    21
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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.

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

	1	+	i	+
	9	archives [1] - 9:12	13:13, 14:9, 14:11,	Case [2] - 2:11,
	9	area [2] - 7:3, 20:20	15:9, 15:15, 18:6,	28:18
		areas [1] - 14:6	18:13, 22:5, 27:19	cedar [4] - 11:18,
'70s [1] - 6:7	9th [2] - 8:16	artificially [1] - 17:1	black [2] - 11:8, 13:4	11:22, 24:11, 24:19
		aspects [2] - 11:3,	black-and-whites [1]	center [2] - 14:7,
1	Α	15:2	- 13:4	17:14
,	7.	Aspen [2] - 2:5, 2:18	block [1] - 3:21	certainly [1] - 20:10
		assuming [1] - 26:18	BOARD [1] - 1:16	Certificate [4] - 1:6,
/s [1] - 31:11	able [5] - 2:21, 3:2,	attending [1] - 30:12	board [5] - 17:3,	2:12, 28:16, 29:15
_	7:19, 8:7, 8:13	audio [1] - 5:14	18:5, 23:16, 23:21,	certify [1] - 31:4
0	above-entitled [2] -	Autocad [1] - 13:12	24:16	chairman [2] - 29:3,
	1:11, 30:18	Avenue [2] - 1:13,	body [4] - 12:4,	30:2
084-001391 [1] -	accent [1] - 18:12	8:9	19:17, 19:19, 25:5	Chairman [1] - 1:17
31:12	accents [1] - 11:20	aware [1] - 8:10	Bohnen [2] - 29:3,	CHAIRMAN [16] -
01.12	actual [1] - 4:12	Aye [8] - 29:2, 29:4,	30:2	2:10, 2:22, 3:3, 7:13,
1	add [3] - 7:14, 14:10,	29:6, 29:8, 30:1, 30:3,	BOHNEN [17] - 1:17,	10:7, 10:12, 10:16,
	19:10	30:5, 30:7	2:10, 2:22, 3:3, 7:13,	10:21, 26:6, 28:11,
	aesthetic [1] - 19:6	aye [2] - 29:21, 30:9	10:7, 10:12, 10:16,	28:19, 29:4, 29:12,
1-by [1] - 12:17	aesthetics [1] -	aye [2] - 23.21, 30.3	10:21, 26:6, 28:11,	29:18, 30:3, 30:11
1-by-8 [1] - 13:2	20:16	В	28:19, 29:4, 29:12,	CHAN [1] - 2:2
12 [5] - 1:5, 2:11, 3:5,	aforesaid [1] - 31:9	D	29:18, 30:3, 30:11	chance [1] - 10:2
28:17, 29:16	agree [7] - 6:5, 6:11,		bothers [1] - 14:3	change [3] - 14:17,
14.98 [1] - 3:14	9:2, 11:10, 13:14,	backwards [1] - 25:6	bottom [2] - 17:10,	18:9, 18:10
15 [1] - 3:20	19:2, 24:18	backyard [1] - 6:7	18:5	changed [1] - 27:4
19 [1] - 1:12	ALEXIS [1] - 1:18	bad [4] - 3:9, 6:9,	box [6] - 16:1, 18:14,	changing [1] - 15:8
1st [3] - 16:12, 16:13,	Alexis [2] - 5:15, 9:3	6:10, 24:13	19:4, 20:11, 26:11,	Chicago [2] - 1:13,
17:3	alluded [1] - 27:2	balance [2] - 14:1,	27:12	8:9
	almost [4] - 3:20,	15:3	box-like [1] - 19:4	Chicagoland [1] -
2	14:4, 20:6, 20:10	band [4] - 16:19,	boxes [3] - 14:8,	7:4
	ALSO [1] - 2:1	17:8, 18:4, 23:10	15:22, 17:13	clad [1] - 11:21
47.47	alternate [2] - 14:10,	base [1] - 15:17	bracket [1] - 18:14	client [1] - 12:4
2-car [2] - 17:17,	15:19	based [2] - 11:14,	BRADEN [11] - 1:18,	close [2] - 12:11,
26:12	amount [2] - 15:15,	20:5	4:17, 5:14, 5:17, 6:11,	30:14
2-story [2] - 11:3,	16:8	basement [1] - 25:9	6:17, 8:21, 22:13,	Code [1] - 4:2
17:2	answer [4] - 4:14,	batten [1] - 18:5	26:4, 29:6, 30:5	code [1] - 27:3
201 [1] - 8:16	4:16, 6:13, 6:15	becomes [1] - 16:5	Braden [2] - 29:5,	code-compliant [1] -
2020 [1] - 1:14	appear [1] - 30:13	BEFORE [1] - 1:3	30:4	27:3
2nd [3] - 1:14, 16:4,	appearance [1] -	beginning [1] - 21:8	break [4] - 15:20,	color [6] - 11:12,
16:15	11:11	behalf [1] - 2:15	16:7, 24:7, 28:3	14:19, 14:22, 15:8,
•	appearing [2] - 2:15,	behind [1] - 19:15	breaking [2] - 16:22,	15:15, 18:9
3	19:4	below [1] - 27:11	18:7	coming [1] - 21:8
	applicant [1] - 2:16	belt [1] - 11:19	breaks [3] - 16:2,	comment [1] - 26:7
3 [1] - 13:5	application [1] -	bent [1] - 3:15	16:4, 19:1	commenting [1] -
	29:15	best [2] - 19:19,	bright [1] - 20:1	22:21
5	appreciate [6] - 6:18,	21:18	bring [1] - 12:9	comments [2] - 10:7,
	6:21, 15:4, 21:9, 26:4,	better [2] - 17:11,	bringing [2] - 25:4,	13:15
	30:12	24:16	25:8	commission [1] -
5-inch [1] - 13:5	appropriate [3] - 8:4,	between [6] - 18:8,	builder [2] - 4:11,	28:21
	11:9, 12:13	23:8, 23:10, 26:9,	6:16	COMMISSION [1] -
6	Appropriate [1] - 1:6	26:12, 27:20	building [1] - 21:15	1:3
	Appropriateness [3]	beyond [1] - 13:6	built [3] - 5:11, 5:22,	Commission [2] -
63 [1] - 3:20	- 2:12, 28:17, 29:15	big [10] - 12:2, 12:3,	6:14	1:12, 28:15
JO [1] 0.20	approve [2] - 28:16,	12:9, 13:16, 13:21,	bunch [1] - 21:18	commissioner [8] -
7	29:14	14:18, 15:5, 19:16,	business [1] - 31:5	29:1, 29:5, 29:7, 29:9,
7	architect [2] - 3:1,	24:6		29:20, 29:22, 30:4,
	5:22	bigger [1] - 12:13	С	30:6
7:00 [1] - 1:14	architectural [2] -	Bill [1] - 26:8		Commissioner [1] -
	6:13, 28:3	BILL [1] - 1:20		30:8
	architecturally [1] -	bill [1] - 27:7	CAD [4] - 23:9,	completely [1] -
	15:20	bit [12] - 4:18, 12:13,	23:11, 26:9, 28:7	21:10
				1.5

<u> </u>	 	1	1	
compliant [1] - 27:3	11:21, 12:6, 12:9,	21:15, 22:15	F	G
component [2] -	15:17	drafted [1] - 4:10	•	
14:17, 19:22	darker [2] - 14:22,	draw [1] - 19:21		
computer [1] - 27:6	15:1	drawing [4] - 23:11,	fabulous [1] - 21:11	gable [4] - 17:5,
concept [1] - 14:14	darkness [1] - 15:13	26:10, 26:13, 28:7	fact [1] - 30:12	19:12, 20:9, 24:10
concern [1] - 23:5	dated [1] - 8:13	drawings [3] - 23:9,	fairy [1] - 22:1	gables [2] - 16:17,
condition [2] - 8:11	daughter [1] - 25:15	27:2, 27:4	fan [1] - 13:21	17:16
confirm [1] - 28:6	daughter 's [2] - 8:9,	drive [1] - 23:3	fans [1] - 12:2	garage [4] - 17:17,
Construct [2] - 1:6,	8:22	drop [1] - 19:11	farmhouse [2] -	18:8, 26:13, 27:21
2:13	daughters [1] -	drove [2] - 9:3, 9:4	11:6, 11:8	Germany [1] - 9:18
construct [1] - 29:16	25:17	DU [2] - 1:2, 31:2	father [1] - 25:17	GHABEN [11] - 2:6,
Construction [2] -	decent [1] - 8:12	during [2] - 6:7,	feature [2] - 22:3,	7:17, 7:21, 9:14, 15:7,
2:5, 2:19	deemed [1] - 8:3	16:10	25:11	15:12, 21:13, 22:4,
construction [2] -	default [1] - 19:9		feet [3] - 3:15, 3:20	22:16, 22:19, 23:1
3:2, 29:13	definitely [3] - 14:15,	E	few [2] - 5:1, 9:1	Ghaben [4] - 2:9,
context [1] - 11:8	18:7, 24:20	_	filed [1] - 4:8	2:20, 4:12, 7:13
continuous [1] -	demo [3] - 4:9,		final [1] - 21:11	Ghabens [2] - 10:3,
24:16	10:15, 10:20	easier [1] - 24:18	fire [1] - 22:2	11:4
contrast [1] - 12:21	Demolish [2] - 1:6,	east [3] - 4:1, 26:11,	first [4] - 10:12,	giant [1] - 13:18
conversation [1] -	2:13	27:14	10:15, 10:17, 25:14	given [1] - 31:6
10:11	demolish [1] - 28:17	East [1] - 1:12	fit [1] - 30:13	gladly [1] - 4:15
cool [1] - 24:3	demolition [2] - 10:9,	east-west [1] - 4:1	fixed [1] - 8:15	glass [3] - 19:2, 19:3
core [1] - 19:21	28:13	easy [1] - 22:5	flanking [1] - 17:16	goal [1] - 25:12
corner [2] - 8:22,	describe [1] - 12:14	edge [1] - 22:10	flat [1] - 19:7	Gonzalez [2] - 29:1,
15:22	Design [1] - 2:4	edit [1] - 14:14	flatten [1] - 12:18	29:22
correct [3] - 13:20,	design [5] - 11:3,	effect [1] - 25:6	floor [5] - 16:4,	GONZALEZ [9] -
28:9, 31:8	16:10, 19:13, 26:22,	effects [1] - 12:22	16:12, 16:14, 16:20,	1:19, 7:6, 18:17, 20:3,
cost [2] - 17:9, 23:20	27:1	elegant [1] - 17:6	17:4	20:16, 21:3, 21:6,
COULES [13] - 2:3,	designed [1] - 11:4	element [2] - 18:8,	flowering [1] - 22:6	29:2, 30:1
2:17, 3:5, 4:22, 5:15,	designs [1] - 6:12	28:3	focusing [1] - 17:13	gorgeous [1] - 6:4
5:19, 6:5, 6:12, 7:5,	detail [5] - 12:15,	elevation [7] - 18:18,	footprint [1] - 11:14	great [2] - 5:21, 25:5
25:13, 29:5, 29:7,	13:9, 16:1, 17:5, 20:6	20:5, 24:2, 26:11,	forced [1] - 20:6	ground [1] - 11:20
29:9	details [1] - 10:4	27:9, 27:11, 27:15	foregoing [1] - 31:7	growing [1] - 22:8
Coules [3] - 2:3, 2:8,	deteriorate [1] - 4:20	elevations [1] -	FORTELKA [22] -	guess [1] - 26:3
2:17	deteriorated [2] -	20:18	2:4, 3:1, 10:1, 11:2,	guys [6] - 8:22,
COUNTY [2] - 1:2,	5:2, 6:8	elongated [1] - 12:17	12:16, 13:10, 13:20,	11:10, 12:2, 12:5,
31:2	difference [1] - 26:9	empty [2] - 5:1, 6:2	14:13, 17:20, 18:2,	17:22, 18:3
County [6] - 1:5,	different [9] - 3:8,	engineer [1] - 5:6	19:8, 20:13, 21:2,	
2:11, 3:6, 8:9, 28:18,	13:4, 14:19, 16:6,	Engineering [1] -	21:17, 23:12, 23:15,	H
29:16	17:12, 18:6, 23:19,	5:12	24:4, 24:13, 24:18,	
couple [1] - 17:15	23:20, 27:19	entire [1] - 11:18	25:12, 26:21, 28:9	LIAADI OW
coupled [1] - 15:15	differently [1] -	entitled [2] - 1:11,	Fortelka [2] - 2:8,	HAARLOW [11] -
course [4] - 11:9,	17:19	30:18	4:10	1:20, 10:18, 26:8,
11:19, 23:10, 23:22	direction [1] - 16:13	entry [3] - 15:5,	forth [1] - 23:8	27:10, 27:14, 27:18,
courses [3] - 16:19,	discuss [1] - 10:19	15:21, 17:15	foundation [2] - 4:5,	28:5, 28:10, 28:14, 29:8, 30:7
17:8, 18:4	discussion [1] -	especially [1] - 25:7	5:5	29.6, 30.7 Haarlow [2] - 29:7,
Court [1] - 8:16	10:22	essentially [1] - 17:3	foyer [1] - 13:18	30:6
court [1] - 31:4	District [2] - 1:7,	estate [3] - 9:10,	FRANK [1] - 1:19	
covered [1] - 11:21	2:14	9:13, 9:14	frank [2] - 21:5, 25:2	half [1] - 3:7
create [1] - 19:6	domed [1] - 11:19	exactly [1] - 7:10	frankly [1] - 24:5	hand [1] - 13:11
crisp [1] - 13:13	Donatelli [1] - 2:3	existing [1] - 11:11	friends [1] - 8:18	happy [2] - 9:12, 25:16
critters [1] - 22:17	done [7] - 4:7, 17:18,	explanation [1] -	front [11] - 11:21,	hard [2] - 11:13,
CRR [2] - 31:3, 31:12	18:2, 18:3, 21:5, 21:6,	13:11	15:21, 17:15, 21:18,	21:12
CSR [2] - 31:3, 31:12	26:22	explore [1] - 20:21	23:16, 26:14, 26:15,	harder [1] - 24:19
current [1] - 28:6	door [3] - 8:8, 13:19,	exterior [1] - 11:18	26:22, 27:8, 27:11,	head [1] - 11:15
	25:16	EYEN [5] - 2:5, 2:18,	28:2	header [4] - 12:15,
D	doors [1] - 6:20	7:1, 7:9, 16:9	full [1] - 16:18	12:17, 13:2, 13:6
	dormers [1] - 11:16	Eyen [4] - 2:9, 2:18,		hear [2] - 5:16, 25:19
	down [7] - 8:6, 8:20,	4:10, 6:14		hearing [3] - 2:10,
dark [5] - 11:12,	9:1, 14:11, 21:14,	eyes [1] - 20:19		ileailily [3] - 2.10,

30:15, 31:7 Hearing [1] - 1:10 Heather [1] - 14:16 heavily [1] - 11:11 height [1] - 16:18 Heinemann [2] -31:11, 31:12 HEINEMANN [1] -31:3 helpful [1] - 5:18 helps [1] - 26:17 hereby [1] - 31:4 hill [1] - 12:6 HINSDALE [1] - 1:3 Hinsdale [3] - 1:11, 1:13, 9:4 HISTORIC [1] - 1:3 Historic [3] - 1:7, 1:12, 2:14 Historical [1] - 9:11 history [2] - 5:21, 8:6 holes [1] - 5:3 home [8] - 3:5, 4:19, 4:21, 8:17, 8:22, 19:1, 28:17, 29:16 Home [2] - 1:7, 2:13 homes [7] - 6:2, 6:14, 6:21, 7:3, 8:8, 9:1. 17:9 horizontal [3] - 16:5, 16:11, 23:10 house [53] - 3:11, 3:14, 3:18, 3:22, 4:3, 4:6, 4:22, 5:5, 5:10, 5:21, 6:4, 7:16, 8:1, 8:8, 8:10, 9:3, 9:5, 10:2, 10:11, 10:17, 10:19, 10:22, 11:4, 11:11, 11:13, 11:19, 11:22, 12:3, 12:5, 12:8, 12:10, 12:12, 12:19, 14:3, 14:14, 16:22, 17:15, 18:8, 18:19, 19:18, 19:20, 19:22, 20:1, 20:12, 20:14, 22:14, 23:3, 25:5, 25:15, 26:3, 26:12, 27:21 houses [5] - 3:21, 8:6, 8:20, 18:6, 23:20 HPC-05-2020 [3] -1:5, 2:11, 28:18 Hutter [1] - 5:11 ı

idea [1] - 15:8

20:7, 21:9

ideas [3] - 14:16,

ILLINOIS [2] - 1:1, 31:1 Illinois [3] - 1:13, 5:7, 31:5 impactful [1] - 5:22 important [2] - 20:1, 22:3 **IN** [1] - 1:4 inset [1] - 20:13 insets [1] - 19:14 inside [4] - 3:9, 9:16, 10:4, 12:8 intent [3] - 8:6, 8:19, 22:19 interesting [2] -10:3, 25:21 interior [4] - 4:18, 4:22, 9:9, 9:17 interject [1] - 22:4 interruption [1] -5:14 introduce [1] - 14:6 invited [1] - 22:11 issue [3] - 3:11, 15:12, 23:16 itself [2] - 12:1, 16:1 J

JANICE [1] - 31:3 Janice [2] - 31:11, 31:12 Jens [1] - 22:1 Jensen [1] - 22:1 **Jim** [4] - 10:17, 23:7, 26:10, 26:17 JIM [1] - 1:21 **job** [2] - 9:1, 9:6 **Jody** [2] - 7:1, 7:9 **JOE** [1] - 2:6 **Joe** [10] - 2:20, 4:11, 7:5, 7:12, 7:13, 14:16, 15:14, 16:9, 25:13, 25:18 **JOHN** [2] - 1:17, 2:5 **John** [6] - 2:17, 2:18, 4:10, 4:14, 6:14, 10:18

K

keep [7] - 11:13, 11:17, 14:15, 14:19, 17:13, 21:12, 22:20 keeping [2] - 19:13, 21:20 kid [1] - 9:4 kill [2] - 22:12, 22:13 kind [18] - 9:22, 11:10, 12:6, 12:7, 12:18, 12:22, 14:11, 14:14, 15:19, 16:7, 17:14, 19:11, 19:20, 21:8, 23:17, 24:2, 24:3

L

landscaped [1] -

28:2

landscaping [5] -21:21, 22:3, 22:22, 23:2, 25:10 lap [2] - 16:12, 18:4 large [1] - 18:22 larger [2] - 3:13, 3:16 last [1] - 9:21 leaned [1] - 11:10 leaning [2] - 5:4, 5:9 least [1] - 6:20 leave [1] - 17:21 leaving [1] - 20:10 length [4] - 23:16, 23:21, 24:2, 24:6 lengths [1] - 24:7 level [4] - 11:20, 16:4, 16:15, 16:20 levels [3] - 17:1, 23:10, 25:7 License [1] - 31:12 light [7] - 12:4, 12:10, 19:17, 19:19, 19:21, 25:4, 25:8 lighter [1] - 15:17 **Line** [6] - 1:5, 2:11, 3:6, 8:9, 28:18, 29:16 line [7] - 3:20, 11:13, 11:16, 11:17, 12:18, 15:4, 16:5 literally [1] - 20:11 live [3] - 8:17, 9:1, 22:15 lives [2] - 19:15, 25:16 location [2] - 17:11, 25:9 log [1] - 2:21 **look** [7] - 4:19, 13:8, 18:7, 19:7, 20:18, 21:10, 22:5 looked [5] - 4:4, 5:8, 5:12, 8:1, 19:8 looking [1] - 20:4 looks [10] - 13:3, 13:4, 16:22, 19:3, 20:6, 20:11, 20:17, 21:7, 24:15, 26:13

loved [1] - 9:5 lovely [1] - 4:20 low [3] - 11:13, 11:17, 15:4 lower [2] - 17:9, 23:20 lower-cost [2] - 17:9, 23:20 LP [2] - 24:12, 24:19 luck [1] - 30:13 luxurious [2] - 17:7, 23:19

M

main [5] - 16:17,

17:14, 25:4, 26:12,

27:20 maintaining [2] -16:14, 21:17 major [1] - 3:11 March [1] - 4:9 market [2] - 3:6, 5:2 married [1] - 6:6 mass [1] - 17:14 material [2] - 14:10, 15:19 materials [1] - 14:15 **MATTER** [1] - 1:4 matter [1] - 1:11 mature [1] - 23:3 mean [2] - 15:12, 27:18 meeting [1] - 4:13 Member [5] - 1:18, 1:19, 1:20, 1:21, 1:22 **MEMBERS** [1] - 1:16 mentioning [1] -23:21 metal [1] - 11:20 middle [1] - 13:19 might [3] - 17:11, 24:3, 24:8 mild [1] - 21:1 mind [2] - 17:5, 24:22 minor [1] - 20:15 Moment [1] - 2:4 monotony [1] - 16:2 most [2] - 3:12, 7:11 motion [3] - 10:8, 28:12, 29:12 move [4] - 4:6, 14:18, 28:15, 29:14 moving [1] - 20:19 **MR** [109] - 1:17, 1:19, 1:20, 1:21, 2:2, 2:3, 2:4, 2:5, 2:6, 2:17, 2:18, 3:1, 3:5, 4:22,

