

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

October 7, 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 October 7, 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 Weinberger and Commissioner Haarlow

Absent: Commissioner Gonzalez and Commissioner Braden

Also Present: Chan Yu, Village Planner and Applicants for Cases: **HPC-11-2020** and **HPC-12-2020**

Minutes – September 2, 2020

Chairman Bohnen introduced the minutes from the September 2, 2020, meeting and asked for any comments.

With 1 transcript correction from Commissioner Weinberger: 241 E. 1st St, Box 12, line 20, replace “Commissioner Weinberger” with “Commissioner Haarlow”; 2 minor corrections from Commissioner Haarlow: 736 S. Park, Box 11, line 2 add the word “it” to say “it had”, and for 241 E. 1st St, Box 12, line 22, correct the spelling of the last name “Fureys”; the HPC **unanimously approved** the minutes for the September 2, 2020, HPC meeting, 4-0, (2 absent).

Public Meeting

Case HPC-11-2020 – 301 S. Park Avenue - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

Please refer to Attachment 1, for the transcript for Public Meeting Case HPC-11-2020

The HPC **was neutral** with the request for a certificate of appropriateness to construct the new house as presented at 301 S. Park Avenue, 2-2, (2 absent).

Public Meeting

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)

Please refer to Attachment 2, for the transcript for Public Meeting Case HPC-12-2020

The HPC **was neutral** with the request for a certificate of appropriateness to construct the new house as presented at 419 S. Oak Street., 2-2, (2 absent).

Public Comment

Chairman Bohnen introduced a discussion item regarding exterior appearance review for Nabuki to expand next door at 16 E. 1st Street, and asked Chan what elements of the application the HPC should opine on.

Chan gave a background on why the Village Board would like the HPC's input regarding the front façade at a public meeting.

Chairman Bohnen explained that the Plan Commission reviewed this and was discussed at the Village Board meeting the night before the HPC meeting. He asked Chan if the paint is still being proposed.

Chan replied that the applicant removed the paint above the awning per the request by the Plan Commission.

Ryan Nestor, the project architect introduced himself and stated that they are willing to remove all paint that is of concern. He stated that the window must be replaced regardless. The most important element of the 1,200 SF space is that the entry way door be removed.

Chairman Bohnen asked if a revised elevation was submitted.

Ryan Nestor replied yes, to the Village Board and noted that he found out the day before that this would be discussed at the HPC. To this end, he doesn't have a presentation ready.

Chairman Bohnen asked if the HPC has any thoughts.

Commissioner Prisby reviewed the architectural elements of the building, and is OK with the proposal as long as the limestone band course and everything above it stays as is because this is the most historic aspects of the building. And Commissioner Prisby is fine with the continuation of the paint, color and awning from the space next door (Nabuki) to the subject property.

Commissioner Weinberger agreed with Commissioner Prisby and is fine with everything as long as the terracotta element is not altered.

The applicant, Peter Burdi asked if it would be OK to paint below the awning.

Commissioner Prisby replied that he has no issues below the limestone.

Commissioner Weinberger stated she is OK with the paint as long as none of the decorative elements of the building are painted, below or above the awning.

Peter Burdi asked if the HPC was OK with the proposed windows.

Chan stated it was Trustee Stifflear's preference to keep the windows single paned.

Commissioner Haarlow concurred with Trustee Stifflear's recommendation and doesn't think the horizontal fenestration is appropriate, but is OK with the paint below the limestone.

Ryan Nestor asked if the HPC would be OK with fenestration on the inside of the window to expand the Nabuki bar experience all the way across.

Peter Burdi mentioned that he may be in the position to purchase the building in the next 3 to 5 years, but currently renting it.

Commissioner Haarlow asked to confirm the fenestration only on the inside of the windows.

Ryan Nestor replied correct, to achieve the Asian theme inside without impact to the exterior.

Commissioner Haarlow believes this is a better approach to preserve the building.

Commissioner Weinberger and Chairman Bohnen agreed.

Commissioner Haarlow asked Chan why this request did not appear before the HPC.

Chan replied that between the two historic districts, there's three types of permits that comes before the HPC. New construction or demo in the Robbins District and signage in the Downtown Historic District. This came before you because the Plan Commission made a recommendation to receive feedback from the HPC, and after the Village Board recommended to seek feedback at a public meeting.

Commissioner Haarlow asked if this is similar to what happened at the Hartley building.

Chairman Bohnen responded correct, and this process would change according to the Title 14 recommendation.

Chan mentioned that this is a conflict the Village is working through since the Plan Commission (PC) makes recommendations to the Village Board.

Commissioner Prisby stated that he believes the Title 14 recommendation was for the HPC to make a recommendation to the PC.

Commissioner Weinberger agreed.

Chairman Bohnen agreed that the HPC would have the first review for a recommendation to the PC. He also reviewed that the Village hired a consultant to move the Title 14 amendments along and believes should be introduced to the HPC.

Chan reviewed that Nate, the consultant is working on the incentives part with President Cauley and Michael Marrs and is a separate document than the Title 14 amendment the HPC and Mike D'Onofrio have worked on.

Chairman Bohnen asked why the Title 14 amendment isn't moving.

Chan replied that staff is creating a summary and decision making matrix while the Village Attorney is reviewing for conflicts with the Zoning Code and incentives document.

Chairman Bohnen asked if there's a timetable.

Chan responded staff is aiming for the next couple of weeks.

Adjournment

The HPC unanimously agreed to adjourn at 7:56PM on October 7, 2020.

Respectfully Submitted,

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
HPC-11-2020 - 301 South Park Avenue)
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 meeting of the
above-entitled matter before the Hinsdale
Historic Preservation Commission at 19 East
Chicago Avenue, Hinsdale, Illinois, on the
7th day of October, 2020, at 6:40 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

- 2 MR. CHAN YU, Village Planner;
- 3 MR. PATRICK FORTELKA, Moment Design;
- 4 MR. CHRIS ILEKIS, Owner.

5 * * *

6 CHAIRMAN BOHNEN: Tonight we have two
 7 public meetings, not hearings, so there is no
 8 need to swear anybody in. The first is
 9 Case HPC-11-2020 for 301 South Park Avenue.

06:42PM

10 It's a vacant lot and Mr. and Mrs. Ilekis are
 11 proposing a home there with Patrick as their
 12 architect I understand. Mr. Ilekis is tuned in.

13 How are you, Chris?

14 MR. ILEKIS: Doing well. Thanks for
 15 having me this evening and wanted to say we look
 16 forward to starting a new chapter in our lives
 17 in moving to Hinsdale. We are in Chicago now.
 18 Unfortunately, my wife is putting our young

06:42PM

19 children to bed; but she would have otherwise
 20 joined us. You are stuck with me this evening
 21 so thank you.

22 CHAIRMAN BOHNEN: Thank you for joining

1 us. We appreciate that.

2 How should we start this out, guys?
 3 There is no demo involved because it's a vacant
 4 lot. So who would like to start out for
 5 discussion about the home that's being proposed?
 6 Patrick, do you think you ought to lead that
 7 off?

8 MR. FORTELKA: Yes. Can you hear me
 9 okay?

06:43PM

10 CHAIRMAN BOHNEN: Sure.

11 MR. FORTELKA: I have problems with my
 12 video as well so you just have to imagine what I
 13 look like.

14 So, yes, we have a new house for
 15 the Ilekses. It's going to be a 2-story house
 16 with a 3-car attached garage. It is going to be
 17 more of an Acadian, southern, kind of a low
 18 country style on the interior with painted or
 19 mineral painted brick, parapet walls on the

06:43PM

20 facade, as well as a cedar component, exterior
 21 veneer stone, as well as a cedar roof. Actually
 22 the cedar roof might be up for grabs right now.

1 The Ilekses may be upgrading for a slate roof
 2 because cedar is actually quite expensive right
 3 now. We are planning on some cut limestone
 4 detailing around the windows and some of the
 5 fireplace tops, as well as dark-clad windows on
 6 the exterior.

7 One of the kind of fun program
 8 requirements that they had for us was to do an
 9 exterior fireplace in the front of the house.

06:44PM

10 We have got a pretty good front yard setback,
 11 and they wanted to make best use of the front
 12 yard. So we built a little courtyard on the
 13 front of the house with an exterior fireplace
 14 that they hope to use, weather permitting, where
 15 the kids can play out in the driveway and be
 16 part of the front of the property as well.
 17 That's about it.

06:45PM

18 MS. WEINBERGER: So, Chan, I just have
 19 a clerical piece that I found on the
 20 application. Actually under the site
 21 information, property designation, it should be
 22 checked yes, that it's located in a designated

1 historic district.

2 MR. YU: Got it. Thank you.

3 CHAIRMAN BOHNEN: Mr. Prisby?

4 MR. PRISBY: Yes. How may I help you?

5 CHAIRMAN BOHNEN: As our representative
6 architect.

7 MR. PRISBY: Yes. Frank couldn't make
8 it tonight, huh?

06:45PM

9 CHAIRMAN BOHNEN: I understand he is
10 not able to.

11 MR. PRISBY: Okay. Yes. I'm
 12 continuing to flip through it at the moment,
 13 right? You know, I hate to say this is standard
 14 Patrick stuff, right? You know, Patrick?

15 MR. FORTELKA: Pretty straightforward.

06:46PM

16 MR. PRISBY: Yes. It looks like a lot
 17 of the things you have done. You have got this
 18 locked and loaded especially in this District.
 19 You know, a couple things. I have got the two
 20 houses that you have out tonight or in tonight,
 21 I have got them both out on my desk at the same
 22 time. And just kind of flipping through them, I

1 notice in both of these houses they have kind of
 2 the same details on a couple of the houses, like
 3 the angled chimney top. It looks like the front
 4 entry with a sloping roof, a lot of glass kind
 5 of wedged between a couple of buttressing walls.
 6 Just in general, I'm looking at the two,
 7 wondering if we can somehow avoid mimicking
 8 details between the two houses. Can we do
 9 different chimney caps? Can we do a different
 10 covered front entry somehow in one of the two?

06:47PM

11 MR. FORTELKA: Yes.

12 MR. PRISBY: I know we aren't putting
 13 them together here, but I don't want things to
 14 be looking the same in that District if I can
 15 help it.

