

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

January 13, 2020

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

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:45 p.m. on January 13, 2020, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Williams (via phone), Commissioner Prisky, Commissioner Gonzalez and Commissioner Haarlow
Absent: Commissioner Weinberger and Commissioner Braden,
Also Present: Chan Yu, Village Planner and Mike D'Onofrio, Planning Consultant

Minutes – December 4, 2019

Chairman Bohnen introduced the minutes from the December 4, 2019, meeting and asked for any comments.

With no comments, the HPC **unanimously approved** the minutes for the December 4, 2019, HPC special meeting, 5-0, (2 absent).

Public Hearing - Certificate of Appropriateness

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

At the January 13, HPC public hearing, the homeowner and architect reviewed the application and introduced the project to answer questions.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-11-2019

A motion to approve the Certificate of Appropriateness was **unanimously approved**, 4-0 (1 abstained and 2 absent).

Public Hearing - Certificate of Appropriateness

Case HPC-09-2019 – 417 S. Elm St. - Request for Certificate of Appropriateness to construct a new home in the Robbins Park Historic District.

At the January 13, HPC public hearing, the attorney representing the applicant reviewed the application and introduced the project to answer questions.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-09-2019

A motion to approve the Certificate of Appropriateness was **approved**, 4-1 (2 absent).

Public Hearing - Certificate of Appropriateness

Case HPC-12-2019 – 304 S. Lincoln St. - Request for Certificate of Appropriateness for a retroactive permit for work to a garage attached to a landmarked house.

At the January 13, HPC public hearing, the attorney representing the applicant reviewed the application and introduced the project to answer questions.

Please refer to Attachment 3, for the transcript for Public Hearing Case HPC-12-2019

A motion to approve the Certificate of Appropriateness was **unanimously approved**, with the condition that the enforcement section of the ordinance is enforced, 5-0 (2 absent).

Discussion – Historic Preservation Commission Title 14 Regulations Action Summary Review

Mr. Mike D'Onofrio introduced and reviewed the Title 14 regulations agenda item, and summarized 3 HPC meetings of discussion.