5:15, 5:19, 6:5, 6:12, 7:1, 7:5, 7:6, 7:9, 7:17, 7:21, 9:14, 10:1, 10:18, 11:2, 12:14, 12:16, 13:3, 13:10, 13:14, 13:20, 13:21, 14:13, 14:21, 15:7, 15:10, 15:12, 15:14, 16:9, 16:16, 17:20, 17:21, 18:2, 18:12, 18:17, 19:8, 20:3, 20:13, 20:16, 21:2, 21:3, 21:6, 21:13, 21:17, 22:4, 22:16, 22:18, 22:19, 23:1, 23:7, 23:12, 23:13, 23:15, 23:17, 24:4, 24:9, 24:13, 24:15, 24:18, 24:22, 25:12, 25:13, 26:8, 26:21, 27:7, 27:10, 27:13, 27:14, 27:16, 27:18, 27:22, 28:5, 28:9, 28:10, 28:14, 28:21, 29:1, 29:2, 29:3, 29:5, 29:7, 29:8, 29:9, 29:10, 29:11, 29:19, 29:20, 29:22, 30:1, 30:2, 30:4, 30:6, 30:7, 30:8, 30:9, 30:10 **MS** [31] - 1:18, 1:22, 4:17, 5:14, 5:17, 5:20, 6:10, 6:11, 6:17, 7:15, 7:20, 8:21, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20, 22:13, 22:21, 23:6, 26:4, 28:20, 28:22, 29:6, 29:14, 29:21, 30:5 Murco [2] - 6:22, 7:9

Ν

name [1] - 5:7
named [1] - 5:11
nay [2] - 28:22, 29:10
near [1] - 22:10
necessarily [2] 20:22, 28:3
necessary [2] 19:11, 27:6
needed [1] - 21:14
needs [1] - 18:15
neighbor [1] - 26:5
neighbors [2] - 3:17,
22:9
nervous [1] - 12:7
ness [1] - 1:6

never [1] - 19:10

27:8, 27:10 **new** [12] - 3:2, 3:18, Pat [1] - 10:5 Preservation [1] run [1] - 14:16 4:9, 6:21, 10:11, PATRICK [1] - 2:4 railings [1] - 26:19 10:17, 10:19, 10:22, preserved [1] - 6:20 raised [1] - 25:19 Patrick [12] - 4:10, S 11:3, 11:14, 29:13, 6:12, 9:20, 12:14, presold [2] - 7:2, rarely [1] - 26:2 29:16 16:6, 17:22, 18:18, 7:12 rats [3] - 22:8, 22:11, safe [1] - 5:10 **New** [2] - 1:6, 2:13 21:7, 22:18, 23:7, pretty [6] - 3:9, 22:12 sale [2] - 7:16, 7:17 next [2] - 8:8, 25:16 26:8, 26:20 19:17, 20:17, 22:2, Rd [1] - 1:5 sales [1] - 6:19 nice [7] - 9:6, 12:21, pattern [1] - 18:10 22:6, 24:6 RDR [2] - 31:3, 31:12 **salvage** [3] - 6:19, 16:1, 17:2, 17:9, 20:1, people [1] - 7:22 pricing [1] - 24:13 ready [1] - 8:2 7:16, 7:17 25:11 perfect [1] - 26:21 PRISBY [25] - 1:21, real [5] - 6:18, 9:9, **salvaged** [1] - 9:8 nobody [1] - 22:7 pergola [1] - 13:7 12:14, 13:3, 13:14, 9:12, 9:14, 24:11 sat [1] - 8:12 north [1] - 3:22 13:21, 14:21, 15:10, permit [1] - 4:9 really [9] - 6:3, 6:8, save [1] - 4:5 north-south [1] -15:14, 16:16, 17:21, person [1] - 5:11 11:12, 12:5, 12:10, **saw** [1] - 30:13 18:12, 22:18, 23:7, personal [1] - 16:21 24:5, 25:11, 26:4 scale [2] - 14:1, 15:3 23:13, 23:17, 24:9, **notes** [1] - 31:9 personally [1] - 25:2 Realtor [1] - 21:22 scenarios [1] - 28:1 24:15, 24:22, 27:7, **nothing** [2] - 4:7, Pete [1] - 2:17 **Realtors** [1] - 3:8 schedule [1] - 7:8 27:13, 27:16, 27:22, 21:13 **PETER** [1] - 2:3 rear [1] - 3:15 schematic [2] number [2] - 6:1, 29:10, 29:19, 30:9 reason [1] - 8:20 phone [3] - 2:21, 26:22, 27:1 Prisby [2] - 29:9, 7:21 4:11, 4:14 reasons [1] - 23:21 scheme [1] - 11:12 30:8 photos [5] - 9:9, recess [1] - 25:1 screaming [1] -0 **problem** [1] - 27:16 9:10, 9:14, 9:15, record [1] - 23:9 17:18 PROCEEDINGS [1] -21:22 rectangular [3] second [5] - 2:10, 1:9 pictures [1] - 4:19 18:21, 19:4 **OF** [7] - 1:1, 1:2, 1:3, 28:19, 28:20, 29:18, proceedings [1] piece [6] - 14:7, rectangular -1:4, 1:9, 31:1, 31:2 29.19 30:17 15:21, 15:22, 16:3, appearing [1] - 19:4 offers [1] - 8:2 see [21] - 4:4, 5:8, product [1] - 24:20 17:11, 17:17 recyclers [1] - 7:22 **old** [1] - 16:19 6:19, 11:15, 11:19, products [1] - 8:1 pit [1] - 22:2 **Recycling** [2] - 6:22, one [14] - 3:4, 3:13, 14:16, 15:17, 15:19, profile [1] - 14:20 pitch [1] - 20:22 7:9 3:16, 4:6, 5:13, 8:8, 16:19, 17:8, 17:9, pitched [1] - 12:20 progressed [1] referring [1] - 26:10 13:18, 14:2, 17:11, 18:20, 20:18, 20:19, 27:2 pitches [1] - 18:19 rehab [1] - 8:7 20:20, 26:10, 27:20, 21:21, 22:14, 24:14, project [2] - 13:1, plan [2] - 16:11, rehabbed [1] - 8:18 28:14 25:13, 26:2, 26:16, 30:14 19:14 rendering [10] - 13:7, open [1] - 25:14 28.1 property [10] - 3:8, **plank** [1] - 11:18 13:12, 23:8, 23:11, opposite [1] - 16:13 seeing [3] - 13:12, 3:13, 3:15, 4:8, 5:4, planned [1] - 7:6 23:14, 26:9, 26:16, options [1] - 19:8 18:18, 20:5 5:8, 5:13, 8:15, 21:19, Planner [1] - 2:2 26:18, 27:1, 28:8 originally [1] - 11:5 sense [1] - 20:15 25:22 plans [1] - 4:9 **REPORT** [1] - 1:9 outside [2] - 3:10, **September** [1] - 1:14 proportion [2] - 15:4, planter [6] - 14:8, reported [1] - 31:6 25:8 **set** [1] - 3:18 20.4 16:1, 17:13, 18:14, reporter [1] - 31:4 overgrown [1] - 22:7 shady [2] - 12:6, **proposal** [1] - 3:18 26:11, 27:12 repurposed [2] - 7:2, overwhelming [1] -13:16 **Public** [1] - 1:10 play [1] - 14:11 7:7 15:1 **SHANNON** [1] - 1:22 public [2] - 2:10, point [6] - 3:14, 3:16, Request [2] - 1:6, Owner [1] - 2:6 **shape** [3] - 3:9, 8:13, 30:14 4:6, 5:13, 23:17, 24:4 2:12 owner [2] - 2:20, **pull** [1] - 8:3 porch [1] - 11:21 request [1] - 28:16 **shapes** [1] - 19:10 punched [1] - 20:11 portal [1] - 18:16 required [1] - 26:15 owners [1] - 6:19 **shiplap** [1] - 16:13 pushed [1] - 20:14 position [1] - 19:14 result [1] - 5:10 shortened [1] put [6] - 8:11, 9:11, possibly [2] - 16:9, reuse [2] - 7:22, 8:3 P 12:18 21:3, 23:4, 23:22, 16:11 rhythm [5] - 14:1, **shorter** [1] - 14:9 25:14 potentially [1] - 16:6 15:3, 18:19, 19:1, **shorthand** [2] - 31:6, prairie [4] - 22:3, 20:18 p.m [1] - 1:14 31:8 Q pad [1] - 21:15 22:10, 22:16, 22:20 ring [1] - 22:1 show [1] - 26:19 PAGE [2] - 1:2, 31:2 prairie - style [1] -Road [3] - 2:12, **showing** [1] - 26:15 28:18, 29:17 Park [3] - 1:7, 2:14, 22.3 questions [4] - 4:15, shown [1] - 27:12 prefer [2] - 16:17, Robbins [2] - 1:7, 4:16. 6:13. 6:15 **shrubbery** [1] - 23:4 23:13 2:14 part [7] - 12:10, quick [1] - 6:18 sidewalk [1] - 12:11 **PRESENT** [2] - 1:16, 22:16, 26:10, 26:12, **roof** [9] - 11:13, Quite [1] - 24:5 siding [12] - 11:18, 2:1 11:16, 11:17, 11:20, 27:1, 27:20, 27:21 14:4, 14:20, 15:6, present [2] - 4:3, 11:22, 12:20, 12:21, particular [1] - 14:3 R 15:8, 15:16, 16:7, 15:4, 18:20 9.11 partner 's [1] - 6:6 16:11, 16:12, 16:17, PRESERVATION [1] round [1] - 9:6 past [1] - 8:7 18:4, 18:10 - 1:3 railing [3] - 26:15,

	1		i
significant [1] - 6:2	15:21, 16:3, 17:4	type [1] - 16:7	whites [1] - 13:4
simple [1] - 14:15	stop [1] - 20:20	typical [2] - 12:16,	whole [1] - 15:10
simplicity [1] - 19:10	street [3] - 8:17,	13:1	wind [1] - 7:11
single [1] - 18:14	12:12, 22:15		window [9] - 9:6,
sister [1] - 6:6	structural [1] - 5:6	U	11:15, 13:19, 18:22,
sit [2] - 3:14, 6:2	structurally [1] - 4:4		19:22, 20:4, 25:7,
site [1] - 13:16	stuff [3] - 7:2, 7:12,	under [2] - 3:20,	26:14, 26:20
sits [1] - 25:22	8:3	16:20	windows [20] - 6:20,
sketch [1] - 13:11	style [4] - 22:3,	unfortunate [2] -	9:16, 9:17, 10:4, 11:8,
skimp [1] - 25:18	22:10, 22:17, 22:20	5:20, 6:3	11:21, 12:3, 12:9,
slightly [1] - 19:6	substantial [1] - 19:3	unfortunately [1] -	12:13, 12:15, 12:22,
slope [1] - 21:1	sudden [1] - 20:19	5:22	13:15, 13:16, 15:1,
small [4] - 15:22,	suggesting [2] -	unusual [1] - 26:1	15:5, 19:12, 19:16,
23:2, 27:20	16:6, 20:7	up [20] - 3:20, 6:22,	24:7, 25:1 windowsill [2] -
Society [1] - 9:11	sunny [1] - 20:1	7:11, 8:15, 12:6, 15:8,	16:20, 17:4
sold [4] - 3:9, 7:7,	support [1] - 5:5	15:20, 16:2, 16:4,	winter [1] - 19:18
7:10, 8:18	surprised [1] - 6:8	16:8, 17:4, 17:21,	winter [1] - 19.16 wintertime [1] - 20:2
someone [1] - 20:11	swam [1] - 9:4	18:7, 23:4, 24:7, 24:9,	wondering [2] -
Sometimes [1] -	sworn [1] - 2:9	24:10, 25:15, 26:22,	14:5, 24:1
16:19	system [1] - 18:20	28:4	wood [1] - 18:10
sometimes [3] -	T	updated [1] - 27:5	world [1] - 26:21
15:18, 15:20, 16:2	Т		
soon [1] - 7:18		V	Υ
sorry [2] - 5:15, 15:14	Tailgating [1] - 15:7		'
sort [1] - 21:1	tastes [1] - 16:21	versions [1] - 27:6	
sounds [1] - 28:7	tear [1] - 8:6	versus [1] - 4:1	yard [4] - 3:15, 3:16,
South [4] - 2:11, 3:5,	terms [1] - 26:17	vertical [5] - 12:19,	3:19, 21:18
28:17, 29:16	testimony [2] - 1:9,	12:22, 14:4, 15:6,	year [1] - 3:7
south [6] - 3:22,	31:6	17:2	years [4] - 3:7, 5:1,
	THE [2] - 1:3, 1:4	via (1) - 1·10	8:7, 22:9
18:18, 18:21, 19:17,	THE [2] - 1:3, 1:4 thinking [2] - 17:10,	via [1] - 1:10 VIA [2] - 1:16, 2:1	YU [12] - 2:2, 28:21,
18:18, 18:21, 19:17, 19:19, 25:4	thinking [2] - 17:10, 24:15	VIA [2] - 1:16, 2:1	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11,
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18	thinking [2] - 17:10, 24:15 three [1] - 25:7	VIA [2] - 1:16, 2:1 vibe [1] - 11:6	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2,
18:18, 18:21, 19:17, 19:19, 25:4	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8,
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21,	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2,
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8,
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22,	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] -	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8 try [2] - 4:6, 18:6	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20 steep-pitched [1] -	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20 steep-pitched [1] - 12:20	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8 try [2] - 4:6, 18:6 trying [3] - 3:8, 5:7,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20, 22:21, 23:6, 28:20,	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20 steepness [1] -	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8 try [2] - 4:6, 18:6 trying [3] - 3:8, 5:7, 25:3	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20, 22:21, 23:6, 28:20, 28:22, 29:14, 29:21	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20 steepness [1] - 12:20 steepness [1] -	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8 try [2] - 4:6, 18:6 trying [3] - 3:8, 5:7, 25:3 tucked [2] - 12:7,	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20, 22:21, 23:6, 28:20, 28:22, 29:14, 29:21 Weinberger [2] -	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20 steep-pitched [1] - 12:20 steepness [1] - 12:21 still [1] - 21:9	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8 try [2] - 4:6, 18:6 trying [3] - 3:8, 5:7, 25:3 tucked [2] - 12:7, 12:12	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20, 22:21, 23:6, 28:20, 28:22, 29:14, 29:21 Weinberger [2] - 28:21, 29:20	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14
18:18, 18:21, 19:17, 19:19, 25:4 space [1] - 26:18 speaker [2] - 2:21, 4:14 special [1] - 9:17 specific [1] - 9:15 spot [1] - 12:6 SS [1] - 1:1 ss [1] - 31:1 staggering [1] - 24:2 stained [1] - 9:16 staircase [5] - 19:15, 19:16, 19:20, 25:1, 25:6 stand [1] - 16:21 start [4] - 3:4, 10:22, 18:13, 18:18 state [1] - 4:18 STATE [2] - 1:1, 31:1 State [1] - 31:5 stay [1] - 26:2 steep [1] - 12:20 steepness [1] - 12:20 steepness [1] -	thinking [2] - 17:10, 24:15 three [1] - 25:7 throughout [2] - 7:3, 7:4 throw [1] - 20:9 tidy [1] - 22:7 tighter [1] - 14:9 today [1] - 25:22 tonight [2] - 4:13, 7:18 top [3] - 17:5, 17:10, 18:5 town [2] - 6:14, 22:10 Trankina [1] - 5:12 transcript [1] - 31:8 trees [4] - 21:11, 23:2, 23:4, 26:1 trouble [1] - 4:12 true [1] - 31:8 try [2] - 4:6, 18:6 trying [3] - 3:8, 5:7, 25:3 tucked [2] - 12:7, 12:12 turn [1] - 3:21	VIA [2] - 1:16, 2:1 vibe [1] - 11:6 Village [1] - 2:2 VILLAGE [1] - 1:3 vote [2] - 10:17, 10:19 W walk [1] - 5:3 wall [3] - 13:19, 19:15, 28:4 walls [2] - 5:4, 5:9 wants [2] - 12:4, 22:7 Wayne [1] - 5:7 website [1] - 6:22 WEINBERGER [20] - 1:22, 5:20, 6:10, 7:15, 7:20, 9:2, 9:20, 10:5, 10:10, 10:14, 21:5, 21:7, 21:16, 21:20, 22:21, 23:6, 28:20, 28:22, 29:14, 29:21 Weinberger [2] - 28:21, 29:20 welcome [1] - 9:19	YU [12] - 2:2, 28:21, 29:1, 29:3, 29:11, 29:20, 29:22, 30:2, 30:4, 30:6, 30:8, 30:10 Z zoning [1] - 26:15 Zoning [1] - 4:2 zoning -required [1] - 26:15 Zoom [2] - 1:10, 5:14

STATE OF ILLINOIS)

(COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

()

HPC-07-2020 - 241 E. 1st Street - ()

Request for Certificate of ()

Appropriateness to Construct a New ()

Home in the Robbins Park Historic ()

District ()

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Public Meeting of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 2nd day of September, 2020, at 8:00 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

2 4 1 ALSO PRESENT VIA ZOOM: that will be a light-colored stucco with a 1 2 2 veneer stone belt course, slate roof, copper MR. CHAN YU, Village Planner; gutters and downspouts, and dark-clad windows. 3 MR. PETER COULES, Donatelli & Coules; 4 MR. PATRICK FORTELKA, Moment Design; Other design features that we are proposing at 5 MS. JULIE LAUX, J. Jordan; this point is a metal front door but in brass, 6 6 MS. ROSANNA PIEMONTE, Owner; which again is very stylistically sort of a 7 MS. ALEXA PIEMONTE. 7 boise art treatment to the entryway. * * * 8 8 In the exterior elevations you will 9 9 see the addition of wood shutters. The client CHAIRMAN BOHNEN: We have one meeting. Now we have a public meeting about 241 East 1st 08:02PM 10 decided that she didn't want wood shutters on 07:59PM 10 11 Street, HPC-07-2020, where we have a vacant lot 11 the house so this was an early-on schematic. We 12 and a proposal to build a new home. So we don't 12 are still in the design process on this house as need to have a public hearing, we are having a 13 you guys know. 13 14 public meeting on this. So who will be 14 So as the house is stucco, we thought it would be super important to get the 15 representing the applicant on this, please. 15 16 MR. FORTELKA: I will be able to details correct so that the windows appear deep 16 discuss the architecture on it, the architecture 17 17 set in their openings. We have all seen stucco end; and Julie Laux with J. Jordan is on the houses where the stucco is essentially flush 18 18 phone as well. 19 19 with the glass. So the entire house is going to 08:00PM **20** MS. LAUX: I will be the builder. 08:03PM **20** be built out of concrete or what's called CMU, 21 MR. FORTELKA: Shall we begin? 21 meanwhile behind it, which will give us a much 22 thicker wall structure so that those windows can CHAIRMAN BOHNEN: Chan, according to 22 5 be deep set. These are the kind of details that our procedures, we ask that the owner be here. 2 MS. LAUX: She is here. Rosanna? you can't kind of see in a 2D elevation. And Rosanna, are you on? She told me she was. One then we will have limestone cladding around all the windows as well to help give that deep set 4 sec. effect on all the doors and windows on the 5 MR. YU: Hold on, I'm promoting her to 6 exterior of the house. 6 a panelist. Sorry. 7 MS. LAUX: Oh, thank you. 7 Within your packet, you will see a CHAIRMAN BOHNEN: Good. few concept images of some of these ideas that 8 8 we were speaking about. They are all noted as 9 MS. LAUX: Okay. 9 10 CHAIRMAN BOHNEN: All right. So 08:04PM **10** to color scheme or brass front door as well as 11 Patrick. 11 the stone veneer. 12 12 I did a house-mapping sketch as MS. LAUX: Rosanna, can you unmute? MS. A. PIEMONTE: They unmuted the 13 13 part of those concept images so you guys would 14 wrong one. Chan, you unmuted Alexa Piemonte. get a good sense of what this looks like sitting 14 15 My mother-in-law is on as well. on the corner. Addressing the corner, the 15 16 client requested that 1st Street be the front MR. YU: Well, I just invited both. 16 17 MS. LAUX: Rosanna, can you unmute? door. And as we have a corner lot, I thought it 17 18 MS. R. PIEMONTE: Okay. I'm unmuted. 18 was important architecturally that we don't just 19 MR. FORTELKA: Today we have a new forget the corner. So on the corner we did a 08:01PM **20** house on the corner of 1st and Elm. Rosanna 08:04PM **20** stair tower on that component that has the came to us with a desire for a French-style home actually staircase that connects the 1st and 2nd 21 21 floor that will be a very interesting 22 so we went with more of a French-revival style 22

6 8 architectural feature that kind of shows the really cool architectural feature that adds 1 house off. I think that's kind of just a quick 2 value to the house and makes Hinsdale better I 2 think. run through. Any questions? 3 4 MS. BRADEN: (Zoom audio interruption.) 4 MR. PRISBY: It sounds to me like you 5 What I really like on the concept images are the 5 had a prepared statement. rounded windows but then I see --6 MR. FORTELKA: Believe me, no. 6 MR. FORTELKA: We are doing all square 7 MR. PRISBY: That's what it sounded 7 windows and that was a major design as soon as 8 like, Patrick. I get what you are saying and I 8 we started that she really doesn't care for the do appreciate something going up at the corner, 9 9 rounded shape. So, again, to each his own. right? I have had discussions with other 08:05PM **10** 08:08PM 10 11 MR. PRISBY: Patrick, right now I like architects that have come in front of us who 12 had, I thought, wonderful opportunity with lots. where this is going for an elevation standpoint. 12 The front and that side -- (Zoom audio They had corners that projected into curbed 13 13 interruption) -- so I think those are nice streets and site lines that they should take 14 14 little features. I will tell you, I don't like advantage of, and they completely ignored and 15 15 the stair tower. put retaining walls and garage doors -- without 16 16 MR. GONZALES: Really, I wonder why. pointing out specific addresses -- which I 17 17 MR. FORTELKA: Shocking. thought were wastes of opportunity; right? 18 18 MR. PRISBY: I know that really shocks Here you are doing something on the 19 19 08:06PM **20** you, Patrick. I don't mind it as a piece. It's 08:08PM **20** corner that is architecturally significant. And 21 one of those things when we get back to does it 21 I love that thought, right? I'm just not a big 22 belong in the Historic District is what I always 22 fan of the piece as you have it right now. keep asking myself. It's a lot of glass, it's That's all. And again, I'm glad you're coming in now. You know, we really applaud you for got that flat roof over it, in my opinion, to blend in with all the other great stuff you got coming in and doing this early in the process; going on there -right? So it's just something that as part of 4 MR. FORTELKA: I will tell you what, that, I'm just going to offer my feedback. You 5 this is a revival house. And Moment Design, and the client get to take it from there, right? 6 when we do have to look back, we are looking 7 MR. FORTELKA: Absolutely. 7 forward. And that said, that stair tower is a MS. WEINBERGER: I would, I agree with 8 bit more contemporary. But any architectural the big corner wall of windows. The courtyard 9 08:07PM 10 historian or architect will tell you a revival 08:09PM 10 on the side is really interesting. I would love movement is not about copying slavishly, it's to like open the door and see what's going in 11 about pushing the modernism. That element will there. And actually, you know, even knowing 12 what's going up across the street, Mike 13 be contemporary but it isn't modern. It's going 13 to be trimmed out with crown molding, cut Abraham's house has that sweeping roof line I 14 14 limestone, has a stone base. We have think on that same street; right? 15 15 intentionally broken up the windows with pretty MS. BRADEN: Across the street. 16 16

08:07PM **20**

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tight window grill -- well, tight for me. So,

yes, it is a bit avant-garde but I think it

still relates to the house, and it's exciting.