16 MR. FORTELKA: Understood, yes.
 17 Actually on the second house we are going to
 18 talk about, the front covered entry continues to
 19 be an open design component. So I would say the
 20 Ilekses are a little kind of further along in
 21 the progression of this design; so definitely
 22 have some wiggle room on making some changes.

06:47PM

1 MR. PRISBY: Patrick, don't
 2 misunderstand me. I mean this is a nice looking
 3 house, right? That's just one of the things
 4 that stands out to me is that the details were
 5 the same, and I'm trying to avoid some of that
 6 between the houses.

7 MR. FORTELKA: Understood.

8 MR. PRISBY: I actually like the
 9 fireplace on the front. I like the gate. I
 10 like the fact that it's still low proportions,
 11 and we are not doing a massive 2-story house;
 12 but those two things really stood out to me
 13 initially.

06:48PM

14 MR. FORTELKA: Okay. Good.

15 MS. WEINBERGER: Are there any issues
 16 with having a fireplace on the front of the
 17 house? I mean Villagewise.

18 MR. FORTELKA: No.

19 MS. WEINBERGER: No? Okay.

06:48PM

20 CHAIRMAN BOHNEN: Bill, do you have any
 21 comments?

22 MR. HAARLOW: Well, so I'm glad that

1 our architect Mr. Prisby spoke first. I have to
 2 say, when I opened this up and I was looking at
 3 that, I had much the same reaction was these
 4 houses look very similar to each other. They
 5 look very similar to what we have seen from
 6 Moment. All their houses are beginning to look
 7 the same. The treatment of the brickwork
 8 reminds me -- It's identical to what's going up
 9 on 5th Street, the narrowed dormer windows into
 10 the roof line, same as 5th Street.

06:49PM

11 So I guess I would echo what Jim is
 12 saying. I think in and of itself the house is
 13 attractive. That lot has been vacant for years,
 14 it's potentially a challenging lot because of
 15 its dimensions; but I would echo what Jim is
 16 saying. This is not meant as any sort of slight
 17 toward Patrick, but I feel like we keep seeing
 18 the same thing over and over again. These
 19 houses are starting to seem pretty cookie-cutter
 20 to me; and I think in the District that's not
 21 appropriate but that doesn't mean that I have
 22 got any particular recommendations for this, for

06:50PM

1 this home. I do think that the front fireplace
 2 is a very distinguishing characteristic that is
 3 something that's unique. But otherwise, it
 4 looks rather formulaic at this point.

5 MS. WEINBERGER: I would agree with the
 6 comments so far. I would love to see a house
 7 that fits with the streetscape a little more.
 8 We have some pretty significant homes to the
 9 south and the north of this lot. It would be
 10 nice to have a more front porch-type home. I
 11 think both houses, the one on the south and the
 12 one on the north are both Victorian. This
 13 certainly does not look compatible with its
 14 neighbors. You go one more house to the south
 15 and you have got the Bradley home; and even
 16 though that's a newer home, they did put front
 17 porches on it. It looks a little more in
 18 keeping with the streetscape.

06:51PM

19 You know, again, I agree with Jim
 20 and Bill. It's a great home and I really --
 21 The fireplace in front is pretty cool. But it,
 22 yeah, it is not compatible with the streetscape

06:51PM

1 that it sits on.
 2 MR. FORTELKA: Can I interject?
 3 MS. WEINBERGER: Yes.
 4 MR. FORTELKA: I think you called it
 5 the Bradley home that would be on the --
 6 Would that be the north?
 7 CHAIRMAN BOHNEN: No. Bradley is to
 8 the south on 3rd and Park.
 9 MR. FORTELKA: Okay. There is a house
 10 immediately across the street on the other side
 11 of 3rd that's a newer construction.
 12 CHAIRMAN BOHNEN: Right.
 13 MR. FORTELKA: That's an all-brick
 14 house, and we do have a front porch on this
 15 house by the way.
 16 MS. WEINBERGER: Is that where the
 17 person is walking out the front door?
 18 MR. FORTELKA: Yes. It's a pretty big
 19 front porch actually.
 20 MS. WEINBERGER: Yes. In the packet,
 21 205 East 3rd I think is the house you are
 22 talking about. That's more similar to what

06:52PM

06:53PM

1 you've designed.
 2 MR. FORTELKA: Yes.
 3 MR. PRISBY: Is this in for permit or
 4 is this still in early design phase?
 5 MR. FORTELKA: No. We have I think
 6 received all of our comments from the Village.
 7 MR. PRISBY: Oh, okay. So, again,
 8 guys, this gets back to the whole Title 14
 9 discussion. They are already way down the road
 10 on this thing, right? We can make these
 11 comments all day long, but I'm not sure exactly
 12 what's going to change at this point.
 13 CHAIRMAN BOHNEN: I agree, Jim. My
 14 attitude is until such time as the Board acts on
 15 Title 14 I think we simply review these; and if
 16 we have some glaring problems with designs or
 17 features, we bring them up. Otherwise, we give
 18 it a blessing and down the road they go. It
 19 just doesn't serve any purpose to be the only
 20 body of government in the Village that has
 21 concerns about the continuity of the Historic
 22 District and how it's being redeveloped,

06:53PM

06:54PM

1 particularly when we are only an advisory stage
 2 and we are really just being asked to pass a
 3 blessing on these. So absent any glaring
 4 changes that you folks have on the Commission or
 5 any conditions that you would attach to an
 6 approval for this house, I'm going to recommend
 7 that we simply have a motion to approve it and
 8 take a vote and move on to the next item.
 9 MS. WEINBERGER: I guess the only other
 10 thing I would just want to make sure that we say
 11 is that the south elevation has that 2-story
 12 window, two windows, a window; and I'm assuming
 13 that there is going to be landscaping so that
 14 that remains private and does not effect
 15 neighbors.
 16 CHAIRMAN BOHNEN: I think the Ryan
 17 house to the south sits a bit higher --
 18 MS. WEINBERGER: Okay.
 19 CHAIRMAN BOHNEN: -- to begin with,
 20 joining up the hill.
 21 MR. FORTELKA: And further back.
 22 CHAIRMAN BOHNEN: Yes.

06:55PM

06:56PM

1 MS. WEINBERGER: Okay.
 2 CHAIRMAN BOHNEN: I think it minimizes
 3 the problems that we have seen on some of the
 4 other designs that match up too closely with
 5 windows in my opinion.
 6 MR. PRISBY: Shannon, I haven't found
 7 all this, the privacy thing and the big window,
 8 to be much of an issue in this town over the
 9 last few years. I continue to see these houses
 10 go up where if they want to watch ESPN on the TV
 11 in their backyard I can see it from the street.
 12 So to have this at a staircase, I'm not sure
 13 what landscaping or other features that are
 14 going to up between these two houses that will
 15 change the view of that house or whether
 16 actually anybody cares.
 17 MS. WEINBERGER: I just needed to
 18 mention it.
 19 CHAIRMAN BOHNEN: Well, I agree,
 20 Shannon. We were reprimanded by some gentleman
 21 on the 324 South Elm Street when we were worried
 22 about matching up 2-story staircase windows with

06:56PM

06:56PM

1 the people to the south at the Kenny Carlin
2 house that was built; and some feel it's none of
3 our business. So I mean I have an issue with
4 the fenestration on probably 70 percent of the
5 houses that we have looked at in the last three
6 or four years as it pertains to a Historic
7 District. I've voiced it so many times I'm
8 tired of doing it.

06:57PM

9 Evidently, the world is changing
10 their opinion of these things; and it's going to
11 be the new world's chore to get after them I
12 guess. So absent somebody really invading
13 someone's privacy with an existing house on
14 either side of a new structure, I think this is
15 a subject that we have exhausted. We keep
16 seeing it and seeing it and seeing it, and we
17 seem to be the only ones that are concerned.

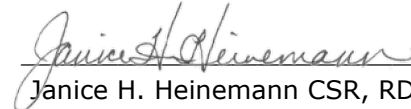
18 So, again, if we don't have any
19 further comments, why don't we move along and
20 have a motion to approve this and take a vote.

06:58PM

21 MR. HAARLOW: I will move to approve
22 Case HPC-11-2020, 301 South Park Avenue.

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

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



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

1 MS. WEINBERGER: Second.
2 MR. PRISBY: I'll second.
3 CHAIRMAN BOHNEN: Roll call vote,
4 please.
5 MR. YU: Commissioner Weinberger?
6 MS. WEINBERGER: Nay.
7 MR. YU: Chairman Bohnen?
8 CHAIRMAN BOHNEN: Aye.
9 MR. YU: Commissioner Haarlow?
10 MR. HAARLOW: Nay.
11 MR. YU: Commissioner Prisby?
12 MR. PRISBY: Aye.
13 * * *
14 (Which were all the proceedings had
15 in the above-entitled cause.)
16
17
18
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21
22