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

Adjournment

The HPC unanimously agreed to adjourn at 8:29 PM on January 13, 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-11-2019 - 244 East First Street)
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 at the hearing of the above-entitled
matter before the Hinsdale Historic Preservation
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 13th day of January, 2020, at
6:41 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, via telephone,
Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Planning</p> <p>4 Consultant;</p> <p>5 MR. MICHAEL J. ABRAHAM, Principal,</p> <p>6 Michael J. Abraham Architecture;</p> <p>7 MR. KEVIN GEIST, Michael J. Abraham</p> <p>8 Architecture;</p> <p>9 MR. BRUCE RITTER, General Contractor;</p> <p>10 MR. MIKE CALLAGHAN and</p> <p>11 MS. MONICA CALLAGHAN, Owners.</p> <hr/> <p>12 (Mr. Abraham, Mr. Geist,</p> <p>13 Mrs. Callaghan, Mr. Callaghan</p> <p>14 and Mr. Ritter were sworn.)</p> <p>15 CHAIRMAN BOHNEN: All right. We will</p> <p>16 begin with Case HPC-11-2019, 244 East First</p> <p>17 Street. This is a request for a Certificate of</p> <p>18 Appropriateness to demolish and construct a new</p> <p>19 home in the Robbins Park Historic District.</p> <p>20 MR. GEIST: My name is Kevin Geist.</p> <p>21 I'm the applicant for 244 East First. I'm here</p> <p>22 with Mike and Monica Callaghan, who are the</p> <p>owners. Mike and Monica, and also joined by</p> <p style="text-align: right;">3</p>	<p style="text-align: right;">4</p> <p>1 registered historic district and Hinsdale</p> <p>2 itself. So there is in my opinion nothing else</p> <p>3 that I can do but vote no on the demo.</p> <p>4 CHAIRMAN BOHNEN: Okay. Anybody else?</p> <p>5 MR. PRISBY: When it comes to the demo,</p> <p>6 I agree, it's a historic home, we should try to</p> <p>7 keep it; but I'm going to vote no.</p> <p>8 CHAIRMAN BOHNEN: The saga of this</p> <p>9 house is long and emotional for a lot of folks</p> <p>10 in town. Having said that, we are, obviously,</p> <p>11 way beyond the possibility of saving it and</p> <p>12 reworking it; so it would be beating a horse to</p> <p>13 be going on about that.</p> <p>14 And I guess the only remark that I</p> <p>15 would make is that I would hope that in the</p> <p>16 future people that take on ownership of historic</p> <p>17 homes do so with the knowledge that these homes</p> <p>18 require a lot of upkeep and a lot of very</p> <p>19 sensitive care and very expensive care. And if</p> <p>20 it's something that people question whether or</p> <p>21 not they have the ability to perform the upkeep</p> <p>22 on these properties, we would request that they</p>
<p>1 Bruce Ritter, the general contractor, in the</p> <p>2 audience.</p> <p>3 Since our last meeting on</p> <p>4 December 4, the changes that have taken place</p> <p>5 are outlined in this memorandum, which are the</p> <p>6 north elevation we have revised to be stone in</p> <p>7 lieu of stucco and removed some wing walls,</p> <p>8 which were comments from the Village of Hinsdale</p> <p>9 from our building review. We have since also</p> <p>10 applied for a demolition permit and also a</p> <p>11 building permit.</p> <p>12 CHAIRMAN BOHNEN: Good, Kevin.</p> <p>13 MR. GEIST: I would be happy to answer</p> <p>14 any questions.</p> <p>15 CHAIRMAN BOHNEN: Well, I'll take this</p> <p>16 in the proper order with the demo. We'll start</p> <p>17 with that.</p> <p>18 Do we have any comments? Sandra?</p> <p>19 MS. WILLIAMS: Yes. I can tell you in</p> <p>20 advance I'm going to vote no for the demo. The</p> <p>21 loss of this home has a detrimental impact on a</p> <p>22 very important streetscape of this national</p>	<p style="text-align: right;">5</p> <p>1 not purchase them so that we don't have to go</p> <p>2 through all the twisting and turning that we did</p> <p>3 on this particular house, having been a locally</p> <p>4 landmarked house, had to be locally unlandmarked,</p> <p>5 not by this Commission.</p> <p>6 But for those of us who have spent</p> <p>7 our lives here in town, or many years at least,</p> <p>8 each time we lose a historic house like this,</p> <p>9 it's got a certain bit of remorse for us. So</p> <p>10 it's not your job to be worried about this at</p> <p>11 this time because you had plans, you are going</p> <p>12 forward, we understand it; but I want to be on</p> <p>13 the record with that.</p> <p>14 So having said my piece, does</p> <p>15 anybody want to make a motion that we grant</p> <p>16 or not grant the demo? I guess you make a</p> <p>17 positive motion to grant it and then we will</p> <p>18 vote.</p> <p>19 MR. PRISBY: I will motion to approve</p> <p>20 the demo.</p> <p>21 CHAIRMAN BOHNEN: Second, please.</p> <p>22 MR. HAARLOW: Second.</p>