It's going to make you feel something when you

drive by, you are not just going to see another

French house going up in Hinsdale. This is a

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roof line.

pretty.

08:09PM **20**

MS. WEINBERGER: Right. So there is

some -- Both houses are new. There is some

MS. BRADEN: I think this is very

consistency then along that street, that lot

10 12 1 MR. FORTELKA: I like it. that a plate glass window that's just to the 2 MS. WEINBERGER: I did notice on 2 west of the main part of the house? 3 3 your -- And I know it's still on the early MR. FORTELKA: Well, picture window. phases. But in your sketch, on your front, your 4 MR. HAARLOW: It's a picture window 5 inspiration page, you have got that front long 5 right there? window -- looks like one whole long window. But 6 MR. FORTELKA: No grills in it, just a 6 then on the drawings inside it's broken up into 7 window. I tried to hide it in that little inset 7 two windows. Does that make sense? 8 so you wouldn't notice it. 8 9 MR. FORTELKA: Oh, yes. The sketch is 9 MR. HAARLOW: Right and you put the just a mapping sketch that I do to kind of get little figurine there so you do notice it. 08:10PM 10 08:12PM 10 control of the roof lines and such. So the more 11 MS. BRADEN: I don't think it will -detailed drawing is more accurate with the break 12 12 MR. FORTELKA: It is tucked back, but 13 in that window. it is one of those little contemporary moments 14 MS. WEINBERGER: Okay. And are the 14 we like to achieve in our houses where you can have a hint of it when you are driving by and 15 windows going to be black or white frame? 15 16 MR. FORTELKA: They are going to be looking at the house. And most importantly, 16 17 dark. 17 when the client walks through, the next room is their mudroom from the kitchen. That's their 18 MS. WEINBERGER: Dark, okay. 18 19 MS. BRADEN: Will it be like a dark 19 path every day and their connection to outdoors. 08:11PM **20** gray or a black? 08:13PM **20** MS. WEINBERGER: So Shannon already 21 MR. FORTELKA: Probably black. We have 21 made reference to the house that's going up 22 had a little trouble with black being a little 22 across 1st Street to the house where Furys used 11 13 too shiny. It's hard to describe. It gets to be. So if we are looking at the plans for reflective and looks a little cheap. So if it's the house and Mike Abraham is the architect on not black, it's going to be just a step under that one, there was objection from this that. A couple manufacturers are making some committee to the large semicircular window kind 4 black matte windows that are a little bit more of near the front door that felt incongruous 5 attractive. with the rest of the house. And I know you 6 MR. PRISBY: That's a good point. I 7 don't want to hear it but I concur with my 7 have seen that quite a bit lately, some of the colleagues, I really don't like the stair full 8 black windows have that shine to it that just of windows. I just don't think it fits with the 9 08:11PM 10 doesn't look authentic. It would be nice if 08:14PM 10 rest of the house. I understand you are trying 11 somebody came out with some matte black finishes to not slavishly just reproduce some sort of for the windows. **12** revival home. I do think that having that 12 13 MR. FORTELKA: Yes. 13 plate-glass element on the front, the really 14 MR. PRISBY: Who is working on that, is attractive courtyard on the Elm Street east 14 15 that Marvin? elevation. I think things taken out of this 15 MR. FORTELKA: Kolbe has a couple good being a revival, so I would have to concur with 16 16 ones already and Marvin is working on it as my fellow commissioners on that one for what 17 17 18 well. 18 it's worth. 19 MR. PRISBY: Okay. Good to know. 19 MR. FORTELKA: Okay. 08:12PM **20** Thanks. 08:14PM 20 MS. WEINBERGER: I guess, Bill, to that 21 MR. HAARLOW: Patrick, it's Bill. So point, that that will be looking in. If you are 21 22 on the front elevation, the south elevation, is looking out those windows in that stairwell, you 22

14 16

- 1 will be looking into that very big glass window
- 2 across the street; that we have tried to then
- 3 protect both of you from each other, and there
- 4 you have it.
- **5** MR. FORTELKA: We'll have some curtains
- **6** in there I'm sure.
- 7 CHAIRMAN BOHNEN: Patrick, can you talk
- 8 to me a little bit about the glass front door?
- **9** MR. FORTELKA: Yes, and that was a
- 08:15PM 10 concept in doing a little research on some of
 - 11 the French revival movements. I'm sure you have
 - 12 seen it downtown if you go to a really nice
 - 13 hotel. The whole framing system is made out of
 - 14 brass. I have included a concept image that's
 - **15** about the best we can find. I'm sure you all
 - **16** have seen steel front doors. I'm throwing the
 - 17 concept out there let's do a brass front door.
 - 18 I haven't priced it out yet. We'll see how that
 - 19 goes. I'm not sure it will be an affordable
- 08:16PM 20 undertaking, but I think it was a unique detail
 - 21 and relates to the revival style as well. What
 - 22 do you think?

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- 1 MS. BRADEN: I like the brass better
- **2** when I thought that the windows would be sort of
- 3 like a taupe, white gray. Now that I know they
- 4 are black, I'm not sure. I think I might have
- **5** to see it.
- **6** CHAIRMAN BOHNEN: It's an interesting
- **7** house.
- **8** MR. FORTELKA: Thank you. It's a cool
- **9** floor plan, too. It's a lot of fun to work on.
- 08:16PM 10 Great client.
 - 11 CHAIRMAN BOHNEN: What would be the
 - **12** next step for us now? We are looking at an
 - 13 advance concept with -- but we are still early
 - 14 on in the design phase. We haven't had any
 - **15** public hearing yet. We just had our meeting.
 - **16** Would it be in keeping with your schedule if we
 - 17 were to reconvene in -- I guess we have monthly
 - **18** meetings. What happens between now and a month
 - **19** from now, Patrick, as you are working on your
- _{08:17PM} **20** plans? Are you done in a month? I doubt it
 - **21** but --
 - MR. YU: Chairman Bohnen, if I may,

- 1 just -- If I just may just explain the reason
- 2 why it's a public meeting versus a public
- 3 hearing. It's the same process but because
- 4 there is no demo involved it's a public meeting.
- 5 So there is no different process or anything,
- 6 it's just because there is no demo involved so
- 7 there were no notifications required. So it's
- 8 still being processed the same way, but it's
- **9** just not as formal.
- 08:18PM **10** CHAIRMAN BOHNEN: Okay.
 - **11** MR. YU: Thank you.
 - 12 CHAIRMAN BOHNEN: Thank you, Chan. So
 - 13 getting back to my point, we meet every month
 - **14** but we like to see this develop.
 - MS. LAUX: Would we be guaranteed that
 - **16** we were on the October agenda because those tend
 - 17 to fill up?
 - 18 CHAIRMAN BOHNEN: I don't know how much
 - **19** more could be on our agendas in one calendar
- 08:18PM **20** year to be honest with you, Julie.
 - 21 MS. LAUX: I don't know. Chan? I know
 - **22** I have some in October.

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- 1 CHAIRMAN BOHNEN: I have no knowledge
- **2** of what's coming up.
- **3** MR. YU: No. We could guarantee that
- 4 this would be on the agenda because if the HPC
- 5 will continue it at the next meeting agenda then
- 6 it will be on it.
- 7 CHAIRMAN BOHNEN: I guess what we are
- 8 saying, and Julie is saying also, is between now
- 9 and the next meeting how far along is Patrick in
- 08:19PM **10** his drawings?
 - **11** MR. FORTELKA: Hope to be in for permit
 - **12** before then. Like every client, we are trying
 - 13 to go as fast as possible. We have been kind of
 - 14 holding this up to get some feedback from you
 - **15** guys before going full on. But that said, it
 - 16 has to be a full month before I could get you
 - 17 guys some alternates? Or is there another
 - 18 process that I could maybe do a couple quick
 - **19** sketches of the stair tower, maybe proposing to
- 08:19PM **20** the client, and get those ideas in front of you
 - **21** in a more timely manner?
 - MS. LAUX: Because she is on this call

18 20 and she can speak for herself that she has of it. You know what, it reminds me of some 1 approved this exterior as it stands. So the 2 sort of a light fixture except very large. I 2 exterior is representative of where we want to mean I think it would --3 4 be. 4 MS. LAUX: The client just told me that 5 CHAIRMAN BOHNEN: Yes. I would just if the brass door is an issue they would forego like the brass front door and everything, I 6 6 the brass door to get your approval on moving assume if that's not been costed that that might 7 7 forward. be something that would be -- Your thought? 8 CHAIRMAN BOHNEN: I guess what I'm 8 9 MS. LAUX: I don't know if we will have 9 saying is we could as a Commission have our two 08:20PM **10** pricing by a month because our typical process architects meet with you along the way prior to 08:23PM 10 is once we get the plans submitted for permit is 11 the October meeting. when we submit for bid, and I have to work out 12 MS. LAUX: I guess I would suggest that how to even do this so I don't think we are we, you know, finish this process here. I'm 14 going to be able to cover that in the next 14 sure Patrick and, of course, myself would be month. willing to continue to develop. 15 15 16 MR. PRISBY: John, I would suggest that 16 MR. PRISBY: If I can add, John, my next month is going to be a little bit of a 17 if they are going to be in for permit in the 17 next month anyway then we just wait until they problem. Professionally I have a lot going on 18 18 over the course of the next month that it's 19 get in front of us for a regular hearing. 19 08:21PM **20** MS. LAUX: We don't need a hearing, 08:23PM **20** going to really hard for me to get in additional 21 though. We only need a meeting. 21 review time with Patrick and Julie. I don't MR. PRISBY: So at the meeting. You 22 22 want to just dump this on Frank. 19 21 are right, Julie. I don't know if we need to 1 MR. GONZALEZ: Oh, thank you. Like I hold them up at that point. We just need to have nothing to do, like -- I'm just sitting wait for the next meeting. They have already here waiting for the next meeting for next submitted the permit, go from there. month. 4 CHAIRMAN BOHNEN: And we don't want to MR. FORTELKA: We all have email. 5 5 hold them up if there are a number of things 6 MR. GONZALEZ: We could have a Zoom 6 that are also going to be on an October agenda. 7 meeting. 7 MS. LAUX: Yes. I mean, obviously, we 8 MS. LAUX: Yes. I would like to 8 would like to conclude this process. If we knew conclude this process. 9 08:21PM 10 we were going to get completed in October, that 08:24PM 10 MR. YU: May I ask if Rosanna has 11 would meet our time schedule. anything to say? I had to, unfortunately, mute 11 12 CHAIRMAN BOHNEN: Well, here, working her because there is a very strong feedback 13 towards that October meeting deadline, Jim 13 noise coming out of her microphone. But if she Prisby and Frank, are there things that you has anything to say. Rosanna? 14 14 would like to talk to Patrick about in the MS. R. PIEMONTE: Can you hear me okay? 15 15 interim between now and then? Are you still getting that noise? 16 16 17 MR. GONZALEZ: Yes. I brought this up 17 MR. YU: Yes. I had to mute you. 18 before in the other scenario, so I thought the 18 There is some sort of feedback noise coming out 19 staircase was a little bit -- I would think that of your microphone and it's just overpowering 08:22PM **20** there is something -- I don't know, some 08:24PM 20 our video.

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me now?

suggestions he could give us. He could move

this out a little bit. I'm not really in favor

21 22 MS. R. PIEMONTE: Are you able to hear

22 24 1 MR. YU: Yes. to talk and listen to all of you. We appreciate 2 2 your opinions. MS. LAUX: Yes. We can hear you, MS. WEINBERGER: I mean that I feel 3 Rosanna. 3 4 MS. R. PIEMONTE: Can anybody hear me like we have given you feedback, and I think 5 yet? that you know us well enough to know what we are going to say and what we are not going to say. 6 MR. YU: Yes, we can. 7 MS. LAUX: We can hear you, Rosanna. I mean I would be fine. I'm good. I don't know MS. R. PIEMONTE: Julie, can anybody 8 8 if I'm the only one. hear me? 9 MR. GONZALEZ: You are going to be in 9 MS. LAUX: Great, I can't hear for some the Zoom call next time with me, too, so you are 08:25PM 10 08:27PM 10 11 reason, I don't know why. But what I would like not sliding away for the month. 12 12 to say is I appreciate all the comments that I MR. FORTELKA: If that's it, what I have heard tonight. I do agree with the brass would propose, I would do an alternate staircase 13 14 door option not looking right with the plans 14 that I could show to Rosanna. She has got to after listening to what you had to say. I do sign off on the alternate as being an option and 15 15 agree that that door should be some other then get it to as architects on the Board and 16 16 17 material or a painted door to complement the 17 see if they like it. I can traditionalize it rest of the house. And I feel like if we could 18 18 for sure. 19 get this process going as soon as possible I 19 MS. WEINBERGER: So we could approve 08:25PM **20** would definitely take all of your ideas, 08:28PM **20** with conditions? 21 especially with the staircase and the windows. 21 MR. GONZALEZ: Yes, why don't we do 22 I do understand what you are saying is looking 22 that. 23 25 at a different person while two people are 1 MS. R. PIEMONTE: Can you hear me? 2 MS. WEINBERGER: Yes. coming down the stairs at the same time could be uncomfortable. So I definitely will look at 3 MS. R. PIEMONTE: Yes. I definitely those options, and I appreciate all your help. like the more traditional style so I do agree 4 4 MS. WEINBERGER: Chan, is this 5 with that. So I could guarantee you that we submitted for us to make a final? will go with a little more traditional staircase 6 MR. YU: Yes. 7 look, and there will not be brass doors. And 7 MS. LAUX: Yes. We have everything you know, I will be happy to take anything else 8 submitted. into consideration; but I would appreciate a 9 08:26PM **10** MS. BRADEN: I like the brass door. I 08:28PM 10 vote today so I can continue to go forward with think it's cool. I would just like to maybe see 11 the project. 11 not black windows. I just love maybe --12 MS. WEINBERGER: Okay. Then I will 12 13 Because your concept has light gray, taupe, it's 13 move to approve the application for Certificate so pretty. I think it would can look pretty of Appropriateness to construct a new home at 14 14 cool with the brass. 241 East 1st Street on the condition that the 15 15 MS. LAUX: Thanks, Alexis. We'll architect adjust the -- what he just said he 16 16 continue to look at that. We haven't finalized would adjust with the corner window thing and 17 17 18 that. 18 work with our architects on our Commission to 19 CHAIRMAN BOHNEN: Well, where do you whittle that down to something that works. Got 08:26PM **20** want to take this now guys? 08:29PM **20** that, Chan? 21 MS. LAUX: We would love to get a vote 21 MS. BRADEN: I second. even if we continue to talk. We are always open 22 22 MR. YU: Commissioner Weinberger? 7 of 12 sheets KATHLEEN W. BONO, CSR 630-834-7779

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1	MS. WEINBERGER: Aye.
2	MR. YU: Commissioner Gonzalez?
3	MR. GONZALEZ: Aye.
4	MR. YU: Chairman Bohnen?
5	CHAIRMAN BOHNEN: Aye.
6	MR. YU: Commissioner Braden?
7	MS. BRADEN: Aye.
8	MR. YU: Commissioner Haarlow?
9	MR. HAARLOW: Aye.
08:29PM 10	MR. YU: Commissioner Prisby?
11	MR. PRISBY: Aye.
12	MR. YU: Thank you.
13	CHAIRMAN BOHNEN: Okay.
14	MS. LAUX: Thank you, everyone.
15	* * *
16	(Which were all the proceedings had
17	in the above-entitled cause.)
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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.