06:58PM

1	big [2] - 11:1, 13:12 bill [1] - 8:3 Bill [1] - 10:3 bit [1] - 12:22 blissing [2] - 12:1, 12:8 Board [1] - 11:19 body [1] - 12:3 BOHNEN [14] - 5:8, 5:10, 5:14, 8:3, 10:12, 10:17, 11:18, 12:21, 13:2, 13:5, 13:7, 14:2, 15:8, 15:13 Bohnen [1] - 15:12 Bradley [3] - 9:20, 10:10, 10:12 brick [2] - 4:2, 10:18 brickwork [1] - 8:12 bring [1] - 11:22 built [2] - 4:17, 14:7 business [1] - 14:8 buttressing [1] - 6:10	Commissioner [1] - 15:10 commissioner [2] - 15:14, 15:16 compatible [2] - 9:18, 10:5 component [2] - 4:3, 7:2 concerned [1] - 14:22 concerns [1] - 12:4 conditions [1] - 12:10 construction [1] - 10:16 continue [1] - 13:14 continues [1] - 7:1 continuing [1] - 5:17 continuity [1] - 12:4 cookie [1] - 9:2 cookie-cutter [1] - 9:2 cool [1] - 10:4 country [1] - 4:1 couple [3] - 6:2, 6:7, 6:10 courtyard [1] - 4:17 covered [2] - 6:15, 7:1 cut [1] - 4:8 cutter [1] - 9:2	E	glaring [2] - 11:21, 12:8 glass [1] - 6:9 government [1] - 12:3 grabs [1] - 4:5 great [1] - 10:3 guess [3] - 8:16, 12:14, 14:17 guys [1] - 11:13
2	BOHNEN [14] - 5:8, 5:10, 5:14, 8:3, 10:12, 10:17, 11:18, 12:21, 13:2, 13:5, 13:7, 14:2, 15:8, 15:13 Bohnen [1] - 15:12 Bradley [3] - 9:20, 10:10, 10:12 brick [2] - 4:2, 10:18 brickwork [1] - 8:12 bring [1] - 11:22 built [2] - 4:17, 14:7 business [1] - 14:8 buttressing [1] - 6:10	C	H	
3	caps [1] - 6:14 cares [1] - 13:21 Carlin [1] - 14:6 Case [1] - 15:5 cedar [4] - 4:3, 4:4, 4:5, 4:7 certainly [1] - 9:18 chairman [1] - 15:12 CHAIRMAN [14] - 5:8, 5:10, 5:14, 8:3, 10:12, 10:17, 11:18, 12:21, 13:2, 13:5, 13:7, 14:2, 15:8, 15:13 challenging [1] - 8:19 Chan [1] - 5:1 change [2] - 11:17, 13:20 changes [2] - 7:5, 12:9 changing [1] - 14:14 characteristic [1] - 9:7 checked [1] - 5:5 chimney [2] - 6:8, 6:14 chore [1] - 14:16 clad [1] - 4:10 clerical [1] - 5:2 closely [1] - 13:9 comments [5] - 8:4, 9:11, 11:11, 11:16, 15:2 Commission [1] - 12:9	D	HAARLOW [3] - 8:5, 15:4, 15:15 Haarlow [1] - 15:14 hate [1] - 5:18 help [2] - 5:9, 6:20 higher [1] - 12:22 hill [1] - 13:3 historic [1] - 5:6 Historic [2] - 12:4, 14:11 home [6] - 9:6, 9:15, 9:20, 9:21, 10:3, 10:10 homes [1] - 9:13 hope [1] - 4:19 house [18] - 4:14, 4:18, 6:22, 7:8, 7:16, 7:22, 8:17, 9:11, 9:19, 10:14, 10:19, 10:20, 11:4, 12:11, 12:22, 13:20, 14:7, 14:18 houses [12] - 6:3, 6:6, 6:7, 6:13, 7:11, 8:9, 8:11, 9:2, 9:16, 13:14, 13:19, 14:10 HPC-11-2020 [1] - 15:5	
5	dark [1] - 4:10 dark-clad [1] - 4:10 definitely [1] - 7:4 design [3] - 7:2, 7:4, 11:9 designated [1] - 5:5 designation [1] - 5:4 designed [1] - 11:6 designs [2] - 11:21, 13:9 desk [1] - 6:4 detailing [1] - 4:9 details [3] - 6:7, 6:13, 7:9 different [2] - 6:14 dimensions [1] - 8:20 discussion [1] - 11:14 distinguishing [1] - 9:7 district [1] - 5:6 District [5] - 6:1, 6:19, 9:3, 12:5, 14:12 done [1] - 5:22 door [1] - 10:22 dormer [1] - 8:14 down [2] - 11:14, 12:1 driveway [1] - 4:20	F	I	
7	able [1] - 5:15 above-entitled [1] - 15:20 absent [2] - 12:8, 14:17 acts [1] - 11:19 advisory [1] - 12:6 agree [4] - 9:10, 10:2, 11:18, 14:2 all-brick [1] - 10:18 angled [1] - 6:8 application [1] - 5:3 appropriate [1] - 9:4 approval [1] - 12:11 approve [3] - 12:12, 15:3, 15:4 architect [2] - 5:11, 8:6 assuming [1] - 12:17 attach [1] - 12:10 attitude [1] - 11:19 attractive [1] - 8:18 Avenue [1] - 15:5 avoid [2] - 6:12, 7:10 Aye [1] - 15:13 aye [1] - 15:17	facade [1] - 4:3 fact [1] - 7:15 far [1] - 9:11 features [2] - 11:22, 13:18 fenestration [1] - 14:9 few [1] - 13:14 fireplace [7] - 4:10, 4:14, 4:18, 7:14, 7:21, 9:6, 10:4 first [1] - 8:6 fits [1] - 9:12 flip [1] - 5:17 flipping [1] - 6:5 folks [1] - 12:9 formulaic [1] - 9:9 FORTELKA [14] - 5:20, 6:16, 6:21, 7:12, 7:19, 8:1, 10:7, 10:9, 10:14, 10:18, 11:1, 11:7, 11:10, 13:4 four [1] - 14:11 frank [1] - 5:12 front [17] - 4:14, 4:15, 4:16, 4:18, 4:21, 6:8, 6:15, 7:1, 7:14, 7:21, 9:6, 9:15, 9:21, 10:4, 10:19, 10:22, 11:2 fun [1] - 4:12	J	
A	backyard [1] - 13:16 begin [1] - 13:2 beginning [1] - 8:11 best [1] - 4:16 between [4] - 6:10, 6:13, 7:11, 13:19	G	Jim [4] - 8:16, 8:20, 10:2, 11:18 joining [1] - 13:3	
B		G		

K	MS [13] - 5:1, 7:20, 8:2, 9:10, 10:8, 10:21, 11:3, 12:14, 13:1, 13:6, 13:22, 15:6, 15:11	porches [1] - 9:22 potentially [1] - 8:19 pretty [6] - 4:15, 5:20, 9:2, 9:13, 10:4, 11:1 Prisby [3] - 5:8, 8:6, 15:16 PRISBY [12] - 5:9, 5:12, 5:16, 5:21, 6:17, 7:6, 7:13, 11:8, 11:12, 13:11, 15:7, 15:17 privacy [2] - 13:12, 14:18 private [1] - 12:19 problems [2] - 11:21, 13:8 proceedings [1] - 15:19 program [1] - 4:12 progression [1] - 7:4 property [2] - 4:21, 5:4 proportions [1] - 7:15 purpose [1] - 12:2 put [1] - 9:21 putting [1] - 6:17	15:6, 15:7 see [3] - 9:11, 13:14, 13:16 seeing [4] - 8:22, 14:21 seem [2] - 9:2, 14:22 serve [1] - 12:2 setback [1] - 4:15 Shannon [1] - 14:3 shannon [1] - 13:11 side [2] - 10:15, 14:19 significant [1] - 9:13 similar [3] - 8:9, 8:10, 11:5 simply [2] - 11:20, 12:12 site [1] - 5:3 sits [2] - 10:6, 12:22 slate [1] - 4:6 slight [1] - 8:21 sloping [1] - 6:9 sort [1] - 8:21 south [7] - 9:14, 9:16, 9:19, 10:13, 12:16, 12:22, 14:6 South [2] - 14:4, 15:5 stage [1] - 12:6 staircase [2] - 13:17, 14:5 standard [1] - 5:18 stands [1] - 7:9 starting [1] - 9:2 still [2] - 7:15, 11:9 stone [1] - 4:4 stood [1] - 7:17 straightforward [1] - 5:20 Street [3] - 8:14, 8:15, 14:4 street [2] - 10:15, 13:16 streetscape [3] - 9:12, 10:1, 10:5 structure [1] - 14:19 stuff [1] - 5:19 style [1] - 4:1 subject [1] - 14:20	trying [1] - 7:10 TV [1] - 13:15 two [7] - 6:2, 6:11, 6:13, 6:15, 7:17, 12:17, 13:19 type [1] - 9:15
L	N	U	V	
landscaping [2] - 12:18, 13:18 last [2] - 13:14, 14:10 limestone [1] - 4:8 line [1] - 8:15 loaded [1] - 6:1 located [1] - 5:5 locked [1] - 6:1 look [4] - 8:9, 8:10, 8:11, 9:18 looked [1] - 14:10 looking [4] - 6:11, 6:19, 7:7, 8:7 looks [4] - 5:21, 6:8, 9:9, 9:22 love [1] - 9:11 low [1] - 7:15	narrowed [1] - 8:14 Nay [1] - 15:11 nay [1] - 15:15 needed [1] - 13:22 neighbors [2] - 9:19, 12:20 new [2] - 14:16, 14:19 newer [2] - 9:21, 10:16 next [1] - 12:13 nice [2] - 7:7, 9:15 none [1] - 14:7 north [3] - 9:14, 9:17, 10:11 notice [1] - 6:6	under [1] - 5:3 understood [2] - 6:21, 7:12 unique [1] - 9:8 up [9] - 4:5, 8:7, 8:13, 11:22, 13:3, 13:9, 13:15, 13:19, 14:5 upgrading [1] - 4:6	vacant [1] - 8:18 venerer [1] - 4:4 Victorian [1] - 9:17 view [1] - 13:20 Village [2] - 11:11, 12:3 Villagewise [1] - 7:22 voiced [1] - 14:12 vote [3] - 12:13, 15:3, 15:8	
M	O	Q	W	
massive [1] - 7:16 match [1] - 13:9 matching [1] - 14:5 mean [4] - 7:7, 7:22, 9:4, 14:8 meant [1] - 8:21 mention [1] - 14:1 might [1] - 4:5 mimicking [1] - 6:12 mineral [1] - 4:2 minimizes [1] - 13:7 misunderstand [1] - 7:7 moment [1] - 5:17 Moment [1] - 8:11 motion [2] - 12:12, 15:3 move [3] - 12:13, 15:2, 15:4 MR [34] - 5:7, 5:9, 5:12, 5:16, 5:20, 5:21, 6:16, 6:17, 6:21, 7:6, 7:12, 7:13, 7:19, 8:1, 8:5, 10:7, 10:9, 10:14, 10:18, 11:1, 11:7, 11:8, 11:10, 11:12, 13:4, 13:11, 15:4, 15:7, 15:10, 15:12, 15:14, 15:15, 15:16, 15:17	one [6] - 4:12, 6:15, 7:8, 9:16, 9:17, 9:19 ones [1] - 14:22 open [1] - 7:2 opened [1] - 8:7 opinion [2] - 13:10, 14:15 otherwise [2] - 9:8, 11:22	quite [1] - 4:7	R	
	P	R	T	
	packet [1] - 11:3 painted [2] - 4:1, 4:2 parapet [1] - 4:2 Park [2] - 10:13, 15:5 part [1] - 4:21 particular [1] - 9:5 particularly [1] - 12:6 pass [1] - 12:7 Patrick [4] - 5:19, 7:6, 8:22 people [1] - 14:6 percent [1] - 14:9 permit [1] - 11:8 permitting [1] - 4:19 person [1] - 10:22 pertains [1] - 14:11 phase [1] - 11:9 piece [1] - 5:2 planning [1] - 4:8 play [1] - 4:20 point [2] - 9:9, 11:17 porch [3] - 9:15, 10:19, 11:2 porch-type [1] - 9:15	rather [1] - 9:9 reaction [1] - 8:8 really [4] - 7:17, 10:3, 12:7, 14:17 received [1] - 11:11 recommend [1] - 12:11 recommendations [1] - 9:5 redeveloped [1] - 12:5 remains [1] - 12:19 reminds [1] - 8:13 representative [1] - 5:10 reprimanded [1] - 14:3 requirements [1] - 4:13 review [1] - 11:20 road [2] - 11:14, 12:1 Roll [1] - 15:8 roof [5] - 4:4, 4:5, 4:6, 6:9, 8:15 room [1] - 7:5 Ryan [1] - 12:21	three [1] - 14:10 tired [1] - 14:13 Title [2] - 11:13, 11:20 together [1] - 6:18 tonight [3] - 5:13, 6:3 top [1] - 6:8 tops [1] - 4:10 toward [1] - 8:22 town [1] - 13:13 treatment [1] - 8:12	walking [1] - 10:22 walls [2] - 4:2, 6:10 watch [1] - 13:15 weather [1] - 4:19 wedged [1] - 6:10 Weinberger [1] - 15:10 WEINBERGER [13] - 5:1, 7:20, 8:2, 9:10, 10:8, 10:21, 11:3, 12:14, 13:1, 13:6, 13:22, 15:6, 15:11 whole [1] - 11:13 wiggle [1] - 7:5 window [3] - 12:17, 13:12 windows [6] - 4:9, 4:10, 8:14, 12:17, 13:10, 14:5 wondering [1] - 6:12 world [1] - 14:14 world's [1] - 14:16 worried [1] - 14:4
	S	T	Y	
	second [3] - 6:22,		yard [2] - 4:15, 4:17 years [3] - 8:18, 13:14,	

14:11

YU [5] - 5:7, 15:10,
15:12, 15:14, 15:16

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
HPC-12-2020 - 419 South Oak 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 meeting of the
above-entitled matter before the Hinsdale
Historic Preservation Commission at 19 East
Chicago Avenue, Hinsdale, Illinois, on the
7th day of October, 2020, at 7 o'clock p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

- 2 MR. CHAN YU, Village Planner;
- 3 MR. PATRICK FORTELKA, Moment Design;
- 4 MS. JULIE LAUX, J. Jordan Homes;
- 5 MR. MARCO PIEMONTE, Owner;
- 6 MS. ALEXA PIEMONTE, Owner.

7 * * *

8 CHAIRMAN BOHNEN: Next item on the
9 agenda, Case HPC-12-2020. We have 419 South Oak

06:59PM

10 Street. Evidently what's happened is that the
11 Piemontes have decided they want to build a
12 different house with a different builder and a
13 different architect. We had already approved
14 the prior iteration but now they have decided to
15 make a change.

16 So this comes to you, the demo has
17 already been approved. Now you have a new plan
18 again being designed by Mr. Fortelka. And so
19 because we are not going to be talking about a
20 demo, maybe Mr. Fortelka would like to start a
21 discussion on this one, please.

06:59PM

22 MR. FORTELKA: Very good, will do.

1 Yes, very similar in color appearance to the
2 first house but quite different architecturally
3 and in the details other than our patented large
4 windows. This house is going to have a slate
5 roof with a shaved copper ridge, will be lime
6 washed brick as well. Unfortunately, the lime
7 washed brick is very popular. It's not just
8 Hinsdale. We are doing houses like this all
9 over the country. It's just a popular material
10 right now. We will also have zinc roofing
11 material as well as an exterior stone veneer
12 belt course all the way around the house. We
13 will have dark-clad windows as well.

07:00PM

14 And kind of a fun design aspect, if
15 you look over to the left-hand side of the
16 house, there is going to be a game room of sorts
17 on the 1st floor that we were kind of harkening
18 back to the original house had a sun room I
19 believe on the same side of the house with a
20 bunch of glass on the front as well as along the
21 side so kind of tying in that detail from the
22 original house.

07:01PM

1 You will notice over to the
2 right-hand side of the house is the attached
3 garage component. We didn't want the house to
4 loom on the street because it does sit up high.
5 So you can see on the south and north ends we
6 have gone out of our way to keep the house kind
7 of nice and low in scale and kind of graduated
8 the form of the house up to the center points.

07:01PM

9 Another fun detail is the
10 procession to get to the covered entry. There
11 is going to be a walkway that's centered on the
12 bank of staircase windows that you see. There
13 is a bank of 6 windows there that the staircase
14 is in front of. Then you take a left turn and
15 go underneath a parapet wall that takes you to
16 the covered porch. So similar detail to the
17 house that we just reviewed but a much more
18 scaled-down version of a covered entry. The
19 Piemontes don't envision kind of hanging out on
20 the front porch so it's just kind of there to
21 cover Amazon packages and such.

07:02PM

22 Yes. Other than that, any

1 questions?

2 CHAIRMAN BOHNEN: If I might, Patrick.
3 Again, you will excuse me for not being able to
4 accurately define the styles of these homes.
5 The last one was low country/Acadian?

6 MR. FORTELKA: Yes.

7 CHAIRMAN BOHNEN: And what would you
8 characterize this house as?

9 MR. FORTELKA: This is definitely more
10 of a English-manor style. There are not parapet
11 walls on the front of this house, much shorter
12 roof overhang, as well as fascia board
13 conditions. It's a more formal house. You can
14 tell the first house was a little bit more
15 casual and rustic with the cedar wood components
16 on the exterior.

07:02PM

17 CHAIRMAN BOHNEN: Right.

18 MR. FORTELKA: This one is just a
19 little bit cleaner, kind of a more edited form.

07:03PM

20 CHAIRMAN BOHNEN: Do you feel, Patrick,
21 that this borders on a modern interpretation of
22 an English-manor home?

1 MR. FORTELKA: Sure. Yes, I would say
 2 modern. Modern is a specific architectural
 3 style so it's probably more of a contemporary
 4 English style. Arts and Crafts is the first
 5 thing that comes to mind because Arts and Crafts
 6 is a kind of a modern reaction to Tudor, which
 7 the house started out that way and we kind of
 8 went to a little bit more of an edited form of
 9 English through the design process.

07:04PM

10 MS. WEINBERGER: So, Patrick, the
 11 drawings that you submitted where you have your
 12 house on top and then another house sketched on
 13 the bottom, is that a comparison to a historic
 14 style?

15 MR. FORTELKA: I believe Julie
 16 submitted that package.

17 MS. WEINBERGER: Okay.

18 MS. PIEMONTE: I believe that that's
 19 actually, the bottom home is the Pickell home
 20 that we originated with, that we came to you
 21 guys with.

07:04PM

22 MS. WEINBERGER: Okay.

1 MS. PIEMONTE: And the top one is the
 2 current home that we submitted to you guys.

3 MS. WEINBERGER: Okay. Thank you.

4 MS. PIEMONTE: You're welcome.

5 MS. WEINBERGER: Because I was a little
 6 confused what --

7 MS. PIEMONTE: -- the two homes were.

8 MS. WEINBERGER: Awesome, thank you.

9 MS. PIEMONTE: You're welcome.

07:04PM

10 MR. HAARLOW: Yes. Shannon, the
 11 bottom, those are the renderings that we
 12 approved in July.

13 MS. WEINBERGER: Okay.

14 MR. FORTELKA: Yes. And to your
 15 comments on the entryway, I think Jim Prisby had
 16 brought it up, the Piemontes aren't 100 percent
 17 there on the entryway either. So we are still
 18 working on that component. So knowing that is
 19 of interest to change on your part, I will
 20 definitely take a harder look at that.

07:05PM

21 MR. PRISBY: Patrick, you know, as far
 22 as the elevations go, the only thing that really

1 bothers me is the game room. You know, John has
 2 always talked about the windows. He did on the
 3 last house. At least the windows on the rest of
 4 the house are windows. They look like frame
 5 around them, something that's purchased, popped
 6 in place, tacked up as an individual window.
 7 This game room looks like it is corner-to-corner
 8 almost floor-to-ceiling glass.

9 MR. FORTELKA: You have got a good eye.

07:06PM

10 MR. PRISBY: It looks like a glass box
 11 attached to the side of the house. I understand
 12 your point that there was a glass room there
 13 before; but it had so much landscaping in front
 14 of it, one, you didn't even see it; right? Two,
 15 it was set way back from the street where this
 16 is going to be prominently out on the corner.
 17 And the old one kind of tied into the old
 18 Georgian kind of plantation look where it had a
 19 couple of pilasters in the corner, the transom
 20 windows, had a lot more molding that were tied
 21 to that style. But even that, it may have been
 22 a lot of glass but it was still individual

07:06PM

1 windows; right?

2 This just looks like a very modern
 3 piece on that corner. I am concerned about how
 4 that's going to look with that much glass
 5 without landscaping to protect it and to have it
 6 sticking way out on that corner much farther out
 7 than the original house was. (Zoom audio
 8 interruption) -- using for that.