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

				20
1	5:18, 8:20	С	construct [1] - 25:14	doors [4] - 5:5, 8:16,
1st [4] - 5:16, 5:21,	art [1] - 4:7	calendar [1] - 16:19	contemporary [3] -	14:16, 25:7
12:22, 25:15	assume [1] - 18:7	care [1] - 6:9	7:9, 7:13, 12:13	doubt [1] - 15:20
,	attractive [2] - 11:6,	Certificate [1] - 25:13	continue [5] - 17:5,	down [2] - 23:2, 25:19
2	13:14	CHAIRMAN [15] -	20:15, 23:17, 23:22,	downspouts [1] - 4:3
	audio [2] - 6:4, 6:13	14:7, 15:6, 15:11,	25:10	downtown [1] - 14:12
241 [1] - 25:15	authentic [1] - 11:10	16:10, 16:12, 16:18,	control [1] - 10:11	drawing [1] - 10:12
2D [1] - 5:2	avant [1] - 7:18	17:1, 17:7, 18:5,	cool [4] - 8:1, 15:8,	drawings [2] - 10:7,
2nd [1] - 5:21	avant-garde [1] - 7:18	19:5, 19:12, 20:8,	23:11, 23:15	17:10
	Aye [4] - 26:1, 26:5,	23:19, 26:5, 26:13	copper [1] - 4:2	drive [1] - 7:21
Α	26:9, 26:11	chairman [2] - 15:22,	copying [1] - 7:11	driving [1] - 12:15
able [2] - 18:14, 21:21	aye [2] - 26:3, 26:7	26:4	corner [9] - 5:15, 5:17,	dump [1] - 20:22
above-entitled [1] -	В	Chan [4] - 16:12,	5:19, 8:9, 8:20, 9:9, 25:17	
26:17	В	16:21, 23:5, 25:20	corners [1] - 8:13	E
Abraham [1] - 13:2	base [1] - 7:15	cheap [1] - 11:2	correct [1] - 4:16	early [4] - 4:11, 9:3,
Abraham 's [1] - 9:14	behind [1] - 4:21	clad [1] - 4:3	costed [1] - 4:10	10:3, 15:13
absolutely [1] - 9:7	belong [1] - 6:22	cladding [1] - 5:3	costed [1] - 16.7	early-on [1] - 4:11
accurate [1] - 10:12	belt [1] - 4:2	client [8] - 4:9, 5:16,		east [1] - 13:14
achieve [1] - 12:14	best [1] - 14:15	9:6, 12:17, 15:10,	11:16, 17:18	East [1] - 25:15
add [1] - 20:16	better [2] - 8:2, 15:1	17:12, 17:20, 20:4	course [3] - 4:2,	effect [1] - 5:5
add [1] - 20:10 addition [1] - 4:9	between [3] - 15:18,	CMU [1] - 4:20	20:14, 20:19	element [2] - 7:12,
additional [1] - 20:20	17:8, 19:16	colleagues [1] - 13:8	courtyard [2] - 9:9,	13:13
addresses [1] - 8:17	bid [1] - 18:12	color [1] - 5:10	13:14	elevation [5] - 5:2,
• •	big [3] - 8:21, 9:9, 14:1	colored [1] - 4:1	cover [1] - 18:14	6:12, 11:22, 13:15
addressing [1] - 5:15 adds [1] - 8:1	Bill [2] - 11:21, 13:20	coming [6] - 9:1, 9:3,	crown [1] - 7:14	elevations [1] - 4:8
adus [1] - 0.1 adjust [2] - 25:16,	bit [8] - 7:9, 7:18, 11:5,	17:2, 21:13, 21:18,	curbed [1] - 8:13	Elm [1] - 13:14
25:17	11:8, 14:8, 19:19,	23:2	curtains [1] - 14:5	email [1] - 21:5
advance [1] - 15:13	19:22, 20:17	comments [1] - 22:12	cut [1] - 7:14	entire [1] - 4:19
advantage [1] - 8:15	black [10] - 10:15,	Commission [2] -		entitled [1] - 26:17
advantage [1] - 8.13 affordable [1] - 14:19	10:20, 10:21, 10:22,	20:9, 25:18	D	entryway [1] - 4:7
arrordable [1] - 14.19 agenda [4] - 16:16,	11:3, 11:5, 11:9,	Commissioner [1] -	dark [4] - 4:3, 10:17,	especially [1] - 22:21
17:4, 17:5, 19:7	11:11, 15:4, 23:12	25:22	10:18, 10:19	essentially [1] - 4:18
igendas [1] - 16:19	blend [1] - 7:3	commissioner [4] -	dark-clad [1] - 4:3	except [1] - 20:2
agree [4] - 9:8, 22:13,	Board [1] - 24:16	26:2, 26:6, 26:8,	deadline [1] - 19:13	exciting [1] - 7:19
22:16, 25:4	BOHNEN [15] - 14:7,	26:10	decided [1] - 4:10	explain [1] - 16:1
Alexis [1] - 23:16	15:6, 15:11, 16:10,	commissioners [1] -	deep [3] - 4:16, 5:1,	exterior [4] - 4:8, 5:6,
alternate [2] - 24:13,	16:12, 16:18, 17:1,	13:17	5:4	18:2, 18:3
24:15	17:7, 18:5, 19:5,	committee [1] - 13:4	definitely [3] - 22:20,	
alternates [1] - 17:17	19:12, 20:8, 23:19,	complement [1] -	23:3, 25:3	l F
nyway [1] - 18:18	26:5, 26:13	22:17	demo [2] - 16:4, 16:6	
nppear [1] - 4:16	Bohnen [2] - 15:22,	completed [1] - 19:10	describe [1] - 11:1	fan [1] - 8:22
npplaud [1] - 9:2	26:4	completely [1] - 8:15	Design [1] - 7:6	far [1] - 17:9
pplication [1] - 25:13	boise [1] - 4:7	component [1] - 5:20	design [4] - 4:4, 4:12,	fast [1] - 17:13
	BRADEN [9] - 6:4,	concept [8] - 5:8,	6:8, 15:14	favor [1] - 19:22
appreciate [5] - 8:9,	9:16, 9:21, 10:19,	5:13, 6:5, 14:10,	detail [1] - 14:20	feature [2] - 6:1, 8:1
22:12, 23:4, 24:1,	12:11, 15:1, 23:10,	14:14, 14:17, 15:13,	detailed [1] - 10:12	features [2] - 4:4, 6:15
25:9	25:21, 26:7	23:13	details [2] - 4:16, 5:1	feedback [5] - 9:5,
Appropriateness [1] -	Braden [1] - 26:6	conclude [2] - 19:9,	develop [2] - 16:14,	17:14, 21:12, 21:18,
25:14	brass [12] - 4:5, 5:10,	21:9	20:15	24:4
approval [1] - 20:6	14:14, 14:17, 15:1,	concrete [1] - 4:20	different [2] - 16:5,	fellow [1] - 13:17
approve [2] - 24:19,	18:6, 20:5, 20:6,	concur [2] - 13:7,	23:1	felt [1] - 13:5
25:13	22:13, 23:10, 23:15,	13:16	discussions [1] - 8:10	few [1] - 5:8
approved [1] - 18:2	25:7	condition [1] - 25:15	District [1] - 6:22	figurine [1] - 12:10
rchitect [3] - 7:10,	break [1] - 10:12	conditions [1] - 24:20	done [1] - 15:20	fill [1] - 16:17
13:2, 25:16	broken [2] - 7:16, 10:7	connection [1] - 12:19	door [14] - 4:5, 5:10,	final [1] - 23:6
architects [4] - 8:11,	brought [1] - 19:17	connects [1] - 5:21	5:17, 9:11, 13:5,	finalized [1] - 23:17
20:10, 24:16, 25:18	built [1] - 4:20	consideration [1] -	14:8, 14:17, 18:6,	fine [1] - 24:7
architectural [3] - 6:1,		25:9	20:5, 20:6, 22:14,	finish [1] - 20:13
7:9, 8:1		consistency [1] - 9:19	22:16, 22:17, 23:10	finishes [1] - 11:11
architecturally [2] -		[]		

fits [1] - 13:9 fixture [1] - 20:2 flat [1] - 7:2 **floor** [2] - 5:22, 15:9 flush [1] - 4:18 forego [1] - 20:5 forget [1] - 5:19 formal [1] - 16:9 **FORTELKA** [21] - 6:7, 6:18, 7:5, 8:6, 9:7, 10:1, 10:9, 10:16, 10:21, 11:13, 11:16, 12:3, 12:6, 12:12, 13:19, 14:5, 14:9, 15:8, 17:11, 21:5, 24:12 forward [3] - 7:8, 20:7, 25:10 frame [1] - 10:15 framing [1] - 14:13 Frank [2] - 19:14, 20:22 French [2] - 7:22, 14:11 front [16] - 4:5, 5:10, 5:16, 6:13, 8:11, 10:4, 10:5, 11:22, 13:5, 13:13, 14:8, 14:16, 14:17, 17:20, 18:6, 18:19 full [3] - 13:8, 17:15, 17:16 fun [1] - 15:9 Furys [1] - 12:22

G

garage [1] - 8:16 garde [1] - 7:18 given [1] - 24:4 glad [1] - 9:1 glass [6] - 4:19, 7:1, 12:1, 13:13, 14:1, **GONZALES** [1] - 6:17 Gonzalez [1] - 26:2 GONZALEZ [6] -19:17, 21:1, 21:6, 24:9, 24:21, 26:3 gray [3] - 10:20, 15:3, 23:13 great [3] - 7:3, 15:10, 22:10 grill [1] - 7:17 grills [1] - 12:6 guarantee [2] - 17:3,

guaranteed [1] - 16:15

15:17, 17:7, 20:8,

guess [5] - 13:20,

20:12 gutters [1] - 4:3 guys [5] - 4:13, 5:13, 17:15, 17:17, 23:20

Н

HAARLOW [4] -11:21, 12:4, 12:9, 26.9 Haarlow [1] - 26:8 happy [1] - 25:8 hard [2] - 11:1, 20:20 hear [9] - 13:7, 21:15, 21:21, 22:2, 22:4, 22:7, 22:9, 22:10, 25:1 heard [1] - 22:13 hearing [4] - 15:15, 16:3, 18:19, 18:20 help [2] - 5:4, 23:4 herself [1] - 18:1 hide [1] - 12:7 Hinsdale [2] - 7:22, 8.2 hint [1] - 12:15 historian [1] - 7:10 **Historic** [1] - 6:22 hold [2] - 19:2, 19:6 holding [1] - 17:14 home [2] - 13:12, 25:14 honest [1] - 16:20 Hope [1] - 17:11 hotel [1] - 14:13 house [21] - 4:11, 4:12, 4:14, 4:19, 5:6, 5:12, 6:2, 7:6, 7:19, 7:22, 8:2, 9:14, 12:2, 12:16, 12:21, 12:22, 13:2, 13:6, 13:10, 15:7, 22:18 house-mapping [1] -5:12 houses [3] - 4:18,

9:18, 12:14

HPC [1] - 17:4

ideas [3] - 5:8, 17:20, 22:20 ignored [1] - 8:15 image [1] - 14:14 images [3] - 5:8, 5:13, important [2] - 4:15, 5:18 importantly [1] - 12:16 included [1] - 14:14

incongruous [1] -

13:5 inset [1] - 12:7 inside [1] - 10:7 inspiration [1] - 10:5 intentionally [1] - 7:16 interesting [3] - 5:22, 9:10, 15:6 interim [1] - 19:16 interruption [2] - 6:4, 6:14 involved [2] - 16:4, 16:6 issue [1] - 20:5

J

Jim [1] - 19:13 John [2] - 18:16, 20:16 Julie [5] - 16:20, 17:8, 19:1, 20:21, 22:8

K

keep [1] - 7:1 keeping [1] - 15:16 **kind** [7] - 5:1, 5:2, 6:1, 6:2, 10:10, 13:4, 17:13 kitchen [1] - 12:18 knowing [1] - 9:12 knowledge [1] - 17:1 Kolbe [1] - 11:16

L large [2] - 13:4, 20:2

lately [1] - 11:8

LAUX [16] - 16:15, 16:21, 17:22, 18:9, 18:20, 19:8, 20:4, 20:12, 21:8, 22:2, 22:7, 22:10, 23:8, 23:16, 23:21, 26:14 light [3] - 4:1, 20:2, 23:13 light-colored [1] - 4:1 limestone [2] - 5:3, 7:15 line [2] - 9:14, 9:20 lines [2] - 8:14, 10:11 listen [1] - 24:1 listening [1] - 22:15 look [6] - 7:7, 11:10, 23:3, 23:14, 23:17, 25:7 looking [9] - 7:7, 12:16, 13:1, 13:21, 13:22, 14:1, 15:12, 22:14, 22:22

11:2 **love** [4] - 8:21, 9:10, 23:12, 23:21

М

main [1] - 12:2

major [1] - 6:8

11:4

10:10

11:17

24:3, 24:7

manner [1] - 17:21

manufacturers [1] -

mapping [2] - 5:12,

Marvin [2] - 11:15,

material [1] - 22:17

matte [2] - 11:5, 11:11

mean [4] - 19:8, 20:3,

meanwhile [1] - 4:21

meet [3] - 16:13, 19:11, 20:10 meeting [12] - 15:15, 16:2, 16:4, 17:5, 17:9, 18:21, 18:22, 19:3, 19:13, 20:11, 21:3, 21:7 meetings [1] - 15:18 metal [1] - 4:5 microphone [2] -21:13, 21:19 might [2] - 15:4, 18:7 Mike [2] - 9:13, 13:2 mind [1] - 6:20 modern [1] - 7:13 modernism [1] - 7:12 **molding** [1] - 7:14 Moment [1] - 7:6 moments [1] - 12:13 month [11] - 15:18, 15:20, 16:13, 17:16, 18:10, 18:15, 18:18, 20:17, 20:19, 21:4, 24:11 monthly [1] - 15:17 most [1] - 12:16 move [2] - 19:21, 25:13 movement [1] - 7:11 movements [1] -14:11 **moving** [1] - 20:6 MR [58] - 6:7, 6:11, 6:17, 6:18, 6:19, 7:5, 8:4, 8:6, 8:7, 9:7, 10:1, 10:9, 10:16, 10:21, 11:7, 11:13, 11:14, 11:16, 11:19, 11:21, 12:3, 12:4, 12:6, 12:9, 12:12,

13:19, 14:5, 14:9, 15:8, 15:22, 16:11, 17:3, 17:11, 18:16, 18:22, 19:17, 20:16, 21:1, 21:5, 21:6, 21:10, 21:17, 22:1, 22:6, 23:7, 24:9, 24:12. 24:21. 25:22. 26:2, 26:3, 26:4, 26:6, 26:8, 26:9, 26:10, 26:11, 26:12 **MS** [44] - 6:4, 9:8, 9:16, 9:17, 9:21, 10:2, 10:14, 10:18, 10:19, 12:11, 12:20, 13:20, 15:1, 16:15, 16:21, 17:22, 18:9, 18:20, 19:8, 20:4, 20:12, 21:8, 21:15, 21:21, 22:2, 22:4, 22:7, 22:8, 22:10, 23:5, 23:8, 23:10, 23:16, 23:21, 24:3, 24:19, 25:1, 25:2, 25:3, 25:12, 25:21, 26:1, 26:7, 26:14 mudroom [1] - 12:18 mute [2] - 21:11, 21:17

Ν

near [1] - 13:5 need [4] - 18:20, 18:21, 19:1, 19:2 new [2] - 9:18, 25:14 next [12] - 12:17, 15:12, 17:5, 17:9, 18:14, 18:18, 19:3, 20:17, 20:19, 21:3, 24:10 **nice** [3] - 6:14, 11:10, 14.12 noise [3] - 21:13, 21:16, 21:18 noted [1] - 5:9 nothing [1] - 21:2 notice [3] - 10:2, 12:8, 12:10 notifications [1] - 16:7 number [1] - 19:6

O

objection [1] - 13:3 obviously [1] - 19:8 October [6] - 16:16, 16:22, 19:7, 19:10, 19:13, 20:11 offer [1] - 9:5 once [1] - 18:11

looks [3] - 5:14, 10:6,

one [7] - 6:21, 10:6, 12:13, 13:3, 13:17, 16:19, 24:8 ones [1] - 11:17 open [2] - 9:11, 23:22 openings [1] - 4:17 opinion [1] - 7:2 opinions [1] - 24:2 opportunity [2] - 8:12, 8:18 option [2] - 22:14, 24:15 **options** [1] - 23:4 outdoors [1] - 12:19 overpowering [1] -21:19 own [1] - 6:10

Ρ

packet [1] - 5:7 page [1] - 10:5 painted [1] - 22:17 part [3] - 5:13, 9:4, 12:2 path [1] - 12:19 Patrick [9] - 6:11, 6:20, 8:8, 14:7, 15:19, 17:9, 19:15, 20:14, 20:21 patrick [1] - 11:21 people [1] - 23:1 permit [4] - 17:11, 18:11, 18:17, 19:4 person [1] - 23:1 phase [1] - 15:14 phases [1] - 10:4 picture [2] - 12:3, 12:4 piece [2] - 6:20, 8:22 PIEMONTE [6] -21:15, 21:21, 22:4, 22:8, 25:1, 25:3 plan [1] - 15:9 plans [4] - 13:1, 15:20, 18:11, 22:14 plate [2] - 12:1, 13:13 plate-glass [1] - 13:13 point [5] - 4:5, 11:7, 13:21, 16:13, 19:2 pointing [1] - 8:17 possible [2] - 17:13, 22:19 prepared [1] - 8:5 pretty [4] - 7:16, 9:22, 23:14 priced [1] - 14:18 pricing [1] - 18:10

PRISBY [11] - 6:11,

6:19, 8:4, 8:7, 11:7,

11:14, 11:19, 18:16,

18:22, 20:16, 26:11 Prisby [2] - 19:14, 26:10 problem [1] - 20:18 proceedings [1] -26:16 process [10] - 4:12, 9:3, 16:3, 16:5, 17:18, 18:10, 19:9, 20:13, 21:9, 22:19 processed [1] - 16:8 professionally [1] -20:18 project [1] - 25:11 projected [1] - 8:13 propose [1] - 24:13 proposing [2] - 4:4, 17:19 protect [1] - 14:3 public [4] - 15:15, 16:2, 16:4 pushing [1] - 7:12

Q

questions [1] - 6:3 quick [2] - 6:2, 17:18 quite [1] - 11:8

put [2] - 8:16, 12:9

R

really [12] - 6:5, 6:9, 6:17, 6:19, 8:1, 9:2, 9:10, 13:8, 13:13, 14:12, 19:22, 20:20 reason [2] - 16:1, 22:11 reconvene [1] - 15:17 reference [1] - 12:21 reflective [1] - 11:2 regular [1] - 18:19 relates [2] - 7:19, 14:21 reminds [1] - 20:1 representative [1] -18:3 reproduce [1] - 13:11 requested [1] - 5:16 required [1] - 16:7 research [1] - 14:10 rest [3] - 13:6, 13:10, 22:18 retaining [1] - 8:16 review [1] - 20:21 revival [6] - 7:6, 7:10, 13:12, 13:16, 14:11, 14:21 roof [5] - 4:2, 7:2,

9:14, 9:20, 10:11

room [1] - 12:17 Rosanna [5] - 21:10, 21:14, 22:3, 22:7, 24:14 rounded [2] - 6:6, 6:10 run [1] - 6:3

S

scenario [1] - 19:18

19:11

schedule [2] - 15:16,

schematic [1] - 4:11

scheme [1] - 5:10

second [1] - 25:21

6:6, 7:21, 9:11,

23:11, 24:17

see [11] - 4:9, 5:2, 5:7,

14:18, 15:5, 16:14,

semicircular [1] - 13:4

sense [2] - 5:14, 10:8 **set** [3] - 4:17, 5:1, 5:4 **Shannon** [1] - 12:20 **shape** [1] - 6:10 shine [1] - 11:9 shiny [1] - 11:1 **shocking** [1] - 6:18 shocks [1] - 6:19 show [1] - 24:14 shows [1] - 6:1 shutters [2] - 4:9, 4:10 **side** [2] - 6:13, 9:10 sign [1] - 24:15 significant [1] - 8:20 **site** [1] - 8:14 sitting [2] - 5:14, 21:2 **sketch** [4] - 5:12, 10:4, 10:9, 10:10 **sketches** [1] - 17:19 slate [1] - 4:2 slavishly [2] - 7:11, 13:11 sliding [1] - 24:11 soon [2] - 6:8, 22:19 **sort** [5] - 4:6, 13:11, 15:2, 20:2, 21:18 sounded [1] - 8:7 sounds [1] - 8:4 south [1] - 11:22 speaking [1] - 5:9 specific [1] - 8:17 **square** [1] - 6:7 stair [5] - 5:20, 6:16, 7:8, 13:8, 17:19 staircase [5] - 5:21, 19:19, 22:21, 24:13, 25:6 stairs [1] - 23:2 stairwell [1] - 13:22 standpoint [1] - 6:12

stands [1] - 18:2 started [1] - 6:9 **statement** [1] - 8:5 steel [1] - 14:16 step [2] - 11:3, 15:12 still [6] - 4:12, 7:19, 10:3, 15:13, 16:8, 21:16 stone [3] - 4:2, 5:11, 7:15 Street [4] - 5:16, 12:22, 13:14, 25:15 street [5] - 9:13, 9:15, 9:16, 9:19, 14:2 streets [1] - 8:14 strong [1] - 21:12 **structure** [1] - 4:22 stucco [4] - 4:1, 4:14, 4:17, 4:18 stuff [1] - 7:3 style [2] - 14:21, 25:4 stylistically [1] - 4:6 **submit** [1] - 18:12 **submitted** [4] - 18:11, 19:4, 23:6, 23:9 suggest [2] - 18:16, 20:12 suggestions [1] -19:21 super [1] - 4:15 sweeping [1] - 9:14 system [1] - 14:13

Т

taupe [2] - 15:3, 23:13 tend [1] - 16:16 thicker [1] - 4:22 throwing [1] - 14:16 tight [2] - 7:17 timely [1] - 17:21 today [1] - 25:10 tonight [1] - 22:13 towards [1] - 19:13 tower [4] - 5:20, 6:16, 7:8, 17:19 traditional [2] - 25:4, traditionalize [1] -24:17 treatment [1] - 4:7 tried [2] - 12:7, 14:2 trimmed [1] - 7:14 trouble [1] - 10:22 trying [2] - 13:10, 17:12 tucked [1] - 12:12 two [3] - 10:8, 20:9, 23:1 typical [1] - 18:10

U

uncomfortable [1] - 23:3 under [1] - 11:3 undertaking [1] - 14:20 unfortunately [1] - 21:11 unique [1] - 14:20 up [12] - 7:16, 7:22, 8:9, 9:13, 10:7, 12:21, 16:17, 17:2, 17:14, 19:2, 19:6, 19:17

V

value [1] - 8:2 veneer [2] - 4:2, 5:11 versus [1] - 16:2 video [1] - 21:20 vote [2] - 23:21, 25:10

W

wait [2] - 18:18, 19:3 waiting [1] - 21:3 walks [1] - 12:17 wall [2] - 4:22, 9:9 walls [1] - 8:16 wastes [1] - 8:18 Weinberger [1] -25:22 WEINBERGER [13] -9:8. 9:17. 10:2. 10:14, 10:18, 12:20, 13:20, 23:5, 24:3, 24:19, 25:2, 25:12, 26:1 west [1] - 12:2 white [2] - 10:15, 15:3 whittle [1] - 25:19 whole [2] - 10:6, 14:13 willing [1] - 20:15 window [11] - 7:17, 10:6, 10:13, 12:1, 12:3, 12:4, 12:7, 13:4, 14:1, 25:17 windows [19] - 4:3, 4:16, 4:22, 5:4, 5:5, 6:6, 6:8, 7:16, 9:9, 10:8, 10:15, 11:5, 11:9, 11:12, 13:9, 13:22, 15:2, 22:21, 23:12 wonder [1] - 6:17 wonderful [1] - 8:12 wood [2] - 4:9, 4:10 works [1] - 25:19 worth [1] - 13:18

Υ

year [1] - 16:20 YU [15] - 15:22, 16:11, 17:3, 21:10, 21:17, 22:1, 22:6, 23:7, 25:22, 26:2, 26:4, 26:6, 26:8, 26:10, 26:12

Ζ

Zoom [4] - 6:4, 6:13, 21:6, 24:10

STATE OF ILLINOIS)
(COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

Historic Preservation Commission

Title 14 Regulations Action

Summary Review

)