9 MR. FORTELKA: What was that, Jim? I'm
 10 sorry.

07:07PM

11 MR. PRISBY: I'm sorry, yes. It's hard
 12 for me to hear, too.

13 What window system were you using
 14 for that? I'm assuming it's not kind of a
 15 standard Marvin window?

16 MR. FORTELKA: No. It's actually going
 17 to be a custom unit. I'm drawing a blank on the
 18 manufacturer right now. It was going to be like
 19 a curtain wall-type system. It's a very
 20 expensive steel, steel-frame system that we are
 21 probably not going to be able to pull off. So
 22 to your point, we will probably end up with some

07:07PM

1 framework on the corner. It was kind of being
 2 done to clean up all the structure and get away
 3 from the pilasters and the ornamentation of the
 4 original room but still keep the idea of the sun
 5 room space.
 6 MR. PRISBY: I like the concept of a
 7 sun room there, it could be a game room. I just
 8 don't think that ties in with the rest of the
 9 architecture. And it's to me the most prominent
 10 corner of that house, right? I would ask you
 11 guys take another look at that. See if you can
 12 get that to be still significant glass if you
 13 want it but something that ties in a little bit
 14 better. This looks like kind of a unilock, fine
 15 line, big window kind of system that I don't --
 16 It's very pricey. I just know that in my
 17 opinion -- okay, it's just my opinion -- it just
 18 doesn't look right on that corner. That's a
 19 concern for me.

07:07PM

07:08PM

20 MR. FORTELKA: Understood.
 21 MR. PRISBY: Now, is this one in for
 22 permit or still in development?

1 MR. FORTELKA: This one is in for
 2 permit as well. And just as a matter of record,
 3 I'm not calling anybody out on this but I, I
 4 emailed Jim and -- Or Jim, you and Chan,
 5 probably, I don't know, four or five months ago,
 6 about both of these projects to get out in front
 7 of these. And because of Covid and all the
 8 crazy business going on, I think it just kind of
 9 went to the wayside. So we are really trying to
 10 get out in front of these when we are in
 11 schematic design but the clients just can't wait
 12 four months.
 13 MR. PRISBY: No, understood.
 14 CHAIRMAN BOHNEN: Any further comments?
 15 MR. HAARLOW: Well, I echo Jim's
 16 concerns about the game room. I think because
 17 the house is being pushed forward a lot on the
 18 lot and the way that it sits up on the hill
 19 that's going to become a very -- That's a very
 20 public space, a very public room, that everyone
 21 is going to see. So I think that I would concur
 22 with what Jim was saying before.

07:09PM

07:09PM

1 I do like the lower scale of the
 2 revised plan. I definitely applaud the use of
 3 high-quality materials, I think that's
 4 important. One of the things that is noted in
 5 the application is that this is a very prominent
 6 location and a very significant corner within
 7 the District. With the prior plans that we
 8 approved in July, the Orren Pickell plans, they
 9 went to great lengths when we had that hearing
 10 to talk about the historical precedence for what
 11 was going to be put on that spot. We were given
 12 all of these handouts that I pulled out from
 13 back in July. References to historical
 14 buildings around the country, symmetry and so
 15 forth.
 16 This new home, these new plans I
 17 think, unfortunately, all of that is lost. I
 18 mean it's a very nice home. I don't think it
 19 does justice to the lot the way that the prior
 20 plans did. I would have to say I was
 21 disappointed in seeing these changes. The
 22 Piemontes, it's their lot, their house, they

07:10PM

07:11PM

1 should do what they want. But I feel that much
 2 of what was persuasive and compelling in what we
 3 approved in July has been lost. I think that's
 4 a disappointment given the prominence of the
 5 house that was there and the prominence of this
 6 lot now. So I guess I would hope that as much
 7 attention is given, as much consideration is
 8 given to that as possible and then the game room
 9 is maybe a place to start.
 10 MR. FORTELKA: Okay.
 11 MS. WEINBERGER: I would echo what Bill
 12 just said. The work that went into the first
 13 design historically was a lot of work. We had a
 14 lot of discussion on it, and this house just
 15 doesn't reflect that same historic conversation
 16 that we had. I do appreciate that both the
 17 north and south elevations do not have bulk,
 18 which is similar to the house that was torn down
 19 was. But, yes, I agree with Bill's comments.
 20 CHAIRMAN BOHNEN: I think that, if I
 21 might speak for the Commission members, I think
 22 what we are concerned about is that going years

07:12PM

07:13PM

1 into the future, whether or not we are around to
2 cast judgment or not, that homes that occupy
3 iconic sites like 419 and 716 South Oak, that
4 the homes that are built are built with a
5 thought towards.

6 MALE VOICE: (Zoom audio interruption.)

7 CHAIRMAN BOHNEN: The homes are being
8 built with a thought towards the importance of
9 these sites and the importance of the houses
10 that formerly occupied these sites and that our
11 architects and new owners, if able, will go the
12 extra mile to put detail into these homes that
13 will give them a better chance to garner
14 admiration and give a historic feeling 50, 60,
15 70, 80 years from now.

16 Hard call I know to decide what the
17 future is going to love but --

18 MR. FORTELKA: Well put.

19 CHAIRMAN BOHNEN: I guess that's the
20 only thing I would say. So any other --

21 MR. PIEMONTE: Hey there, any chance I
22 can say a few words?

07:13PM

07:14PM

1 CHAIRMAN BOHNEN: Build something that
2 is admirable and that the community will
3 treasure and you will benefit from that.

4 MR. PIEMONTE: We are on the same page.
5 I just want to let you guys know that.

6 MS. WEINBERGER: Thank you.

7 MR. PIEMONTE: Thank you.

8 CHAIRMAN BOHNEN: Well put. Okay. Any
9 further remarks?

10 May we have a motion? In light of
11 Marco's last remarks, we may not be seeing the
12 final iteration of this. So you might want to
13 take that into consideration when you are voting
14 with the caveat that Marco and his bride Alexa
15 would not take umbrage if you didn't vote in
16 favor of this because they, evidently, are going
17 to redesign this.

18 So having said that, why don't we
19 have a motion and see where the motion goes. Or
20 we could postpone a vote until we see the new
21 design, which maybe does that impact anybody
22 negatively?

07:16PM

07:17PM

1 CHAIRMAN BOHNEN: Sure, of course.

2 MR. PIEMONTE: I have dreaded these
3 Zoom calls but -- I hate to say it -- I almost
4 agree, My house looks way too similar to that
5 other house. I will have a call with -- I
6 never saw it until today. I'm not happy that
7 that house looks like my house. So I will have
8 a call with Patrick and Julie tomorrow, and we
9 are going to discuss it because I'm -- There
10 are going to be some changes. I'm not happy.

11 So I don't want to agree with you
12 guys because like you guys are like my enemy I
13 guess in a weird way with this whole process,
14 but I'm on your team now so we are going to
15 change it.

16 CHAIRMAN BOHNEN: That-a-boy. All
17 right, Marco. I love your spirit, man.

18 MR. PIEMONTE: Thank you. I just hope
19 that --

20 CHAIRMAN BOHNEN: You are a young guy
21 and you are going to be here for a long time.

22 MR. PIEMONTE: I am.

07:15PM

07:15PM

1 MS. LAUX: Sorry. I missed a lot of
2 the call because I'm in the middle of -- (Zoom
3 audio interruption) -- and I had no service.

4 CHAIRMAN BOHNEN: I was simply saying
5 if, in fact, you are going to come back to us
6 with a different design, would it impact you
7 negatively if we postponed a vote on this
8 design?

9 MS. LAUX: Yes, it would, because even
10 if they redesign the facade of the home they can
11 start to move forward at the foundation. The
12 Piemontes have been long in waiting for this.
13 So I think a vote would be helpful to get them
14 on the track to getting started.

15 CHAIRMAN BOHNEN: So what you are
16 saying, Julie, is that if changes were made,
17 they would not -- It would still be the same
18 basic floor plan, foundation?

19 MS. LAUX: Correct. Yes. It would
20 allow them to get started.

21 CHAIRMAN BOHNEN: Right. So we have
22 come across this before in commercial work.

07:17PM

07:18PM

1 Oftentimes we go in for foundation permits and
2 then come in for superstructure permits at a
3 later date just to get projects moving.

4 Chan, I don't know if we have those
5 abilities residentially in Hinsdale or not. I
6 don't want to hold these folks up. But by their
7 own admission, they are going to change the
8 design around. Does it serve a purpose to --

9 I mean if we vote yes, they start
10 on their foundation, we are caught in the middle
11 of this thing. Can we have a vote to approve
12 the foundation plan so they can go in for permit
13 and withhold a vote on the final design until
14 they come back to us?

15 MS. LAUX: Or if you just can bring a
16 vote, we are happy to circulate by email to all
17 of the committee members any changes in design
18 for your input and thoughts.

19 CHAIRMAN BOHNEN: Well, what we could
20 do is have a vote pending further considerations
21 on the exterior design.

22 MR. YU: We have done the condition of

07:18PM

07:19PM

1 MS. LAUX: Yes.

2 CHAIRMAN BOHNEN: We are not trying to
3 be obstructionists. What I'm wondering is,
4 Chan, give me a definition. Are we better off
5 approving a foundation situation now and say a
6 subsequent review of the design, or are we
7 better off approving the whole thing with
8 conditions?

9 MR. YU: I think it's just better with
10 conditions. I don't know if you can break up a
11 building permit approval with the foundation
12 versus the rest of the house.

13 MR. PRISBY: Chan, my track record with
14 the Village, they will not do that. Maybe Robb
15 has changed course on that over the years, but I
16 have never seen anyone get issued a foundation
17 permit. It's all or nothing.

18 MR. YU: Me neither.

19 CHAIRMAN BOHNEN: It's standard
20 procedure in commercial work.

21 MR. PRISBY: Commercial, yes.

22 Residential, no.

07:21PM

07:21PM

1 approval with working with the HPC architects.
2 We have done that commonly.

3 MR. PRISBY: Yes, but you know what my
4 opinion is on that right now.

5 CHAIRMAN BOHNEN: Well, give it to us.

6 MR. PRISBY: Okay.

7 CHAIRMAN BOHNEN: I mean it appears
8 that Mr. Piemonte wants to revisit some elements
9 of design.

10 MR. PRISBY: Correct. And you know
11 what, at some level when we get a new design we
12 should review it as a group. But to Julie's
13 point, you know, if they can get the foundation
14 going, I think it might be ideal.

15 CHAIRMAN BOHNEN: Right.

16 MS. LAUX: They have just been at this
17 so long with all of the challenges that they
18 have faced through this committee, Covid,
19 etcetera, etcetera, change of things, all the
20 difficulties that they had.

21 CHAIRMAN BOHNEN: No, we understand. I
22 understand.

07:20PM

07:20PM

1 CHAIRMAN BOHNEN: We do substructure
2 and superstructure. But, again, I'm not here to
3 change the rules. Changing rules, as we know,
4 takes years in this Village.

5 MR. PRISBY: John, here is my input on
6 this. Kind of like we talked about for the
7 first house tonight, right? You know, we are
8 advisory. They can essentially do whatever they
9 want and we don't vote, and they still get to go
10 ahead and pull a permit.

11 I think it's great that Piemonte
12 wants to redesign some aspects to this. I would
13 love to be somehow as a group involved in that
14 process; but I think at this point you can
15 almost do that under good faith and say, Look,
16 you know, give them their approval tonight in
17 hopes that they come back in front of us to get
18 some feedback on the changes as they go; and
19 then we are not holding them up. And whether
20 they accept our recommendations the next time
21 through or not really is insignificant.

22 MS. LAUX: I appreciate that statement.

07:22PM

07:22PM

1 MS. PIEMONTE: Appreciate that, yes.
 2 MR. PIEMONTE: I would like to vocalize
 3 this. My intentions for talking weren't to
 4 shoot myself in the foot. I actually agree with
 5 what you guys have given me. From what I saw,
 6 it will be changed. Like when I say it, it's
 7 done; but I just need a vote. Just give me that
 8 so I can move forward. Like I said, I have got
 9 to get my kids into Hinsdale. I'm done with
 10 Elmhurst.

07:23PM

11 CHAIRMAN BOHNEN: Okay. So Jim, how
 12 about making a motion we approve this.

13 MR. PRISBY: I would make a motion that
 14 we approve the design submitted for 419 South
 15 Oak.

16 CHAIRMAN BOHNEN: Do we have a second?

17 MS. WEINBERGER: Second.

18 CHAIRMAN BOHNEN: Roll call vote,
 19 please.

07:23PM


20 MR. YU: Commissioner Weinberger?

21 MS. WEINBERGER: Nay.

22 MR. YU: Chairman Bohnen?

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

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



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

1 CHAIRMAN BOHNEN: Aye.
 2 MR. YU: Commissioner Haarlow?
 3 MR. HAARLOW: Nay.
 4 MR. YU: Commissioner Prisby?
 5 MR. PRISBY: Nay.
 6 MR. YU: I'm sorry. Can you say that
 7 again, please.
 8 MR. PRISBY: Nay.
 9 MR. YU: Okay. Thank you.
 10 MR. PRISBY: Excellent.
 11 CHAIRMAN BOHNEN: Thank you very much.

07:23PM

12 * * *

13 (Which were all the proceedings had
 14 in the above-entitled cause.)
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1	architectural [1] - 6:2 architecture [1] - 10:9	C	concerned [2] - 9:3, 13:22 concerns [1] - 11:16 concur [1] - 11:21 condition [1] - 18:22 conditions [3] - 5:13, 20:8, 20:10 confused [1] - 7:6 consideration [2] - 13:7, 16:13 considerations [1] - 18:20 contemporary [1] - 6:3 conversation [1] - 13:15 corner [10] - 8:7, 8:16, 8:19, 9:3, 9:6, 10:1, 10:10, 10:18, 12:6 corner-to-corner [1] - 8:7 correct [2] - 17:19, 19:10 country [1] - 12:14 country/Acadian [1] - 5:5 couple [1] - 8:19 course [2] - 15:1, 20:15 cover [1] - 4:21 covered [3] - 4:10, 4:16, 4:18 Covid [2] - 11:7, 19:18 Crafts [2] - 6:4, 6:5 crazy [1] - 11:8 current [1] - 7:2 curtain [1] - 9:19 custom [1] - 9:17	12:21 disappointment [1] - 13:4 discuss [1] - 15:9 discussion [1] - 13:14 District [1] - 12:7 done [5] - 10:2, 18:22, 19:2, 22:7, 22:9 down [2] - 4:18, 13:18 drawing [1] - 9:17 drawings [1] - 6:11 dreaded [1] - 15:2
100 [1] - 7:16	Arts [2] - 6:4, 6:5 aspects [1] - 21:12 assuming [1] - 9:14 attached [2] - 4:2, 8:11 attention [1] - 13:7 audio [3] - 9:7, 14:6, 17:3 awesome [1] - 7:8 aye [1] - 23:1	cast [1] - 14:2 casual [1] - 5:15 caught [1] - 18:10 caveat [1] - 16:14 cedar [1] - 5:15 ceiling [1] - 8:8 center [1] - 4:8 centered [1] - 4:11 chairman [1] - 22:22 CHAIRMAN [29] - 5:2, 5:7, 5:17, 5:20, 11:14, 13:20, 14:7, 14:19, 15:1, 15:16, 15:20, 16:1, 16:8, 17:4, 17:15, 17:21, 18:19, 19:5, 19:7, 19:15, 19:21, 20:2, 20:19, 21:1, 22:11, 22:16, 22:18, 23:1, 23:11 challenges [1] - 19:17 Chan [4] - 11:4, 18:4, 20:4, 20:13 chance [2] - 14:13, 14:21 change [5] - 7:19, 15:15, 18:7, 19:19, 21:3 changed [2] - 20:15, 22:6 changes [5] - 12:21, 15:10, 17:16, 18:17, 21:18 changing [1] - 21:3 characterize [1] - 5:8 circulate [1] - 18:16 clean [1] - 10:2 cleaner [1] - 5:19 clients [1] - 11:11 comments [3] - 7:15, 11:14, 13:19 commercial [3] - 17:22, 20:20, 20:21 Commission [1] - 13:21 commissioner [3] - 22:20, 23:2, 23:4 committee [2] - 18:17, 19:18 commonly [1] - 19:2 community [1] - 16:2 comparison [1] - 6:13 compelling [1] - 13:2 component [2] - 4:3, 7:18 components [1] - 5:15 concept [1] - 10:6 concern [1] - 10:19	concerned [2] - 9:3, 13:22 concerns [1] - 11:16 concur [1] - 11:21 condition [1] - 18:22 conditions [3] - 5:13, 20:8, 20:10 confused [1] - 7:6 consideration [2] - 13:7, 16:13 considerations [1] - 18:20 contemporary [1] - 6:3 conversation [1] - 13:15 corner [10] - 8:7, 8:16, 8:19, 9:3, 9:6, 10:1, 10:10, 10:18, 12:6 corner-to-corner [1] - 8:7 correct [2] - 17:19, 19:10 country [1] - 12:14 country/Acadian [1] - 5:5 couple [1] - 8:19 course [2] - 15:1, 20:15 cover [1] - 4:21 covered [3] - 4:10, 4:16, 4:18 Covid [2] - 11:7, 19:18 Crafts [2] - 6:4, 6:5 crazy [1] - 11:8 current [1] - 7:2 curtain [1] - 9:19 custom [1] - 9:17	12:21 disappointment [1] - 13:4 discuss [1] - 15:9 discussion [1] - 13:14 District [1] - 12:7 done [5] - 10:2, 18:22, 19:2, 22:7, 22:9 down [2] - 4:18, 13:18 drawing [1] - 9:17 drawings [1] - 6:11 dreaded [1] - 15:2
4	B		E	
419 [2] - 14:3, 22:14	bank [2] - 4:12, 4:13 basic [1] - 17:18 become [1] - 11:19 benefit [1] - 16:3 better [5] - 10:14, 14:13, 20:4, 20:7, 20:9 big [1] - 10:15 Bill [1] - 13:11 Bill's [1] - 13:19 bit [4] - 5:14, 5:19, 6:8, 10:13 blank [1] - 9:17 board [1] - 5:12 Bohnen [1] - 22:22 BOHNEN [29] - 5:2, 5:7, 5:17, 5:20, 11:14, 13:20, 14:7, 14:19, 15:1, 15:16, 15:20, 16:1, 16:8, 17:4, 17:15, 17:21, 18:19, 19:5, 19:7, 19:15, 19:21, 20:2, 20:19, 21:1, 22:11, 22:16, 22:18, 23:1, 23:11 borders [1] - 5:21 bothers [1] - 8:1 bottom [3] - 6:13, 6:19, 7:11 box [1] - 8:10 boy [1] - 15:16 break [1] - 20:10 bride [1] - 16:14 bring [1] - 18:15 brought [1] - 7:16 build [1] - 16:1 building [1] - 20:11 buildings [1] - 12:14 built [3] - 14:4, 14:8 bulk [1] - 13:17 business [1] - 11:8		echo [2] - 11:15, 13:11 edited [2] - 5:19, 6:8 either [1] - 7:17 elements [1] - 19:8 elevations [2] - 7:22, 13:17 Elmhurst [1] - 22:10 email [1] - 18:16 emailed [1] - 11:4 end [1] - 9:22 ends [1] - 4:5 enemy [1] - 15:12 English [4] - 5:10, 5:22, 6:4, 6:9 English-manor [2] - 5:10, 5:22 entitled [1] - 23:14 entry [2] - 4:10, 4:18 entryway [2] - 7:15, 7:17 envision [1] - 4:19 essentially [1] - 21:8 etcetera [2] - 19:19 evidently [1] - 16:16 excellent [1] - 23:10 excuse [1] - 5:3 expensive [1] - 9:20 exterior [2] - 5:16, 18:21 extra [1] - 14:12 eye [1] - 8:9	
5			F	
50 [1] - 14:14			facade [1] - 17:10 faced [1] - 19:18 fact [1] - 17:5 faith [1] - 21:15 far [1] - 7:21 fascia [1] - 5:12 favor [1] - 16:16 feedback [1] - 21:18 few [1] - 14:22 final [2] - 16:12, 18:13 fine [1] - 10:14	
6				
6 [1] - 4:13 60 [1] - 14:14				
7				
70 [1] - 14:15 716 [1] - 14:3				
8				
80 [1] - 14:15				
A				
abilities [1] - 18:5 able [3] - 5:3, 9:21, 14:11 above-entitled [1] - 23:14 accept [1] - 21:20 accurately [1] - 5:4 admirable [1] - 16:2 admiration [1] - 14:14 admission [1] - 18:7 advisory [1] - 21:8 ago [1] - 11:5 agree [4] - 13:19, 15:4, 15:11, 22:4 ahead [1] - 21:10 Alexa [1] - 16:14 allow [1] - 17:20 almost [3] - 8:8, 15:3, 21:15 Amazon [1] - 4:21 applaud [1] - 12:2 application [1] - 12:5 appreciate [3] - 13:16, 21:22, 22:1 approval [3] - 19:1, 20:11, 21:16 approve [3] - 18:11, 22:12, 22:14 approved [3] - 7:12, 12:8, 13:3 approving [2] - 20:5, 20:7 architects [2] - 14:11, 19:1				
		D		
		date [1] - 18:3 decide [1] - 14:16 define [1] - 5:4 definitely [3] - 5:9, 7:20, 12:2 definition [1] - 20:4 design [14] - 6:9, 11:11, 13:13, 16:21, 17:6, 17:8, 18:8, 18:13, 18:17, 18:21, 19:9, 19:11, 20:6, 22:14 detail [3] - 4:9, 4:16, 14:12 development [1] - 10:22 different [1] - 17:6 difficulties [1] - 19:20 disappointed [1] -		