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Continuation of the Public Meeting of the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 2nd day of September, 2020, at 8:30 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

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

2 1 ALSO PRESENT VIA ZOOM: have included both interior and exterior to the 1 2 2 photo requirements. MR. CHAN YU, Village Planner; MR. MICHAEL D'ONOFRIO, Planning 3 3 MR. D'ONOFRIO: Hang on, okay, that's 4 Consultant. correct. And that would be under, I'm sorry, * * * 5 5 A-11-B? CHAIRMAN BOHNEN: We have the Action 6 MR. YU: C-11-B. 6 Summary Review on Title 14, right? 7 7 MR. D'ONOFRIO: I'm sorry, C-11-B, 8 MR. D'ONOFRIO: Yes, I'm here. Can you 8 which would be color photographs including both interior and exterior of the structure to be 9 hear me? CHAIRMAN BOHNEN: Yes. 08:33PM 10 demolished. 08:31PM 10 11 MR. D'ONOFRIO: Okay. I haven't 11 MR. YU: Right. And then screwed up the technology yet. 12 14-5-2-C-11-D, as in dog, added a new section to 13 CHAIRMAN BOHNEN: Where are we on our include streetscape plans. 13 MR. D'ONOFRIO: That's correct. And 14 review? 14 MR. D'ONOFRIO: It came up at the -that's where we wanted to see what the 15 15 CHAIRMAN BOHNEN: It was deferred at development, the new structure is going to look 16 16 the board meeting Tuesday night, I believe, till 17 17 like by the streetscape, how it relates to both the following meeting; is that correct? sides of the street I think we were talking 18 18 19 MR. YU: Well, that is part of another 19 about; and that's where we put the detail into 08:31PM **20** discussion between the Village attorney and 08:34PM **20** that. We also wanted to have them identify the 21 President Cauley and I believe the Village 21 existing streetscape improvements, not just 22 manager. We continue on with our discussion 22 what's going to be new but what's there existing 5 with Mr. Mike D'Onofrio. And on the cover memo 1 also. 2 on July 1, there were essentially four things MR. YU: Right. And then finally that he has updated. And in your packets, they 14-5-5-D, the letter D as in dog, the last are outlined with notes. portion of this section was eliminated. This 4 portion addressed the advisory portion of the 5 So, Mike, if you want to go over just the four sections that were amended since 6 denial for an application in the Historic 6 the July meeting, I think we are almost at the 7 District. 7 finish line. 8 MR. D'ONOFRIO: Yes. That's just to be 8 MR. D'ONOFRIO: Right. I'm not sure if consistent with the earlier section where we 9 9 08:32PM 10 I'm working off the same thing. I can go over 08:34PM 10 changed it, the recommendation, being advisory what we've got starting with Chapter 5 under the 11 to mandatory. 11 Historic District. That's what you provided the 12 MR. YU: So attachment 1 are the notes 12 and the actual revisions in Chapter 5. 13 Commission. 13 14 MR. YU: Yes. So the memo that you MR. D'ONOFRIO: Correct. And that's 14 sent me after the July 1 meeting pertains to the totality of all the changes. 15 15 Section 14-5-1B. The final decision was changed MS. BRADEN: Mike? 16 16 17 to be advisory decision to be --17 MR. D'ONOFRIO: Yes. 18 MR. D'ONOFRIO: To be mandatory. 18 MS. BRADEN: Remind me, because it was 19 MR. YU: Yes, that's the one. 19 a really late night last time we talked. I know 08:33PM 20 MR. D'ONOFRIO: That was the one change 08:35PM **20** we all discussed -- and to Shannon's earlier point maybe this is better for the application 21 there. 22 but -- And Chan, weigh in here, too, we talked MR. YU: Yes. And 14-5-2-C-11-B, you 22

2 of 10 sheets

6 8 about demo by neglect; right? There is no way they can salvage is then offloaded. I know in 1 we can enforce that. But is there verbiage that 2 Evanston there is a big company that actually 2 I'm just missing that you have to be code handles recycled materials where -- And that's compliant before you receive your demo permit or a little more detailed. And to be perfectly 4 5 before you come before us? Code compliant honest with you, that takes a lot longer to demo meaning you have got the utilities kept on. a house. It takes weeks instead of days so --6 6 MR. D'ONOFRIO: I think that, Chan, 7 7 I don't think you necessarily -that's more of a question -- I don't think that 8 My experience is if you say you want to track 8 was addressed in here. This is specifically for how much you recycle and how much you do, it 9 9 the Certificate of Appropriateness. Chan, I becomes a paper chase. 08:36PM 10 08:38PM 10 think you have other -- I think the Village has 11 MS. BRADEN: Sure. Sure. 12 MR. D'ONOFRIO: Rather than from a 12 other tools to require that the property be maintained, i.e., the utilities aren't cut off. practical point of view. The demo contractors 13 MR. YU: Right. 14 14 are recycling this stuff because they are making MR. D'ONOFRIO: I would defer to Chan money off it. 15 15 on that, but I don't know if this is the MS. BRADEN: That makes sense. I'm 16 16 appropriate place to put something like that. just thinking of -- So I went through the Zook 17 17 MS. BRADEN: I agree. I agree. I just home today at Katherine Legge and Zook made a 18 18 don't want it to get lost. That as well as -lot of his own cabinetry and furniture and 19 19 08:36PM **20** And again, Mike, love your insight on working 08:39PM **20** built-ins. And as we are seeing homes of that 21 with the -- if a demo does take place, working 21 era coming down, it's such a waste to see that with a homeowner on a third party salvage 22 22 go. MR. D'ONOFRIO: I have also seen, there company. As we have seen in previous cases, a 1 few of the owners say, no, there is nothing to are companies -- I'm going in my way back salvage when we know there is. Mike, in your machine here. I think there is a company called opinion, is that something we can enforce or no? 4 Murco. 4 MR. D'ONOFRIO: Well, different 5 5 MS. BRADEN: Yes. MR. D'ONOFRIO: They will kind of open municipalities do different things. And when 6 6 I first started, when they first started 7 up the house with everyone with a saws-all. I 7 salvaging -- There are different kind of don't think it's, I don't think they are 8 8 salvage, okay? There is demolition and then historic preservationists; but it's a way for 9 9 08:37PM 10 there is recycling of demolition materials. 08:39PM 10 the owners of the property to make some 11 MS. BRADEN: Right. additional money by letting people getting in 11 MR. D'ONOFRIO: Without sounding like a there. But my experience has always been you 12 don't let any of that happen until the 13 libertarian, there is money in them there 13 recycling materials. And usually most demo demolition permit is issued period. 14 14 contractors do that now because they can make MS. BRADEN: So what Murco is doing 15 15 money recycling everything from the concrete to right now -- and I'm sorry if I'm getting off 16 16 17 the building materials. track -- like so for 12 South County Line, they 17 18 The other thing that some 18 are selling the front door, selling it and then getting it once demo takes place. But the front 19 municipalities encourage but it's not 08:38PM **20** mandatory -- I haven't seen it -- is actual 08:40PM 20 door is the 1700. The really cool prairie deconstruction of houses where they basically windows, so I kind of like that; and then I was 21 21 impressed that the homeowners care enough are taking it apart bit by bit and then what 22 22

10 12 1 before HPC calling the Village and saying this 1 to salvage that.

2 MR. D'ONOFRIO: Right.

CHAIRMAN BOHNEN: It's a lot of cool 3

4 stuff. But I understand, it's tough. And it's

5 probably a case-by-case basis that we can't

mandate but I just wanted to bring it up. 6

MR. D'ONOFRIO: Yes. Anything you can 7

recycle that has value is great, but it's a 8

question of how much does the village or the 9

08:40PM **10** municipality want to mandate that versus let the

11 market take care of that themselves. I know

when I was in Winnetka we had really strict 12

recycling tracking, and it was kind of for 13

naught because 80 percent of everything was 14

going to one or two recycling centers to be 15

processed anyway so -- I think that's become a 16

matter of business practice now rather than 17

forcing people to do it. 18

MS. WEINBERGER: But to that point, we 19

08:41PM **20** have seen not necessarily -- Well, some of it

21 is interior salvage. But we have actually seen

house's outside deconstructed, landscaping 22

11

uprooted, bluestone pulled up, before it's even

come before us. And to me that's not right

because those -- It's an assumption that they

get to do what they want to do even though they 4

haven't even gone through the permitting process

yet. So where does that lay? It doesn't belong

in the ordinance but then is that, that's a Chan 7

thing? 8

08:42PM 10

MR. D'ONOFRIO: That's a community 9 development department call. And the way I

would determine it is if they are starting to 11

take things away from the house that makes it a 12

house, I -- and I'm not going to speak for 13

Robb -- I'd throw the red flag and say basically 14

what you are doing is demo. You know, you are 15

doing it piece by piece and you can't do that 16

17 until you have a demo permit. There is some

18 gray area there but that's --

MS. WEINBERGER: So that's just me 19

08:42PM **20** walking by a house.

> MR. D'ONOFRIO: Right. 21

22 MS. WEINBERGER: And it hasn't come

2 is happening. I mean because we've actually

looked at houses before the hearing and I

haven't been able to get in the front door

5 because the stairs have already been pulled off.

6 MR. D'ONOFRIO: Right. So I'm not

going to speak for Robb, but in my previous and 7

8 current lives if a situation like that came up

I'd say I would consider that demo.

MS. WEINBERGER: Okay. 08:43PM 10

> MR. D'ONOFRIO: And tell them they 11

12 couldn't do it.

13 MR. GONZALEZ: Yes, I have got a

14 question, I mean you pretty much addressed it

already. Until we -- Because I notice that 15

everybody, if you hear, you know, particularly 16

Pete, when he mentions his client, he says, the 17

first thing that comes out is the house has been 18

abandoned or it's been empty for two or three 19

08:43PM **20** years, the walls have holes, and the roof is

21 falling apart. Well, of course, it's going to

be like that. I mean that is ridiculous. I 22

13

mean to me that is probably -- That's their

biggest ammunition; buy a house, let it sit

empty, utilities are off, electricity is off,

heck, leave the doors open so you can have

rodents go inside. But until we get ahold of

this, all this other stuff -- it's nice but I

7 don't think we are going to have any legs on

anything we do here. 8

9 MS. BRADEN: It's demo by neglect.

08:44PM 10 That's why I keep harping on that. You are so

right. Until we can figure it out, we can't 11

because we are not --12

13 MR. GONZALEZ: I can't go anywhere with

this honestly. 14

15

MR. D'ONOFRIO: It's funny you

mentioned that because my current hobby job is 16

I'm the building official in Arlington Heights. 17

18 I had a conversation this morning with one of my

staff over that exact thing. Somebody is

08:44PM **20** letting a house that, you know, in his eyes is

being neglected because there is a leaky roof

and there are raccoons in there. And he's 22

16 14 making the case, well, you ought to let me demo because all good legislation comes about because 1 1 it because it's not habitable. So basically 2 someone did something someone didn't like --2 3 what I'm saying is, well, it is habitable. And I think Jim can weigh in on this. There was People have leaky roofs all the time. 4 someone who was doing either repainting, you 5 So just so you know, Hinsdale isn't 5 know, that didn't require a permit so we put 6 the only community where people try to do this. 6 this section in here because somebody repainting 7 But there are also property maintenance codes 7 a historic building where it doesn't require a that say you can't just let a house neglect. 8 permit does have an impact on a historic 8 You can't take a door off a house and leave it district, and that's why this section was put in 9 9 open to the elements. So I think you have a --08:47PM 10 there. 08:45PM 10 Not you, but the Village has a set of tools 11 CHAIRMAN BOHNEN: So moving forward on through its property maintenance code that they 12 this, what's the timetable on getting this in 12 can go to somebody and say, We are not going to front of the Board and getting Title 14 13 13 14 let you neglect the house, you have to maintain 14 codified? 15 15 it. MR. D'ONOFRIO: Well, from my MS. BRADEN: Right. And Robb -perspective, if what's in what we provided you 16 16 17 MR. D'ONOFRIO: I'm sorry, go ahead. 17 tonight is kind of the last of the last, that MS. BRADEN: No, I'm sorry. I just you guys sign off on it. And then Chan and I 18 18 19 said Robb was very good about following up with 19 will discuss with Robb what the next, you know, 08:45PM **20** 419 South Oak and 716 South Oak for that very 08:48PM **20** the next step. You guys are done with it and it 21 reason. Robb McGinnis was super helpful. I'm 21 will be forwarded up the chain of command. 22 sorry for that. 22 CHAIRMAN BOHNEN: Okay. 15 17 1 MR. D'ONOFRIO: No, that's fine. So I 1 MR. D'ONOFRIO: That's kind of what I'm 2 wouldn't say you need to do anything in addition looking for tonight, not that I don't enjoy 3 probably to what ordinances and property spending quality time with you guys. But no, I maintenance codes you have in place. Now, if it just would like you to sign off on this if you 4 4 are comfortable with it. We have had a number doesn't work, then somebody needs to look at it. 5 But I feel pretty confident that, you know, the of meetings with it so we can move it on to the 6 6 Village has what tools it needs to stop people 7 next step, Chairman. 7 from letting a house deteriorate to such a point 8 CHAIRMAN BOHNEN: Good. 8 that they can demo it. That's kind of a long 9 MR. PRISBY: John, is there any 9 08:46PM 10 process. 08:49PM 10 discussion going on about how to tie any of this 11 MS. WEINBERGER: I have a question back with potential incentives that the trustees have 11 to the Certificate of Appropriateness. When you been talking about? Should that be Title 14 or 12 13 are looking at the Historic District and we 13 is something completely different? don't have anything -- You talk about exterior CHAIRMAN BOHNEN: My gut tells me that 14 14 improvements regardless of what is required, that's going to be -- It's being discussed at 15 15 tuck pointing, painting. We don't have anything the Board level. It was deferred Tuesday night 16 16 about this sign approval process that we go to the next meeting. But, Chan, correct me, 17 17 18 through. So is signage a part of that as well? 18 would that not take the form of a text

MR. D'ONOFRIO: No. This section was

added. Your signage is handled through a

a different process. What this section was,

different process, right? Okay. That's through

19

21

22

08:47PM **20**

19

21

22

08:49PM 20

amendment?

amendment.

MR. YU: Correct, yes.

CHAIRMAN BOHNEN: So it would be a text

	18		20
1	MR. YU: With Title 14.	1	MS. BRADEN: That's awesome. I mean
2	CHAIRMAN BOHNEN: With Title 14.	2	I'm sure he's
3	MR. PRISBY: So we are looking to	3	CHAIRMAN BOHNEN: He's working with the
4	literally pass this and then we can make that a	4	Preservation Commission as well as the economic
5	text amendment later?	5	development group. So I think to answer your
6	CHAIRMAN BOHNEN: This has got to get	6	questions, it's reasonable to hope I won't
7	all codified.	7	say assume, reasonable to hope, that by the end
8	MR. PRISBY: And this at least serves	8	of this calendar year we might have that text
9	as a base. This addresses at least half of the	9	amendment in place for incentives.
08:50PM 10	issues we have. And we can get this in place	08:52PM 10	MS. BRADEN: I just know that we have
11	and going right now, that would already be a	11	gotten a lot of really good feedback and ideas
12	huge deal.	12	and suggestions from historic homeowners in our
13	CHAIRMAN BOHNEN: Right.	13	Village just from social media. So you know,
14	MR. PRISBY: And we just add the	14	maybe there is a way we can not present some
15	incentives later, that's all we are really	15	of those ideas but kind of have an open form of
16	looking for. I think that's fine.	16	communication just to see what the residents are
17	CHAIRMAN BOHNEN: Good. Yes. If you	17	thinking.
18	were to look at our Zoning Code, there is	18	CHAIRMAN BOHNEN: I think, again, we
19	probably conservatively 200 text amendments.	19	are still in a footrace with what Julie was
08:50PM 20	That's how you typically do it without rewriting	08:52PM 20	alluding to is a busy roster in October. I know
21	the whole code.	21	President Cauley is doing what he can to move
22	MR. PRISBY: Right.	22	this along because with each passing month
	19		21
1	19 MS. BRADEN: John, are we going to have	1	21 MS. BRADEN: Sure.
1 2		1 2	
	MS. BRADEN: John, are we going to have		MS. BRADEN: Sure.
2	MS. BRADEN: John, are we going to have any input on the incentives?	2	MS. BRADEN: Sure. CHAIRMAN BOHNEN: we are losing more
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2 3 4	MS. BRADEN: John, are we going to have any input on the incentives? CHAIRMAN BOHNEN: I would hope so. I would think they would want testimony from us	2 3 4	MS. BRADEN: Sure. CHAIRMAN BOHNEN: we are losing more and more homes. MS. BRADEN: Well, I know.
2 3 4 5	MS. BRADEN: John, are we going to have any input on the incentives? CHAIRMAN BOHNEN: I would hope so. I would think they would want testimony from us prior to passing a text amendment. I think they	2 3 4 5	MS. BRADEN: Sure. CHAIRMAN BOHNEN: we are losing more and more homes. MS. BRADEN: Well, I know. CHAIRMAN BOHNEN: Okay. So can we, are
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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.

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

1	answer [1] - 20:5	С	conservatively [1] -	17:15
	anyway [1] - 10:16		18:19	discussion [2] -
1 [1] - 5:12	apart [2] - 7:22, 12:21	C-11-B [2] - 4:6, 4:7	consider [1] - 12:9	17:10, 19:9
12 [1] - 9:17	application [2] - 5:6,	cabinetry [1] - 8:19	consistent [1] - 5:9	district [1] - 16:9
14 [6] - 16:13, 17:12,	5:21	calendar [1] - 20:8	contractors [2] - 7:15,	District [2] - 5:7, 15:13
18:1, 18:2, 21:7,	appropriate [1] - 6:17	care [2] - 9:22, 10:11	8:13	dog [2] - 4:12, 5:3
21:10	Appropriateness [2] -	case [3] - 10:5, 14:1	conversation [1] -	done [1] - 16:20
14-5-2-C-11-D [1] -	6:10, 15:12	case-by-case [1] -	13:18	door [4] - 9:18, 9:20,
4:12		10:5	cool [2] - 9:20, 10:3	12:4, 14:9
14-5-5-D [1] - 5:3	approval [1] - 15:17	cases [1] - 7:1		
17 [1] - 19:21	area [1] - 11:18	Cauley [1] - 20:21	correct [4] - 4:4, 4:14,	doors [1] - 13:4
1700 [1] - 9:20	Arlington [1] - 13:17	centers [1] - 10:15	5:14, 17:17	down [1] - 8:21
1700 [1] - 0.20	assume [1] - 20:7		Correct [1] - 17:20	_
•	assumption [1] - 11:3	Certificate [2] - 6:10,	County [1] - 9:17	E
2	attachment [1] - 5:12	15:12	course [1] - 12:21	00000mio (4) 20:4
200 [1] - 18:19	attorney [1] - 19:12	chain [1] - 16:21	current [2] - 12:8,	economic [1] - 20:4
	awesome [1] - 20:1	CHAIRMAN [17] -	13:16	either [1] - 16:4
1	aye [4] - 21:14, 21:16,	10:3, 16:11, 16:22,	cut [1] - 6:13	electricity [1] - 13:3
4	21:20, 21:22	17:8, 17:14, 17:21,		elements [1] - 14:10
419 [1] - 14:20	Aye [2] - 21:18, 22:2	18:2, 18:6, 18:13,	D	eliminated [1] - 5:4
	Ayo (2) - 21.10, 22.2	18:17, 19:3, 19:16,		empty [2] - 12:19, 13:3
5		20:3, 20:18, 21:2,	D'Onofrio [1] - 21:8	encourage [1] - 7:19
	В	21:5, 21:18	D'ONOFRIO [26] - 4:3,	end [1] - 20:7
5 [1] - 5:13	base [1] - 18:9	Chairman [2] - 17:7,	4:7, 4:14, 5:8, 5:14,	enforce [2] - 6:2, 7:4
	basis [1] - 10:5	21:17	5:17, 6:7, 6:15, 7:5,	enjoy [1] - 17:2
7	become [1] - 10:16	Chan [7] - 5:22, 6:7,	7:12, 8:12, 9:1, 9:6,	entitled [1] - 22:6
		• • • • • • •	10:2, 10:7, 11:9,	
716 [1] - 14:20	becomes [1] - 8:10	6:10, 6:15, 11:7,	11:21, 12:6, 12:11,	era [1] - 8:21
	belong [1] - 11:6	16:18, 17:17		Evanston [1] - 8:2
8	better [1] - 5:21	changed [1] - 5:10	13:15, 14:17, 15:1,	exact [1] - 13:19
20 11 10:44	big [1] - 8:2	changes [4] - 5:15,	15:19, 16:15, 17:1,	existing [2] - 4:21,
80 [1] - 10:14	biggest [1] - 13:2	21:7, 21:10	19:21	4:22
	bit [2] - 7:22	Chapter [1] - 5:13	days [1] - 8:6	experience [4] - 8:8,
Α	bluestone [1] - 11:1	chase [1] - 8:10	deal [1] - 18:12	9:12, 19:17, 19:19
A-11-B [1] - 4:5	Board [2] - 16:13,	client [1] - 12:17	decade [1] - 19:19	exterior [3] - 4:1, 4:9,
	17:16	Code [1] - 18:18	deconstructed [1] -	15:14
abandoned [1] - 12:19	BOHNEN [17] - 10:3,	code [4] - 6:3, 6:5,	10:22	eyes [1] - 13:20
able [1] - 12:4	16:11, 16:22, 17:8,	14:12, 18:21	deconstruction [1] -	
above-entitled [1] -	17:14, 17:21, 18:2,	codes [2] - 14:7, 15:4	7:21	F
22:6	18:6, 18:13, 18:17,	codified [2] - 16:14,	defer [1] - 6:15	Г
accept [1] - 21:7			deferred [1] - 17:16	falling [1] - 12:21
actual [2] - 5:13, 7:20	19:3, 19:16, 20:3,	18:7	demo [13] - 6:1, 6:4,	feedback [1] - 20:11
add [1] - 18:14	20:18, 21:2, 21:5,	color [1] - 4:8		few [1] - 7:2
added [2] - 4:12,	21:18	comfortable [1] - 17:5	6:21, 7:14, 8:5, 8:13,	figure [1] - 13:11
15:20	Bohnen [1] - 21:17	coming [1] - 8:21	9:19, 11:15, 11:17,	finally [1] - 5:2
addition [1] - 15:2	BRADEN [17] - 5:16,	command [1] - 16:21	12:9, 13:9, 14:1,	
additional [1] - 9:11	5:18, 6:18, 7:11,	Commission [1] -	15:9	fine [2] - 15:1, 18:16
	8:11, 8:16, 9:5, 9:15,	20:4	demolished [1] - 4:10	first [3] - 7:7, 12:18
addressed [3] - 5:5,	13:9, 14:16, 14:18,	commissioner [5] -	demolition [3] - 7:9,	flag [1] - 11:14
6:9, 12:14	19:1, 20:1, 20:10,	21:12, 21:15, 21:19,	7:10, 9:14	focused [1] - 19:14
addresses [1] - 18:9	21:1, 21:4, 21:20	21:21, 22:1	denial [1] - 5:6	following [1] - 14:19
advisory [2] - 5:5,	Braden [1] - 21:19	communication [1] -	department [1] - 11:10	footrace [1] - 20:19
5:10	bring [1] - 10:6	20:16	detail [1] - 4:19	forcing [1] - 10:18
agree [2] - 6:18	•		detailed [1] - 8:4	form [2] - 17:18, 20:15
ahead [1] - 14:17	building [3] - 7:17,	community [2] - 11:9,	deteriorate [1] - 15:8	forward [2] - 16:11,
	13:17, 16:7	14:6		21:10
ahold [1] - 13:5	built [1] - 8:20	companies [1] - 9:2	determine [1] - 11:11	
ahold [1] - 13:5		I	development [3] -	forwarded [1] - 16:21
ahold [1] - 13:5 alluding [1] - 20:20	built-ins [1] - 8:20	company [3] - 7:1,		
ahold [1] - 13:5 alluding [1] - 20:20 amendment [5] -		8:2, 9:3	4:16, 11:10, 20:5	front [4] - 9:18, 9:19,
ahold [1] - 13:5 alluding [1] - 20:20 amendment [5] - 17:19, 17:22, 18:5,	built-ins [1] - 8:20		4:16, 11:10, 20:5 different [6] - 7:5, 7:6,	12:4, 16:13
ahold [1] - 13:5 alluding [1] - 20:20 amendment [5] - 17:19, 17:22, 18:5, 19:5, 20:9	built-ins [1] - 8:20 business [1] - 10:17	8:2, 9:3 completely [1] - 17:13		
ahold [1] - 13:5 alluding [1] - 20:20 amendment [5] - 17:19, 17:22, 18:5, 19:5, 20:9 amendments [1] -	built-ins [1] - 8:20 business [1] - 10:17 busy [1] - 20:20	8:2, 9:3 completely [1] - 17:13 compliant [2] - 6:4,	different [6] - 7:5, 7:6,	12:4, 16:13
ahold [1] - 13:5 alluding [1] - 20:20 amendment [5] - 17:19, 17:22, 18:5, 19:5, 20:9	built-ins [1] - 8:20 business [1] - 10:17 busy [1] - 20:20	8:2, 9:3 completely [1] - 17:13	different [6] - 7:5, 7:6, 7:8, 15:21, 15:22,	12:4, 16:13 funny [1] - 13:15

G	20:15	18:18	18:14, 18:22, 19:9,	owners [2] - 7:2, 9:10
Olamana 10:10	identify [1] - 4:20	looked [1] - 12:3	19:17, 19:21, 21:9,	
Glencoe [2] - 19:18,	impact [1] - 16:8	looking [4] - 15:13,	21:12, 21:15, 21:16,	P
19:21	impressed [1] - 9:22	17:2, 18:3, 18:16	21:17, 21:19, 21:21,	painting [1] - 15:16
Gonzales [1] - 21:15	improvements [2] -	losing [1] - 21:2	21:22, 22:1, 22:2,	painting [1] - 13:10
GONZALEZ [3] -	4:21, 15:15	lost [1] - 6:19	22:3	part [2] - 15:18, 19:13
12:13, 13:13, 21:16	incentives [4] - 17:11,	love [1] - 6:20	MS [24] - 5:16, 5:18,	part [2] - 15.16, 19.16 part-time [1] - 19:13
gray [1] - 11:18	18:15, 19:2, 20:9		6:18, 7:11, 8:11,	particularly [1] - 12:1
great [1] - 10:8	include [1] - 4:13	M	8:16, 9:5, 9:15,	particularly [1] - 12.1
group [1] - 20:5	included [1] - 4:1	machine [1] - 9:3	10:19, 11:19, 11:22,	1 ' ' ' '
gut [1] - 17:14	including [1] - 4:8	maintain [1] - 14:14	12:10, 13:9, 14:16,	pass [1] - 18:4
guys [3] - 16:18,	input [1] - 19:2	maintained [1] - 6:13	14:18, 15:11, 19:1,	passing [2] - 19:5, 20:22
16:20, 17:3	inside [1] - 13:5	maintenance [3] -	20:1, 20:10, 21:1,	
	insight [1] - 6:20		21:4, 21:11, 21:14,	people [5] - 9:11,
Н	instead [1] - 8:6	14:7, 14:12, 15:4	21:20	10:18, 14:4, 14:6,
Haarlow [1] - 21:21	interior [3] - 4:1, 4:9,	manager [1] - 19:11	municipalities [2] -	15:7
HAARLOW [1] - 21:22	10:21	mandate [2] - 10:6,	7:6, 7:19	percent [1] - 10:14
habitable [2] - 14:2,	involved [1] - 19:20	10:10	municipality [1] -	perfectly [1] - 8:4
14:3	issued [1] - 9:14	mandatory [2] - 5:11,	10:10	period [1] - 9:14
half [1] - 18:9	issues [1] - 18:10	7:20	Murco [2] - 9:4, 9:15	permit [5] - 6:4, 9:14,
handled [1] - 15:20	item [1] - 19:10	market [1] - 10:11		11:17, 16:5, 16:8
handles [1] - 8:3		materials [4] - 7:10,	N	permitting [1] - 11:5
Hang [1] - 4:3	J	7:14, 7:17, 8:3	name [1] - 19:14	perspective [1] -
harping [1] - 13:10		matter [1] - 10:17	Nathan [1] - 19:15	16:16
hear [1] - 12:16	Jim [1] - 16:3	McGinnis [1] - 14:21	naught [1] - 10:14	Pete [1] - 12:17
hearing [1] - 12:3	job [1] - 13:16	mean [5] - 12:2, 12:14,	necessarily [2] - 8:7,	photo [1] - 4:2
heck [1] - 13:4	John [2] - 17:9, 19:1	12:22, 13:1, 20:1	10:20	photographs [1] - 4:3
Heights [1] - 13:17	Julie [1] - 20:19	meaning [1] - 6:6	need [1] - 15:2	piece [2] - 11:16
helpful [1] - 14:21		media [1] - 20:13	needs [2] - 15:5, 15:7	place [6] - 6:17, 6:21
Hinsdale [1] - 14:5	K	meeting [2] - 17:17,	neglect [4] - 6:1, 13:9,	9:19, 15:4, 18:10,
historic [4] - 9:9, 16:7,	Katherine [1] - 8:18	19:8	14:8, 14:14	20:9
16:8, 20:12	keep [1] - 13:10	meetings [1] - 17:6	neglected [1] - 13:21	plans [1] - 4:13
Historic [2] - 5:6,	kept [1] - 6:6	member [1] - 19:13	new [4] - 4:12, 4:16,	point [5] - 5:21, 8:13,
15:13	kind [8] - 7:8, 9:6,	mentioned [1] - 13:16	4:22, 19:13	10:19, 15:8, 21:6
hobby [1] - 13:16	9:21, 10:13, 15:9,	mentions [1] - 12:17	next [4] - 16:19, 16:20,	pointing [1] - 15:16
holes [1] - 12:20	16:17, 17:1, 20:15	might [1] - 20:8	17:7, 17:17	portion [3] - 5:4, 5:5
		Mike [3] - 5:16, 6:20,	nice [1] - 13:6	potential [1] - 17:11
home [1] - 8:18 homeowner [1] - 6:22	l L	7:3	night [2] - 5:19, 17:16	PowerPoint [1] -
		missing [1] - 6:3	notes [1] - 5:12	19:11
homeowners [2] - 9:22, 20:12	landscaping [1] -	misspoke [1] - 19:12	nothing [1] - 7:2	practical [1] - 8:13
•	10:22	money [4] - 7:13, 7:16,	notice [1] - 12:15	practice [1] - 10:17
homes [2] - 8:20, 21:3	last [4] - 5:3, 5:19,	8:15, 9:11	number [1] - 17:5	prairie [1] - 9:20
honest [1] - 8:5	16:17	month [1] - 20:22	number [1] - 17.5	preliminary [1] - 19:1
honestly [1] - 13:14	late [1] - 5:19	morning [1] - 13:18		present [1] - 20:14
hope [3] - 19:3, 20:6,	lay [1] - 11:6	most [1] - 7:14	0	presentation [1] -
20:7	leaky [2] - 13:21, 14:4	motion [2] - 21:6, 21:9	Oak [2] - 14:20	19:11
house [12] - 8:6, 9:7,	least [2] - 18:8, 18:9	move [4] - 17:6, 20:21,	October [1] - 20:20	Preservation [1] -
11:12, 11:13, 11:20,	leave [2] - 13:4, 14:9	21:8, 21:9	official [1] - 13:17	20:4
12:18, 13:2, 13:20,	Legge [1] - 8:18	moving [1] - 16:11	offloaded [1] - 8:1	preservationists [1]
14:8, 14:9, 14:14,	legislation [1] - 16:1	MR [53] - 4:3, 4:6, 4:7,	once [1] - 9:19	9:9
	legs [1] - 13:7	4:11, 4:14, 5:2, 5:8,	one [3] - 10:15, 13:18,	President [1] - 20:21
15:8	letter [1] - 5:3	5:12, 5:14, 5:17, 6:7,	19:7	pretty [2] - 12:14, 15
house's [1] - 10:22	letter [i] - 5.5	1 0 44 0 45 7 5 7 40	open [4] - 9:6, 13:4,	previous [2] - 7:1,
house's [1] - 10:22 houses [2] - 7:21,	letting [3] - 9:11,	6:14, 6:15, 7:5, 7:12,		
house's [1] - 10:22 houses [2] - 7:21, 12:3		8:12, 9:1, 9:6, 10:2,	14:10, 20:15	12:7
house's [1] - 10:22 houses [2] - 7:21, 12:3 HPC [1] - 12:1	letting [3] - 9:11,	8:12, 9:1, 9:6, 10:2, 10:7, 11:9, 11:21,		12:7 Prisby [1] - 22:1
house's [1] - 10:22 houses [2] - 7:21, 12:3	letting [3] - 9:11, 13:20, 15:8	8:12, 9:1, 9:6, 10:2, 10:7, 11:9, 11:21, 12:6, 12:11, 12:13,	14:10, 20:15 opinion [1] - 7:4	
house's [1] - 10:22 houses [2] - 7:21, 12:3 HPC [1] - 12:1	letting [3] - 9:11, 13:20, 15:8 level [1] - 17:16	8:12, 9:1, 9:6, 10:2, 10:7, 11:9, 11:21,	14:10, 20:15 opinion [1] - 7:4 ordinance [1] - 11:7	Prisby [1] - 22:1
house's [1] - 10:22 houses [2] - 7:21, 12:3 HPC [1] - 12:1	letting [3] - 9:11, 13:20, 15:8 level [1] - 17:16 libertarian [1] - 7:13 Line [1] - 9:17	8:12, 9:1, 9:6, 10:2, 10:7, 11:9, 11:21, 12:6, 12:11, 12:13,	14:10, 20:15 opinion [1] - 7:4 ordinance [1] - 11:7 ordinances [1] - 15:3	Prisby [1] - 22:1 PRISBY [7] - 17:9,
house's [1] - 10:22 houses [2] - 7:21, 12:3 HPC [1] - 12:1	letting [3] - 9:11, 13:20, 15:8 level [1] - 17:16 libertarian [1] - 7:13	8:12, 9:1, 9:6, 10:2, 10:7, 11:9, 11:21, 12:6, 12:11, 12:13, 13:13, 13:15, 14:17,	14:10, 20:15 opinion [1] - 7:4 ordinance [1] - 11:7	Prisby [1] - 22:1 PRISBY [7] - 17:9, 18:3, 18:8, 18:14,

15:10, 15:17, 15:21, 15:22
processed [1] - 10:16
property [5] - 6:12, 9:10, 14:7, 14:12, 15:3
provided [1] - 16:16
pulled [2] - 11:1, 12:5
put [4] - 4:19, 6:17, 16:5, 16:9

Q
quality [1] - 17:3
questions [1] - 20:6

R

raccoons [1] - 13:22

rather [2] - 8:12, 10:17

read [1] - 19:16 reading [1] - 19:7 really [6] - 5:19, 9:20, 10:12, 18:15, 19:6, 20:11 reason [1] - 14:21 reasonable [2] - 20:6, 20:7 receive [1] - 6:4 recommendation [1] -5:10 recycle [2] - 8:9, 10:8 recycled [1] - 8:3 recycling [6] - 7:10, 7:14, 7:16, 8:14, 10:13, 10:15 red [1] - 11:14 regardless [1] - 15:15 relates [1] - 4:17 Remind [1] - 5:18 repainting [2] - 16:4, 16:6 require [3] - 6:12, 16:5, 16:7 required [1] - 15:15 requirements [1] - 4:2 residents [1] - 20:16 revisions [1] - 5:13 rewriting [1] - 18:20 ridiculous [1] - 12:22 **Robb** [6] - 11:14, 12:7, 14:16, 14:19, 14:21, 16:19 rodents [1] - 13:5 roof [2] - 12:20, 13:21 roofs [1] - 14:4

S

roster [1] - 20:20

salvage [6] - 6:22, 7:3,

7:9, 8:1, 10:1, 10:21
salvaging [1] - 7:8
saws [1] - 9:7
saws-all [1] - 9:7
second [1] - 21:11
section [7] - 4:12, 5:4,
5:9, 15:19, 15:22,
16:6, 16:9
see [3] - 4:15, 8:21,
20:16

seeing [1] - 8:20 selling [2] - 9:18 sense [1] - 8:16 serves [1] - 18:8

set [1] - 14:11 Shannon 's [1] - 5:20 sides [1] - 4:18 sign [3] - 15:17, 16:18, 17:4

signage [2] - 15:18, 15:20 sit [1] - 13:2 situation [1] - 12:8 social [1] - 20:13 someone [3] - 16:2,

16:4
sorry [7] - 4:4, 4:7,
9:16, 14:17, 14:18,
14:22, 19:12
sounding [1] - 7:12
South [3] - 9:17, 14:20
specifically [2] - 6:9,

19:14

spending [1] - 17:3

staff [2] - 13:19, 19:13

stairs [1] - 12:5

started [2] - 7:7

starting [1] - 11:11

step [2] - 16:20, 17:7 still [1] - 20:19 stop [1] - 15:7 street [1] - 4:18 streetscape [3] - 4:13,

4:17, 4:21 **strict** [1] - 10:12 **structure** [2] - 4:9, 4:16

stuff [3] - 8:14, 10:4, 13:6

suggestions [1] -20:12

super [1] - 14:21

Т

testimony [1] - 19:4 text [6] - 17:18, 17:21, 18:5, 18:19, 19:5, 20:8 themselves [1] - 10:11 thinking [2] - 8:17, 20:17
third [1] - 6:22
three [1] - 12:19
throw [1] - 11:14
tie [1] - 17:10
timetable [1] - 16:12
Title [6] - 16:13, 17:12, 18:1, 18:2, 21:7, 21:10
today [1] - 8:18
tonight [2] - 16:17, 17:2
tools [3] - 6:12, 14:11, 15:7

totality [1] - 5:15 tough [1] - 10:4 track [2] - 8:8, 9:17 tracking [1] - 10:13 trustees [1] - 17:11 try [1] - 14:6 tuck [1] - 15:16 Tuesday [1] - 17:16 two [2] - 10:15, 12:19 typically [1] - 18:20

U

under [1] - 4:4 up [6] - 9:7, 10:6, 11:1, 12:8, 14:19, 16:21 uprooted [1] - 11:1 utilities [3] - 6:6, 6:13, 13:3

V

value [1] - 10:8 verbiage [1] - 6:2 versus [1] - 10:10 view [1] - 8:13 Village [8] - 6:11, 12:1, 14:11, 15:7, 19:11, 19:12, 19:18, 20:13 village [1] - 10:9

W

walking [1] - 11:20 walls [1] - 12:20 waste [1] - 8:21 weeks [1] - 8:6 weigh [2] - 5:22, 16:3 WEINBERGER [7] -10:19, 11:19, 11:22, 12:10, 15:11, 21:11, 21:14 Weinberger [1] -21:13 windows [1] - 9:21 Winnetka [1] - 10:12

Υ

year [1] - 20:8 years [2] - 12:20, 19:22 YU [16] - 4:6, 4:11, 5:2, 5:12, 6:14, 17:20, 18:1, 19:9, 19:17, 21:12, 21:15, 21:17, 21:19, 21:21, 22:1, 22:3

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Zoning [1] - 18:18 **Zook** [2] - 8:17, 8:18

whole [1] - 18:21



MEMORANDUM

DATE: October 7, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 301 S. Park Avenue – Application for Certificate of Appropriateness to Construct a New

Home in the Robbins Park Historic District—Case HPC-11-2020

Summary

The Village of Hinsdale has received an application from Christopher and Ashley Ilekis, requesting approval for a Certificate of Appropriateness (CoA) to construct a new home on a vacant lot in the Robbins Park Historic District. The project architect is Moment Design. Per the Village Code, no permits shall be issued for a new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

Request and Analysis

The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. It is a code compliant 36,847 SF R-1 lot and the applicant would like to seek a CoA to construct a new code compliant single family house (attached). Per the applicant, the proposed 2-story house features lime washed brick parapets flanking a deep front porch along with several stone chimneys, a cedar roof, and stained cedar siding, culminating in an updated Acadian styled family home. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed house.

Process

Pursuant to Title 14, Section 14-5-1: (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.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.