<p>first [4] - 5:14, 6:4, 13:12, 21:7 five [1] - 11:5 floor [2] - 8:8, 17:18 floor-to-ceiling [1] - 8:8 folks [1] - 18:6 foot [1] - 22:4 form [3] - 4:8, 5:19, 6:8 formal [1] - 5:13 formerly [1] - 14:10 FORTELKA [13] - 5:6, 5:9, 5:18, 6:1, 6:15, 7:14, 8:9, 9:9, 9:16, 10:20, 11:1, 13:10, 14:18 forth [1] - 12:15 forward [3] - 11:17, 17:11, 22:8 foundation [9] - 17:11, 17:18, 18:1, 18:10, 18:12, 19:13, 20:5, 20:11, 20:16 four [2] - 11:5, 11:12 frame [2] - 8:4, 9:20 framework [1] - 10:1 front [7] - 4:14, 4:20, 5:11, 8:13, 11:6, 11:10, 21:17 fun [1] - 4:9 future [2] - 14:1, 14:17</p>	<p>hand [1] - 4:2 handouts [1] - 12:12 hanging [1] - 4:19 happy [3] - 15:6, 15:10, 18:16 hard [2] - 9:11, 14:16 harder [1] - 7:20 hate [1] - 15:3 hear [1] - 9:12 hearing [1] - 12:9 helpful [1] - 17:13 high [2] - 4:4, 12:3 high-quality [1] - 12:3 hill [1] - 11:18 Hinsdale [2] - 18:5, 22:9 historic [3] - 6:13, 13:15, 14:14 historical [2] - 12:10, 12:13 historically [1] - 13:13 hold [1] - 18:6 holding [1] - 21:19 home [7] - 5:22, 6:19, 7:2, 12:16, 12:18, 17:10 homes [6] - 5:4, 7:7, 14:2, 14:4, 14:7, 14:12 hope [2] - 13:6, 15:18 hopes [1] - 21:17 house [28] - 4:2, 4:3, 4:6, 4:8, 4:17, 5:8, 5:11, 5:13, 5:14, 6:7, 6:12, 8:3, 8:4, 8:11, 9:7, 10:10, 11:17, 12:22, 13:5, 13:14, 13:18, 15:4, 15:5, 15:7, 20:12, 21:7 houses [1] - 14:9 HPC [1] - 19:1</p>	<p>5:21 interruption [3] - 9:8, 14:6, 17:3 involved [1] - 21:13 issued [1] - 20:16 iteration [1] - 16:12</p>	<p>M</p>	<p>N</p>
<p>G</p>	<p>I</p>	<p>J</p>	<p>MALE [1] - 14:6 man [1] - 15:17 manor [2] - 5:10, 5:22 manufacturer [1] - 9:18 Marco [2] - 15:17, 16:14 Marco's [1] - 16:11 Marvin [1] - 9:15 materials [1] - 12:3 matter [1] - 11:2 mean [3] - 12:18, 18:9, 19:7 members [2] - 13:21, 18:17 middle [2] - 17:2, 18:10 might [4] - 5:2, 13:21, 16:12, 19:14 mile [1] - 14:12 mind [1] - 6:5 missed [1] - 17:1 modern [5] - 5:21, 6:2, 6:6, 9:2 molding [1] - 8:20 months [2] - 11:5, 11:12 most [1] - 10:9 motion [5] - 16:10, 16:19, 22:12, 22:13 move [2] - 17:11, 22:8 moving [1] - 18:3 MR [48] - 5:6, 5:9, 5:18, 6:1, 6:15, 7:10, 7:14, 7:21, 8:9, 8:10, 9:9, 9:11, 9:16, 10:6, 10:20, 10:21, 11:1, 11:13, 11:15, 13:10, 14:18, 14:21, 15:2, 15:18, 15:22, 16:4, 16:7, 18:22, 19:3, 19:6, 19:10, 20:9, 20:13, 20:18, 20:21, 21:5, 22:2, 22:13, 22:20, 22:22, 23:2, 23:3, 23:4, 23:5, 23:6, 23:8, 23:9, 23:10 MS [24] - 6:10, 6:17, 6:18, 6:22, 7:1, 7:3, 7:4, 7:5, 7:7, 7:8, 7:9, 7:13, 13:11, 16:6, 17:1, 17:9, 17:19, 18:15, 19:16, 20:1, 21:22, 22:1, 22:17, 22:21</p>	<p>nay [4] - 22:21, 23:3, 23:5, 23:8 need [1] - 22:7 negatively [2] - 16:22, 17:7 never [2] - 15:6, 20:16 new [5] - 12:16, 14:11, 16:20, 19:11 next [1] - 21:20 nice [2] - 4:7, 12:18 north [2] - 4:5, 13:17 noted [1] - 12:4 nothing [1] - 20:17 notice [1] - 4:1</p>
<p>game [5] - 8:1, 8:7, 10:7, 11:16, 13:8 garage [1] - 4:3 garner [1] - 14:13 Georgian [1] - 8:18 given [5] - 12:11, 13:4, 13:7, 13:8, 22:5 glass [6] - 8:8, 8:10, 8:12, 8:22, 9:4, 10:12 graduated [1] - 4:7 great [2] - 12:9, 21:11 group [2] - 19:12, 21:13 guess [3] - 13:6, 14:19, 15:13 guy [1] - 15:20 guys [7] - 6:21, 7:2, 10:11, 15:12, 16:5, 22:5</p>	<p>iconic [1] - 14:3 idea [1] - 10:4 ideal [1] - 19:14 impact [2] - 16:21, 17:6 importance [2] - 14:8, 14:9 important [1] - 12:4 individual [2] - 8:6, 8:22 input [2] - 18:18, 21:5 insignificant [1] - 21:21 intentions [1] - 22:3 interest [1] - 7:19 interpretation [1] -</p>	<p>Jim [6] - 7:15, 9:9, 11:4, 11:22, 22:11 Jim's [1] - 11:15 John [2] - 8:1, 21:5 judgment [1] - 14:2 Julie [3] - 6:15, 15:8, 17:16 Julie's [1] - 19:12 July [4] - 7:12, 12:8, 12:13, 13:3 justice [1] - 12:19</p>	<p>O</p>	<p>Oak [2] - 14:3, 22:15 obstructionists [1] - 20:3 occupied [1] - 14:10 occupy [1] - 14:2 oftentimes [1] - 18:1 old [2] - 8:17 one [8] - 5:5, 5:18, 7:1, 8:14, 8:17, 10:21, 11:1, 12:4 opinion [3] - 10:17, 19:4 original [2] - 9:7, 10:4 originated [1] - 6:20 ornamentation [1] - 10:3 Orren [1] - 12:8 overhang [1] - 5:12 own [1] - 18:7 owners [1] - 14:11</p>
<p>H</p>	<p>L</p>	<p>K</p>	<p>keep [2] - 4:6, 10:4 kids [1] - 22:9 kind [15] - 4:6, 4:7, 4:19, 4:20, 5:19, 6:6, 6:7, 8:17, 8:18, 9:14, 10:1, 10:14, 10:15, 11:8, 21:6 knowing [1] - 7:18</p>	<p>P</p>
<p>HAARLOW [3] - 7:10, 11:15, 23:3 Haarlow [1] - 23:2</p>	<p>landscaping [2] - 8:13, 9:5 last [3] - 5:5, 8:3, 16:11 LAUX [7] - 17:1, 17:9, 17:19, 18:15, 19:16, 20:1, 21:22 least [1] - 8:3 left [1] - 4:14 lengths [1] - 12:9 level [1] - 19:11 light [1] - 16:10 line [1] - 10:15 location [1] - 12:6 Look [1] - 21:15 look [6] - 7:20, 8:4, 8:18, 9:4, 10:11, 10:18 looks [6] - 8:7, 8:10, 9:2, 10:14, 15:4, 15:7 loom [1] - 4:4 lost [2] - 12:17, 13:3 love [3] - 14:17, 15:17, 21:13 low [2] - 4:7, 5:5 lower [1] - 12:1</p>	<p>landscaping [2] - 8:13, 9:5 last [3] - 5:5, 8:3, 16:11 LAUX [7] - 17:1, 17:9, 17:19, 18:15, 19:16, 20:1, 21:22 least [1] - 8:3 left [1] - 4:14 lengths [1] - 12:9 level [1] - 19:11 light [1] - 16:10 line [1] - 10:15 location [1] - 12:6 Look [1] - 21:15 look [6] - 7:20, 8:4, 8:18, 9:4, 10:11, 10:18 looks [6] - 8:7, 8:10, 9:2, 10:14, 15:4, 15:7 loom [1] - 4:4 lost [2] - 12:17, 13:3 love [3] - 14:17, 15:17, 21:13 low [2] - 4:7, 5:5 lower [1] - 12:1</p>	<p>package [1] - 6:16 packages [1] - 4:21 page [1] - 16:4 parapet [2] - 4:15, 5:10 part [1] - 7:19 Patrick [5] - 5:2, 5:20, 6:10, 7:21, 15:8 pending [1] - 18:20 percent [1] - 7:16 permit [6] - 10:22, 11:2, 18:12, 20:11, 20:17, 21:10 permits [2] - 18:1, 18:2 persuasive [1] - 13:2 Pickell [2] - 6:19, 12:8 piece [1] - 9:3 PIEMONTE [13] - 6:18,</p>	