MEMORANDUM

Attachments:

Attachment 1 – Application for Certificate of Appropriateness (CoA) and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Robbins Park Historic District Map

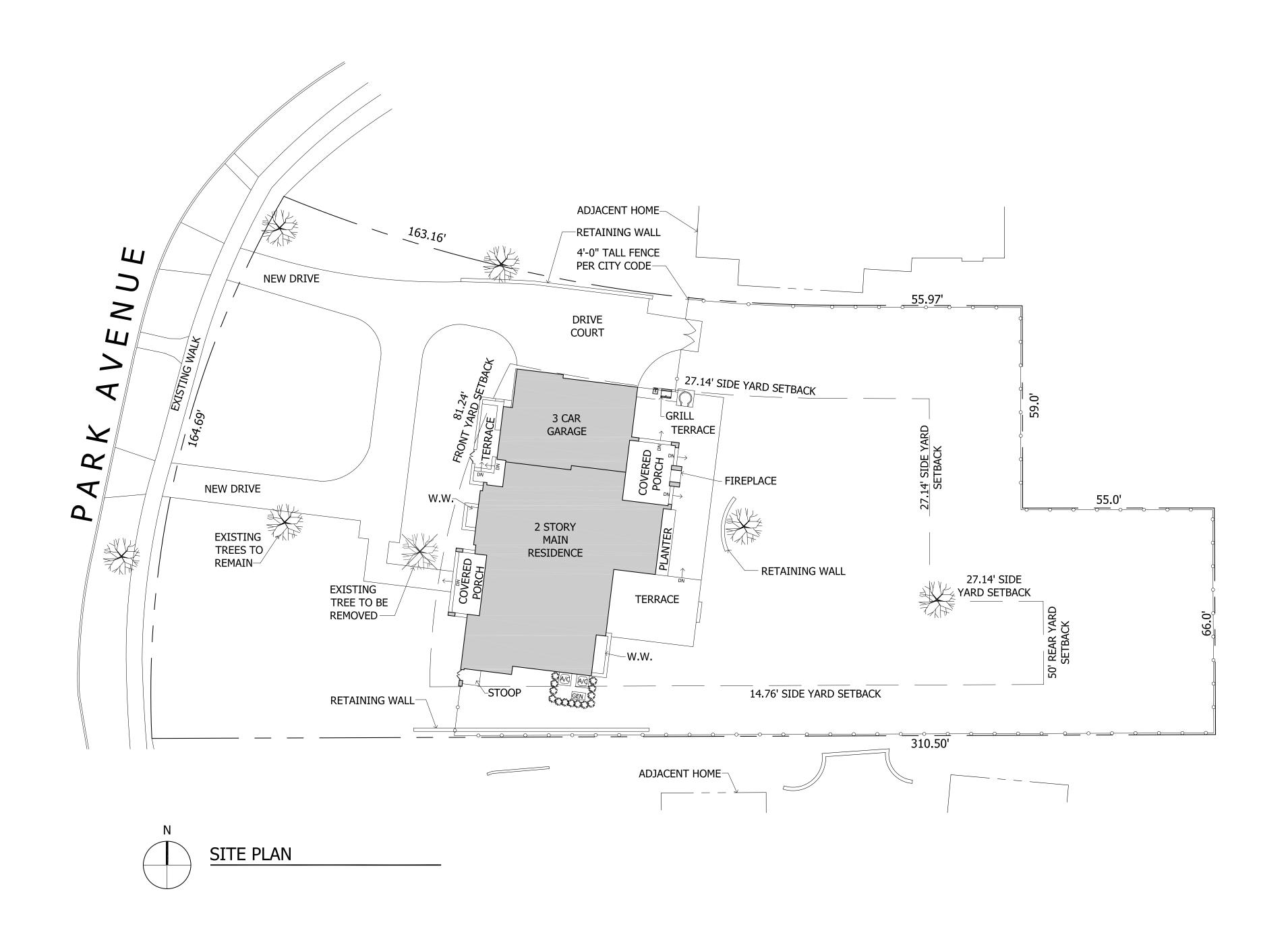
Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 5 - Aerial View Map



WEST ELEVATION











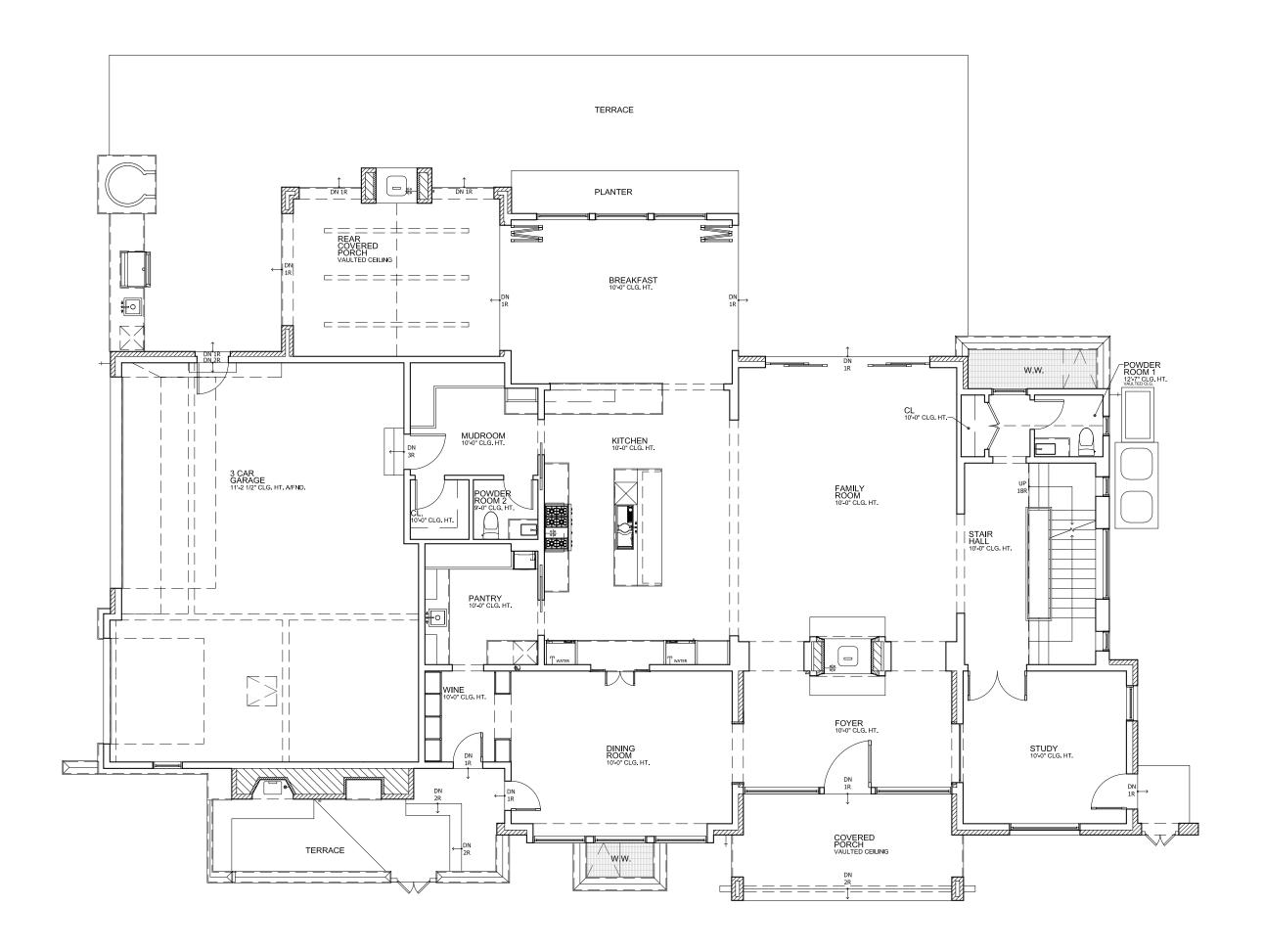




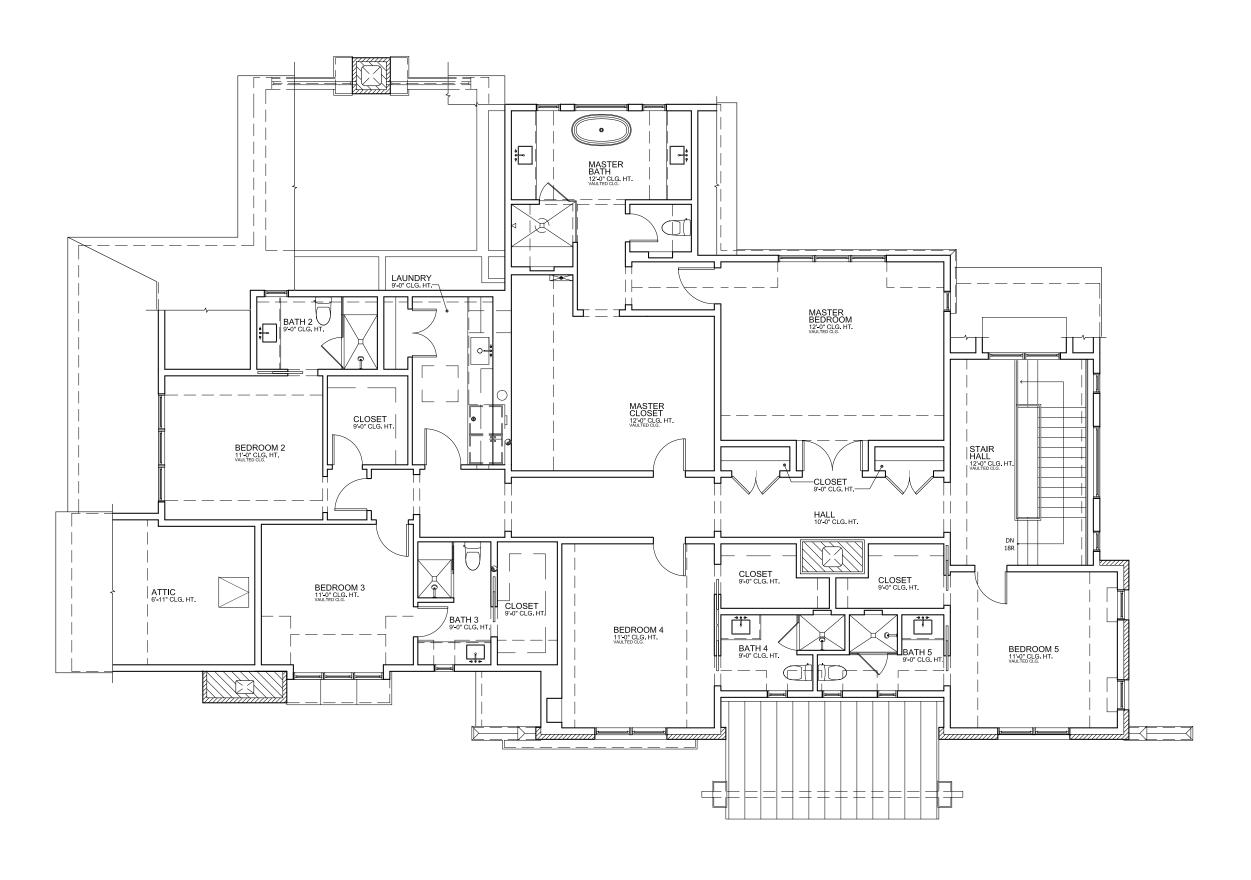
EAST ELEVATION





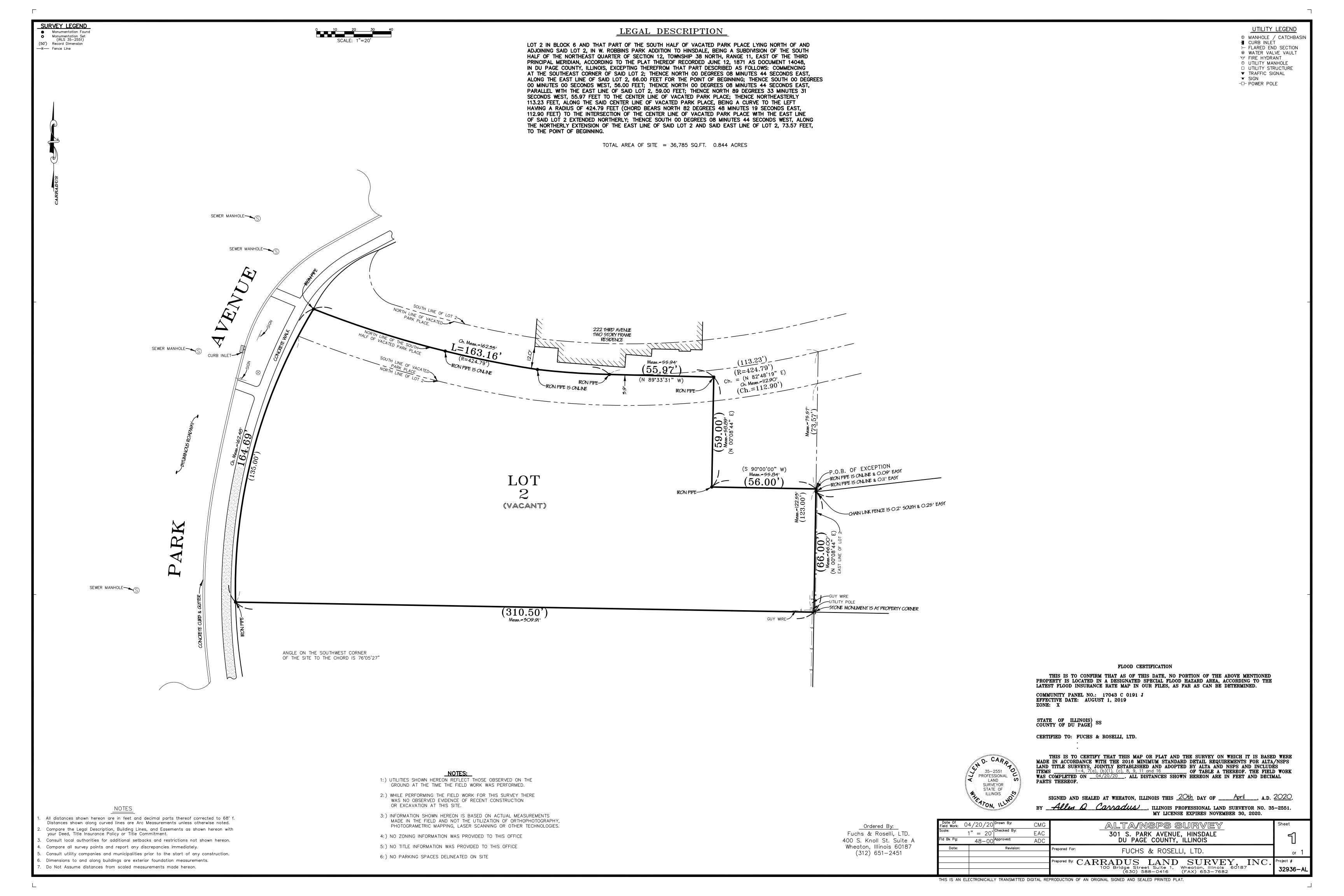












VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

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 <u>application</u> 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.
- ◆ <u>Accurate/current</u> <u>Plat of Survey</u>. 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:

Addr Prop		of ication Number: _	Property 09 -12 - 212 - 0	under	review
I. _{",}	GENERAL	INFORMATION			
1.		Name: Christoph 211 N. Green Street	er and Ashley Ilekis t, Chicago, IL 60607 Unit 2		
	Telephone	Number: 708.30	2.4443		
2.	Address: _	21(N GREEN	from applicant): 30 STREET, EXICASE, I	L 60607 UNIT 2	
	Telephone	Number: <u>708</u> .	302 · 4443		
3.	Others inv Architect: 1	olved in project (in Moment Design, 201	clude, name, address and E Ogden Ave, 630.828.8161	telephone number):	
	Attorney:	TBD			
	Builder:	TBD	44-		
	Engineer:	TBD			
II. SIT	E INFORM	ATION			
1.	Describe the	he existing condition	ons of the property: Vaca	ant Lot	
2.	Property	/ Designation:			
	Listed o	n the National Reg	gister of Historic Places?	YESX	NO
	Listed a	s a Local Designat	ted Landmark?	YES X	NO
	Located	in a Designated F	listoric District?	YESX	NO

alterations and necessary).	aror addition	iis. Allaci	ı auunnonan	sneets, and	pnotograpns,
New two story I	English Arts &	Crafts style	home with att	ached garage.	
	-				
-					
	Total Transport				

5. TABLE OF COMPLIANCE

Address of subject property:301	S. PARK AV	/E	 	
The following table is based on the	R-1	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)	30,000 SQ.FT.	36,847. SQ. FT.	26.047 CO ET
Lot Depth	125 FT	132.90 FT	36,847. SQ. FT. 132.90 FT
Lot Width	125 FT	331.98 FT	331.98 FT
Building Height	30 FT	N/A	
Number of Stories	2 1/2	N/A	UNKNOWN 2
Front Yard Setback	80 FT	N/A	89.33 FT
Corner Side Yard Setback	N/A		N/A
Interior Side Yard Setback	14.25'/ 26'	N/A	18.54'/ 27.33'
Rear Yard Setback	50 FT	N/A	
Maximum Floor Area Ratio (F.A.R.)*	9,369.40 SQ.FT.	N/A N/A	156.79FT 6,606.1 SQ.FT.
Maximum Total Building Coverage*	9,211.75 SQ.FT.	N/A	3,983.9 SQ.FT.
Maximum Total Lot Coverage*	18,423.5 SQ.FT.	N/A	11,393.7 SQ.FT.
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	3,684.7 SQ.FT.	N/A	N/A

^{*} 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	OTHER (Lea)
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN to before me this	KIM WARD
ANGUST 7020	Official Seal Potary Public - State of Illinois Commission Expires Feb 21, 2023 Notary Public



301 S. PARK



310 S. PARK



154 S. PARK



205 E. 3rd



222 E. 3rd



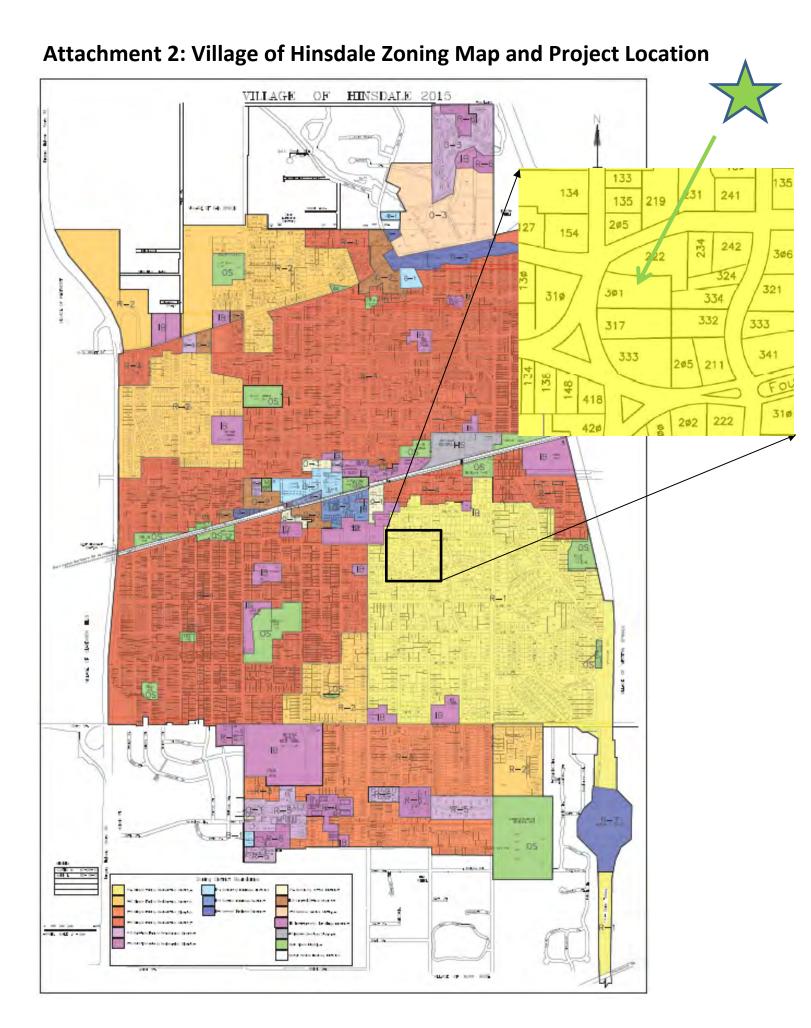
317 S. PARK



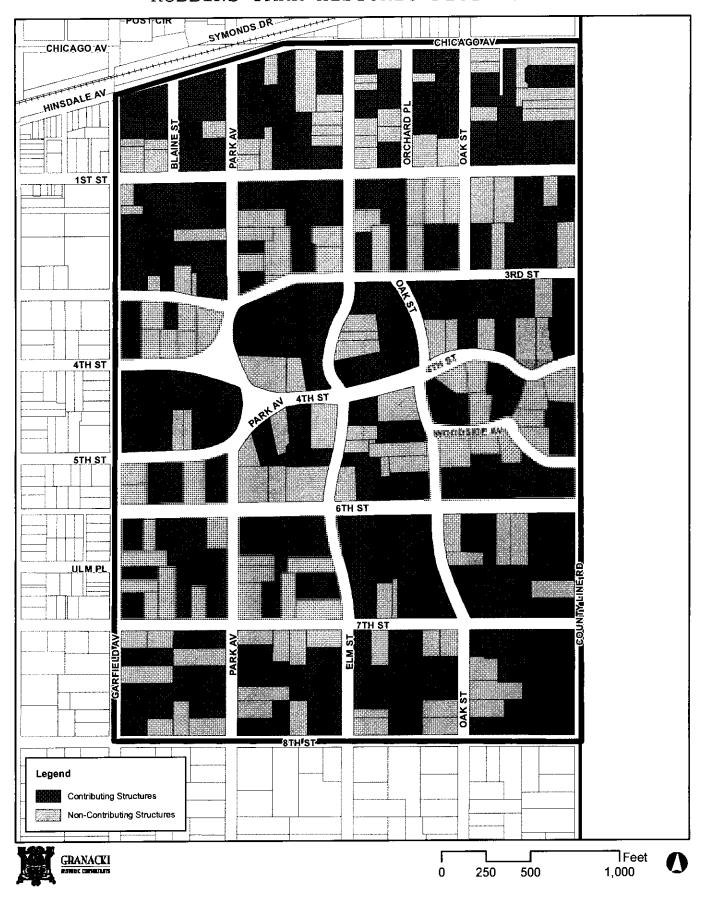
333 S. PARK



418 S. PARK



ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

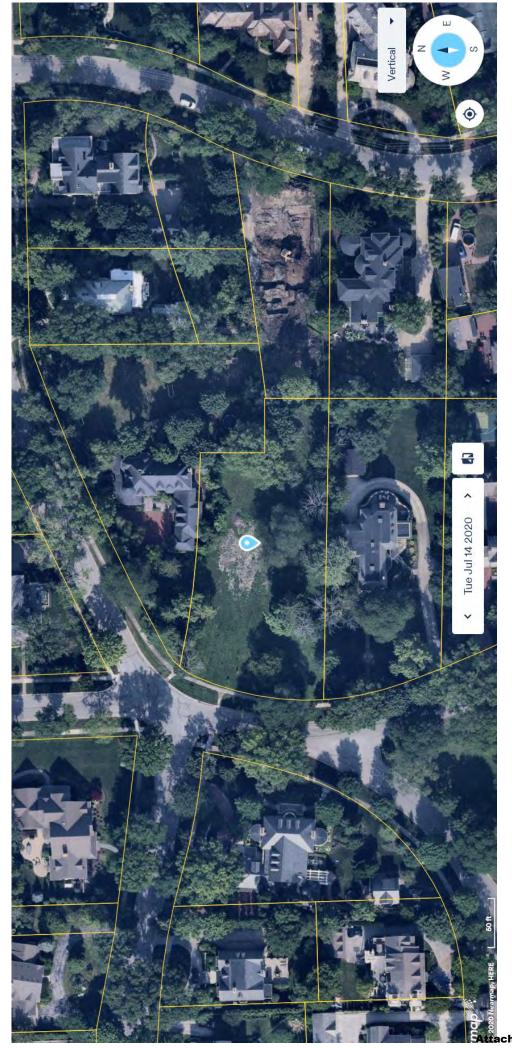
A. General Standards:

- 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.