<p>7:1, 7:4, 7:7, 7:9, 14:21, 15:2, 15:18, 15:22, 16:4, 16:7, 22:1, 22:2</p> <p>Piemonte [2] - 19:8, 21:11</p> <p>Piemontes [4] - 4:19, 7:16, 12:22, 17:12</p> <p>pilasters [2] - 8:19, 10:3</p> <p>place [2] - 8:6, 13:9</p> <p>plan [3] - 12:2, 17:18, 18:12</p> <p>plans [4] - 12:7, 12:8, 12:16, 12:20</p> <p>plantation [1] - 8:18</p> <p>point [4] - 8:12, 9:22, 19:13, 21:14</p> <p>points [1] - 4:8</p> <p>popped [1] - 8:5</p> <p>porch [2] - 4:16, 4:20</p> <p>possible [1] - 13:8</p> <p>postpone [1] - 16:20</p> <p>postponed [1] - 17:7</p> <p>precedence [1] - 12:10</p> <p>pricey [1] - 10:16</p> <p>Prisby [2] - 7:15, 23:4</p> <p>PRISBY [16] - 7:21, 8:10, 9:11, 10:6, 10:21, 11:13, 19:3, 19:6, 19:10, 20:13, 20:21, 21:5, 22:13, 23:5, 23:8, 23:10</p> <p>procedure [1] - 20:20</p> <p>proceedings [1] - 23:13</p> <p>process [3] - 6:9, 15:13, 21:14</p> <p>procession [1] - 4:10</p> <p>projects [2] - 11:6, 18:3</p> <p>prominence [2] - 13:4, 13:5</p> <p>prominent [2] - 10:9, 12:5</p> <p>prominently [1] - 8:16</p> <p>protect [1] - 9:5</p> <p>public [2] - 11:20</p> <p>pull [2] - 9:21, 21:10</p> <p>pulled [1] - 12:12</p> <p>purchased [1] - 8:5</p> <p>purpose [1] - 18:8</p> <p>pushed [1] - 11:17</p> <p>put [4] - 12:11, 14:12, 14:18, 16:8</p>	<p>questions [1] - 5:1</p> <p style="text-align: center;">R</p> <p>reaction [1] - 6:6</p> <p>really [3] - 7:22, 11:9, 21:21</p> <p>recommendations [1] - 21:20</p> <p>record [2] - 11:2, 20:13</p> <p>redesign [3] - 16:17, 17:10, 21:12</p> <p>references [1] - 12:13</p> <p>reflect [1] - 13:15</p> <p>remarks [2] - 16:9, 16:11</p> <p>renderings [1] - 7:11</p> <p>residential [1] - 20:22</p> <p>residentially [1] - 18:5</p> <p>rest [3] - 8:3, 10:8, 20:12</p> <p>review [2] - 19:12, 20:6</p> <p>reviewed [1] - 4:17</p> <p>revised [1] - 12:2</p> <p>revisit [1] - 19:8</p> <p>right-hand [1] - 4:2</p> <p>Robb [1] - 20:14</p> <p>roll [1] - 22:18</p> <p>roof [1] - 5:12</p> <p>room [10] - 8:1, 8:7, 8:12, 10:4, 10:5, 10:7, 11:16, 11:20, 13:8</p> <p>rules [2] - 21:3</p> <p>rustic [1] - 5:15</p>	<p>significant [2] - 10:12, 12:6</p> <p>similar [3] - 4:16, 13:18, 15:4</p> <p>simply [1] - 17:4</p> <p>sit [1] - 4:4</p> <p>sites [3] - 14:3, 14:9, 14:10</p> <p>sits [1] - 11:18</p> <p>situation [1] - 20:5</p> <p>sketched [1] - 6:12</p> <p>sorry [4] - 9:10, 9:11, 17:1, 23:6</p> <p>south [2] - 4:5, 13:17</p> <p>South [2] - 14:3, 22:14</p> <p>space [2] - 10:5, 11:20</p> <p>specific [1] - 6:2</p> <p>spirit [1] - 15:17</p> <p>spot [1] - 12:11</p> <p>staircase [2] - 4:12, 4:13</p> <p>standard [2] - 9:15, 20:19</p> <p>start [3] - 13:9, 17:11, 18:9</p> <p>started [3] - 6:7, 17:14, 17:20</p> <p>statement [1] - 21:22</p> <p>steel [2] - 9:20</p> <p>steel-frame [1] - 9:20</p> <p>sticking [1] - 9:6</p> <p>still [7] - 7:17, 8:22, 10:4, 10:12, 10:22, 17:17, 21:9</p> <p>street [2] - 4:4, 8:15</p> <p>structure [1] - 10:2</p> <p>style [5] - 5:10, 6:3, 6:4, 6:14, 8:21</p> <p>styles [1] - 5:4</p> <p>submitted [4] - 6:11, 6:16, 7:2, 22:14</p> <p>subsequent [1] - 20:6</p> <p>substructure [1] - 21:1</p> <p>sun [2] - 10:4, 10:7</p> <p>superstructure [2] - 18:2, 21:2</p> <p>symmetry [1] - 12:14</p> <p>system [4] - 9:13, 9:19, 9:20, 10:15</p>	<p>tomorrow [1] - 15:8</p> <p>tonight [2] - 21:7, 21:16</p> <p>top [2] - 6:12, 7:1</p> <p>ton [1] - 13:18</p> <p>towards [2] - 14:5, 14:8</p> <p>track [2] - 17:14, 20:13</p> <p>transom [1] - 8:19</p> <p>treasure [1] - 16:3</p> <p>trying [2] - 11:9, 20:2</p> <p>Tudor [1] - 6:6</p> <p>turn [1] - 4:14</p> <p>two [2] - 7:7, 8:14</p> <p>type [1] - 9:19</p> <p style="text-align: center;">U</p> <p>umbrage [1] - 16:15</p> <p>under [1] - 21:15</p> <p>underneath [1] - 4:15</p> <p>understood [2] - 10:20, 11:13</p> <p>unfortunately [1] - 12:17</p> <p>unlock [1] - 10:14</p> <p>unit [1] - 9:17</p> <p>up [10] - 4:4, 4:8, 7:16, 8:6, 9:22, 10:2, 11:18, 18:6, 20:10, 21:19</p> <p style="text-align: center;">V</p> <p>version [1] - 4:18</p> <p>versus [1] - 20:12</p> <p>Village [2] - 20:14, 21:4</p> <p>vocalize [1] - 22:2</p> <p>VOICE [1] - 14:6</p> <p>vote [12] - 16:15, 16:20, 17:7, 17:13, 18:9, 18:11, 18:13, 18:16, 18:20, 21:9, 22:7, 22:18</p> <p>voting [1] - 16:13</p>	<p>16:6, 22:17, 22:21</p> <p>Weinberger [1] - 22:20</p> <p>weird [1] - 15:13</p> <p>welcome [2] - 7:4, 7:9</p> <p>whole [2] - 15:13, 20:7</p> <p>window [4] - 8:6, 9:13, 9:15, 10:15</p> <p>windows [7] - 4:12, 4:13, 8:2, 8:3, 8:4, 8:20, 9:1</p> <p>withhold [1] - 18:13</p> <p>wondering [1] - 20:3</p> <p>wood [1] - 5:15</p> <p>words [1] - 14:22</p>
<p style="text-align: center;">Q</p> <p>quality [1] - 12:3</p>	<p style="text-align: center;">S</p> <p>saw [2] - 15:6, 22:5</p> <p>scale [2] - 4:7, 12:1</p> <p>scaled [1] - 4:18</p> <p>scaled-down [1] - 4:18</p> <p>schematic [1] - 11:11</p> <p>second [2] - 22:16, 22:17</p> <p>see [7] - 4:5, 4:12, 8:14, 10:11, 11:21, 16:19, 16:20</p> <p>seeing [2] - 12:21, 16:11</p> <p>serve [1] - 18:8</p> <p>service [1] - 17:3</p> <p>set [1] - 8:15</p> <p>Shannon [1] - 7:10</p> <p>shoot [1] - 22:4</p> <p>shorter [1] - 5:11</p> <p>side [2] - 4:2, 8:11</p>	<p style="text-align: center;">T</p> <p>tacked [1] - 8:6</p> <p>team [1] - 15:14</p> <p>that-a-boy [1] - 15:16</p> <p>thoughts [1] - 18:18</p> <p>tied [2] - 8:17, 8:20</p> <p>ties [2] - 10:8, 10:13</p> <p>today [1] - 15:6</p>	<p style="text-align: center;">W</p> <p>wait [1] - 11:11</p> <p>waiting [1] - 17:12</p> <p>walkway [1] - 4:11</p> <p>wall [2] - 4:15, 9:19</p> <p>wall-type [1] - 9:19</p> <p>walls [1] - 5:11</p> <p>wants [2] - 19:8, 21:12</p> <p>wayside [1] - 11:9</p> <p>WEINBERGER [11] - 6:10, 6:17, 6:22, 7:3, 7:5, 7:8, 7:13, 13:11,</p>	<p style="text-align: center;">Y</p> <p>years [4] - 13:22, 14:15, 20:15, 21:4</p> <p>young [1] - 15:20</p> <p>YU [9] - 18:22, 20:9, 20:18, 22:20, 22:22, 23:2, 23:4, 23:6, 23:9</p>
				<p style="text-align: center;">Z</p> <p>Zoom [4] - 9:7, 14:6, 15:3, 17:2</p>