Attachment 5: Aerial View 301 S. Park Avenue



MEMORANDUM

DATE: October 7, 2020

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 419 S. Oak St. – Application for Certificate of Appropriateness to Construct a New Home

in the Robbins Park Historic District – Case HPC-12-2020

New Plan/Architect since July 2020, HPC-02-2020 Application

Summary

The Village of Hinsdale has received an application from J Jordan Homes, LLC, and requesting approval for a Certificate of Appropriateness (CoA) to construct a new house in the Robbins Park Historic District. The project architect is Moment Design. Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness.

Request and Analysis

The subject property is 419 S. Oak Street, located on a corner lot at South Oak Street and Woodside Avenue. The HPC previously reviewed and unanimously denied a request for a CoA to demolish and construct a new home on July 1, 2020, for case HPC-01-2020. The initial plans for the new house were prepared by Orren Pickell Design Group (Attachment 5). The new applicant and builder is J Jordan Homes, and the new architect is Moment Design. The owner of record is the same, Alexa Piemonte, for both applications.

The applicant would like to seek the right to obtain a building permit to construct a new Code compliant single family house (attached). The vacant subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The subject property is code compliant 51,030 SF lot. The application includes a colored front elevation, site plan and elevations of all sides of the new proposed house.

Per the applicant, the proposed house features a limewashed brick exterior and was designed with the desire to have permanent and classic exterior materials, with stone, slate, copper and gas lanterns. The large windows will be bright and it will be inviting with a front entry covered porch while still classic in appearance. The home was designed to maximize its presence on this significant and important corner.

VILLAGE OF Linadale Est. 1873

MEMORANDUM

Process

Pursuant to Title 14, Section 14-5-1: (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.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.

Attachments:

Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Robbins Park Historic District Map

Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 5 - Previous July 2020 Application Plans, Case HPC-02-2020



WEST ELEVATION

SCALE: 1/8" = 1'-0"











piemonte house
419 S OAK STREET
HINSDALE, IL
09 28 20 20 15



EAST ELEVATION

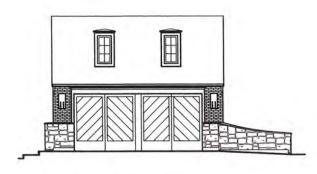
SCALE: 1/8" = 1'-0"



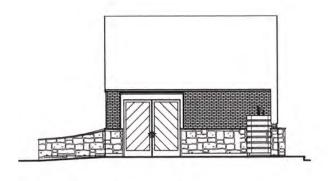
NORTH ELEVATION SCALE: 1/8" = 1'-0"



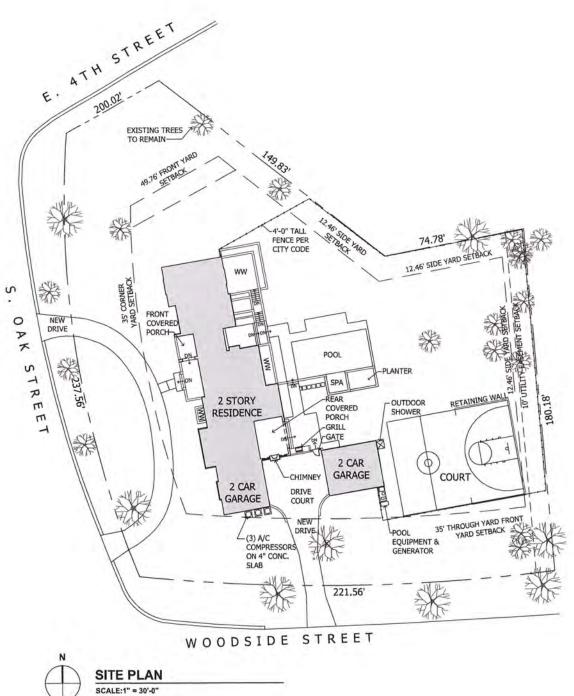
piemonte house
419 S OAK STREET
HINSDALE, IL
09 28 20 20 15



GARAGE WEST ELEVATION SCALE: 1/8" = 1'-0"

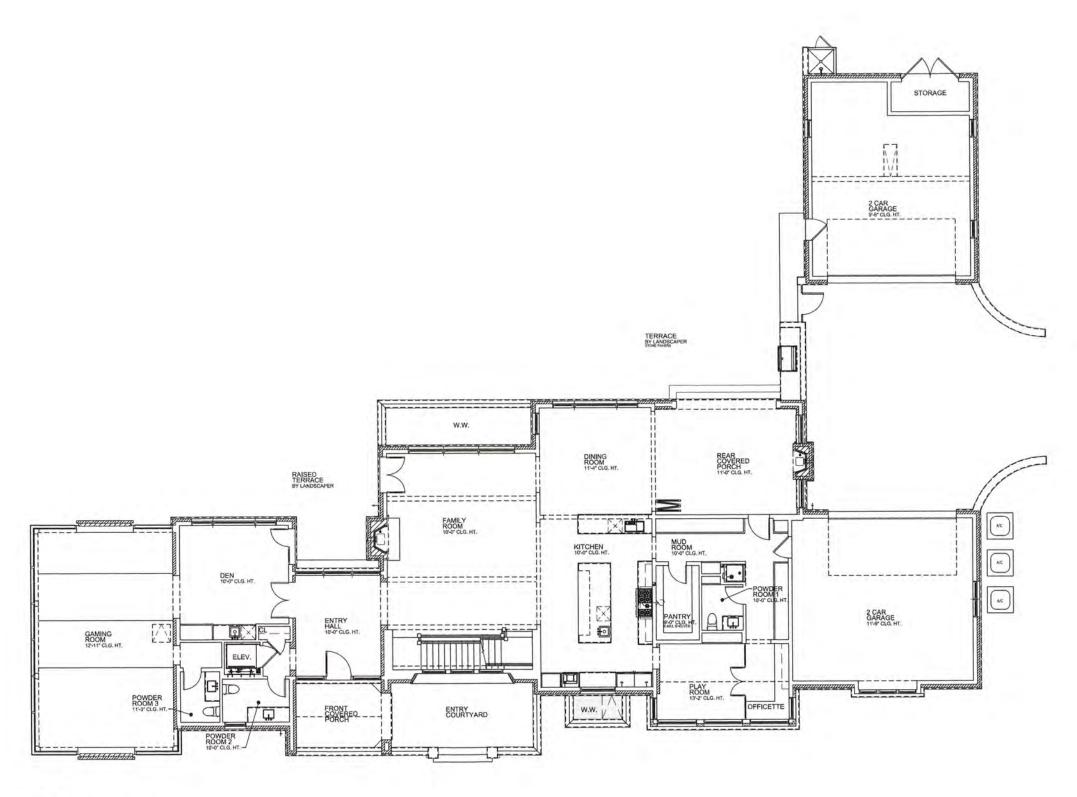


GARAGE EAST ELEVATION SCALE: 1/8" = 1'-0"



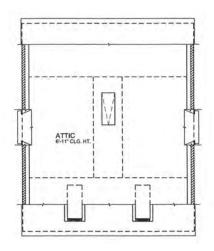


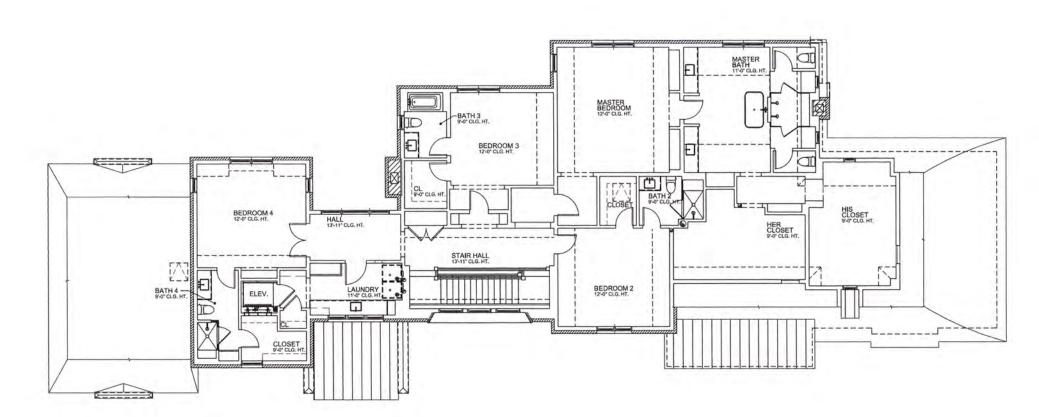








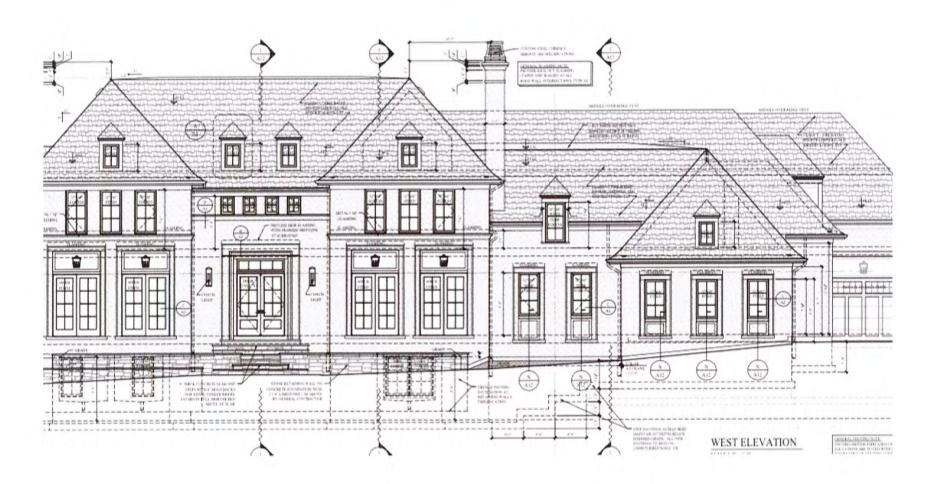




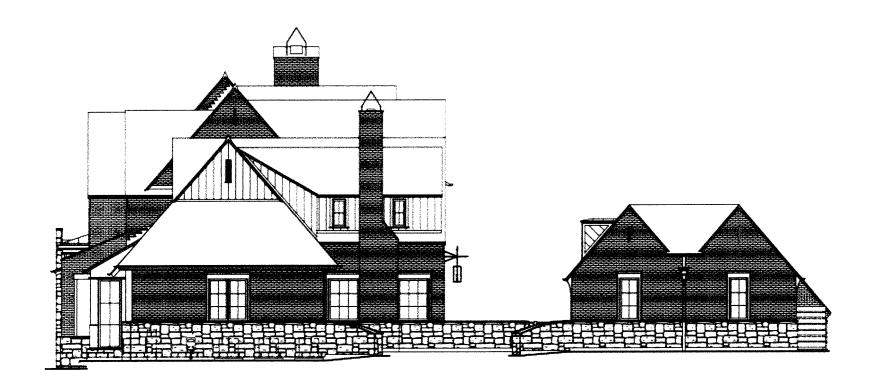






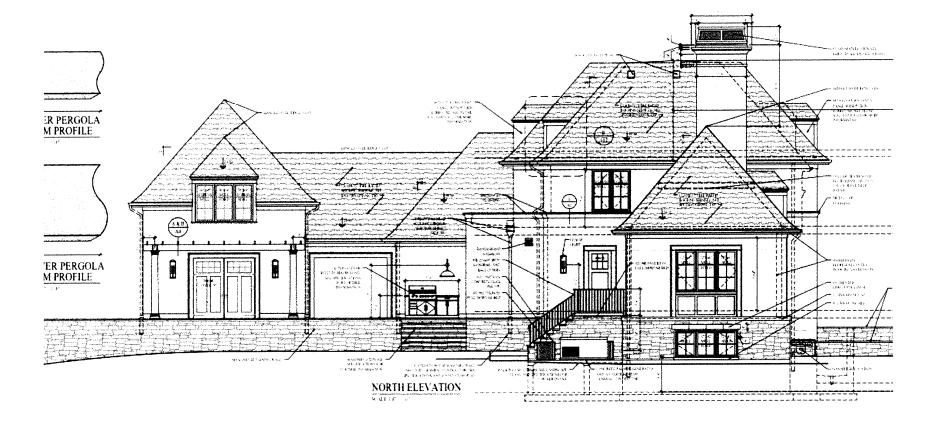








NORTH ELEVATION SCALE 1/8" × 1/40"



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:

Addre Prope	ss of Property under review:
1.	GENERAL INFORMATION
1.	Applicants Name: Jordan Homes LLC Address: 1/2 s Grantst Hinsdale, IC 60521 Telephone Number: 312-320-9990
2.	Owner of Record (if different from applicant): Alexa Piemonte Address: 446 S. Cottage Itill, Elmhurst 60126
	Telephone Number:
3.	Others involved in project (include, name, address and telephone number): Architect: Moment Design - 201 E. Ogden # 20 Hinsdale, Et. 10052, 1030-828-816/ Attorney: Builder: J Jordan Hones - 111 S. Grant (hinsdale, Et. 10052) 312-320-9990 Engineer:
II. SIT	Describe the existing conditions of the property:Oemo only
2.	Property Designation:
	Listed on the National Register of Historic Places?YESX_NO
	Listed as a Local Designated Landmark?YESX_NO
	Located in a Designated Historic District? X YESNO

Page 2 of 5

5. TABLE OF COMPLIANCE

Address of subject property:	419 S OAK ST.

The following table is based on the R-1 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)	30,000 S.F.	51,030 SQ.FT.	51,030 SQ.FT.	
Lot Depth	125 FT	237FT	237 FT	
Lot Width	125 FT	221 FT	221 FT	
Building Height	30.0 FT	UNKNOWN	28'-0 1/2"	
Number of Stories	2 1/2	2	2 1/2	
Front Yard Setback	49.76 FT	151.79 FT	86.0 FT	
Corner Side Yard Setback	35 FT	23 FT	35.58 FT	
Interior Side Yard Setback	12.46 FT	24.48 FT	53.33 FT	
Rear Yard Setback	N/A	N/A	N/A	
Maximum Floor Area Ratio (F.A.R.)*	12,206.0 SF	7,065 SF	9,765.8 SF	
Maximum Total Building Coverage*	12,757.5 SF	4,629 SF	5,072.2 SF	
Maximum Total Lot Coverage*	25,515.0 SF	12,686 SF	14,759.0 SF	
Parking Requirements	N/A	N/A	N/A	
Parking front yard setback	N/A	N/A	N/A	
Parking corner side yard setback	N/A	N/A	N/A	
Parking interior side yard setback	N/A	N/A	N/A	
Parking rear yard setback	N/A	N/A	N/A	
Loading Requirements	N/A	N/A	N/A	
Accessory Structure Information	5,103 SF	N/A	3,976.3 SF	

^{*} Must provide actual square footage number and percentage.

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

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

The proposed house features a limewashed beick extenses + was designed of the desire to have permanent and classic extension materials, with stone, slate copper + gas lanteens. The large windows will be bright.

It will be inviting with a front entry covered parch while still classic in appearance. The home was designed to maximize its presence on this significant + important corner.

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

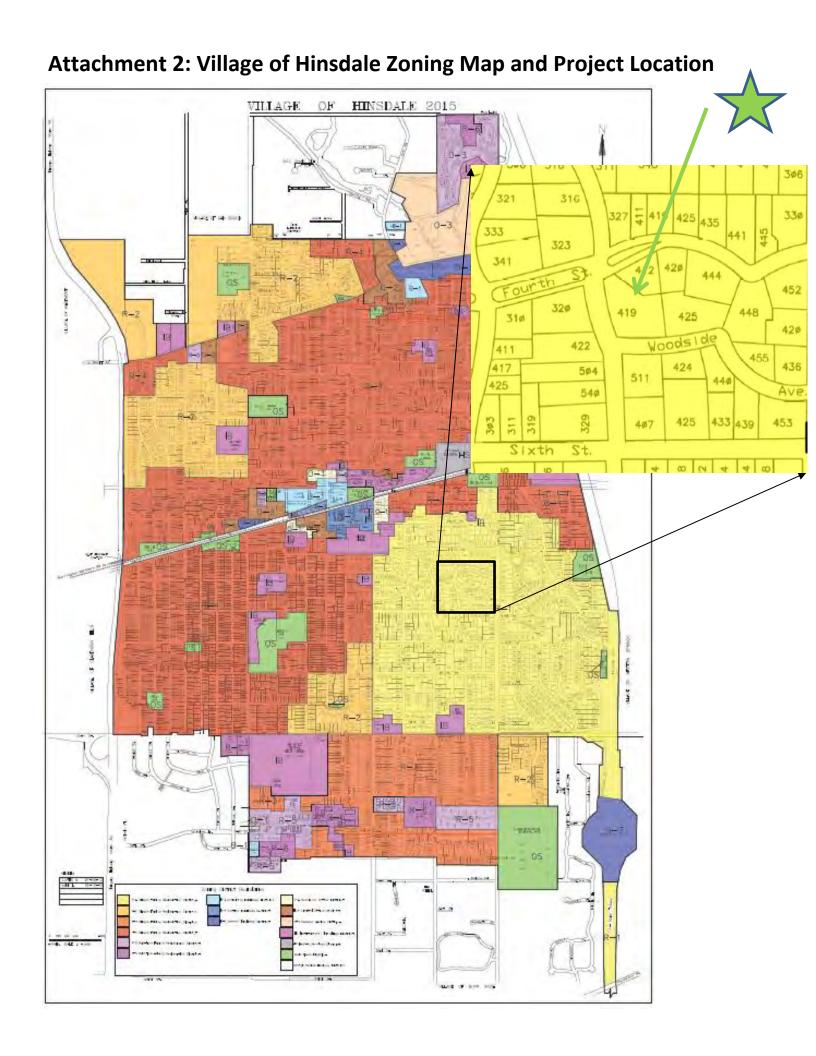
- The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make 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.

signature of Applicant	Signature of Applicant
relie Law / al	Jordan
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	OTHER
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN	
to before me this 252 day of	marjonie & Castre

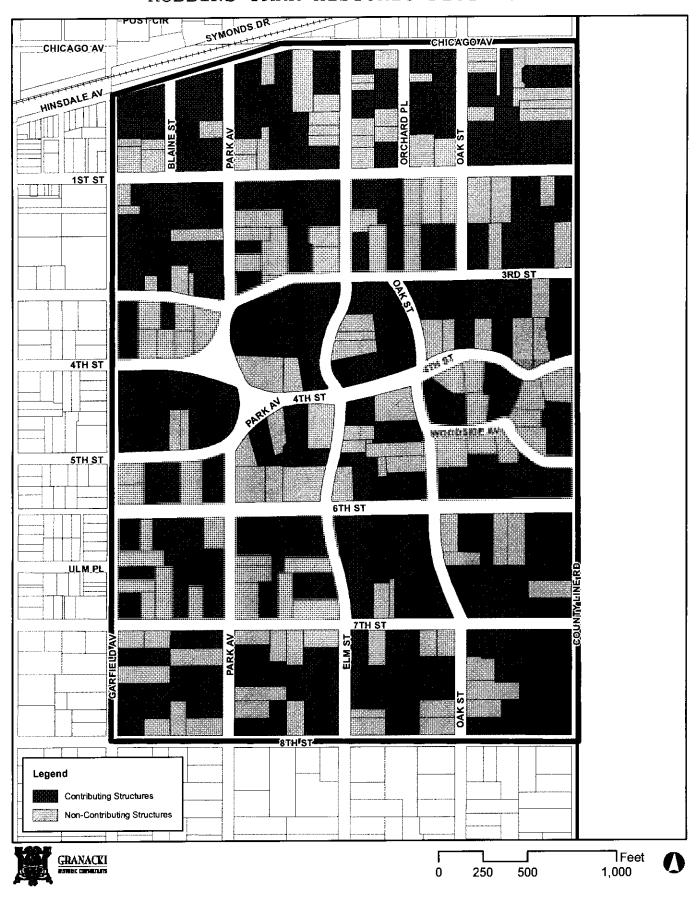
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/24/23

April 2020

Page 5 of 5



ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

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.





419 South Oak Street, Hinsdale, IL 60521 PIEMONTE RESIDENCE



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