<p style="text-align: center;">6</p> <p>1 CHAIRMAN BOHNEN: All in favor?</p> <p>2 MR. GONZALEZ: Aye.</p> <p>3 CHAIRMAN BOHNEN: Sandra?</p> <p>4 MS. WILLIAMS: No.</p> <p>5 CHAIRMAN BOHNEN: I'm recusing myself</p> <p>6 from this.</p> <p>7 MR. HAARLOW: No.</p> <p>8 MR. PRISBY: No.</p> <p>9 MR. GONZALEZ: No.</p> <p>06:47:31PM 10 CHAIRMAN BOHNEN: So that motion</p> <p>11 doesn't pass. But as you know, we are advisory.</p> <p>12 So now we will get on to the next</p> <p>13 item at hand, which is the Certificate of</p> <p>14 Appropriateness to build a new house.</p> <p>15 First off, I would like to thank</p> <p>16 Kevin and the crew over at Abraham for providing</p> <p>17 the streetscapes. This is really nice to have</p> <p>18 this type of thing. Streetscape is one of the</p> <p>19 criterias that we are most concerned about, and</p> <p>06:48:08PM 20 this gives us a good opportunity or a really</p> <p>21 good feel. Not that your graphics weren't good</p> <p>22 before, they were; but seeing it laid out this</p>	<p style="text-align: center;">8</p> <p>1 CHAIRMAN BOHNEN: So there is a little</p> <p>2 paid advertise or unpaid advertisement for you</p> <p>3 over the airwaves if anybody is watching</p> <p>4 tonight.</p> <p>5 In any event, it certainly makes</p> <p>6 our job easier and gives us a better feel for</p> <p>7 things so we do appreciate that.</p> <p>8 So we note the changes that were</p> <p>9 made. Any comments? We knew about the material</p> <p>06:49:42PM 10 change, the wing walls, that was the Village</p> <p>11 evidently that was suggesting that.</p> <p>12 MR. GEIST: And that was a setback</p> <p>13 requirement.</p> <p>14 MR. PRISBY: We did have quite a bit of</p> <p>15 discussion on this last month.</p> <p>16 MR. HAARLOW: We did.</p> <p>17 MR. PRISBY: Frank I don't think was</p> <p>18 here.</p> <p>19 MR. GONZALEZ: No, I wasn't.</p> <p>06:50:00PM 20 MR. PRISBY: Do you want to add</p> <p>21 anything to that?</p> <p>22 MR. GONZALEZ: My whole thing would be</p>
<p style="text-align: center;">7</p> <p>1 way, I appreciate that.</p> <p>2 MR. GEIST: Sure. Yes.</p> <p>3 MR. ABRAHAM: Yes.</p> <p>4 CHAIRMAN BOHNEN: Can we have a</p> <p>5 conversation?</p> <p>6 MR. HAARLOW: I would just echo that.</p> <p>7 I think -- and Chan, maybe this can be a</p> <p>8 model -- I think that the materials that have</p> <p>9 been submitted by the firm are the best we have</p> <p>06:48:37PM 10 ever had, quite honestly. So thank you very</p> <p>11 much for that, very thorough. Many applicants</p> <p>12 submit the bare minimum. We had one of those</p> <p>13 this evening, so thank you.</p> <p>14 MR. PRISBY: And I would echo that.</p> <p>15 MS. WILLIAMS: I would agree that that</p> <p>16 streetscape proposal is extraordinary and very</p> <p>17 helpful, and I would like to see that happen for</p> <p>18 the future in the historic district.</p> <p>19 CHAIRMAN BOHNEN: Well, now we know it</p> <p>06:49:09PM 20 can be done, maybe not by all but certainly by</p> <p>21 Mike Abraham and his crowd.</p> <p>22 MR. GEIST: It's the template.</p>	<p style="text-align: center;">9</p> <p>1 the relationship with neighboring homes is,</p> <p>2 that's a very, I don't want to use --</p> <p>3 Okay. I was just looking at the</p> <p>4 design and comparing it to the other homes near</p> <p>5 it. And so I don't see a strong relationship</p> <p>6 with this streetscape, so with the other homes,</p> <p>7 so I don't know. What do you feel, Jim?</p> <p>8 MR. PRISBY: I commented last month</p> <p>9 that I personally like the house. I think it</p> <p>06:50:47PM 10 has a lot in the district that complements other</p> <p>11 elements in the district. It has some details</p> <p>12 that we don't normally see come through here on</p> <p>13 some other houses. I'm not bothered by the</p> <p>14 height.</p> <p>15 MR. GONZALEZ: Oh, I'm not. Actually,</p> <p>16 I actually like the stone color. Is it stone?</p> <p>17 Is it going to be stone? What type of stone, do</p> <p>18 you know?</p> <p>19 MR. GEIST: It's going to be -- We</p> <p>06:51:16PM 20 have the sample. It's from Halquist. It's</p> <p>21 called the Basswood blend.</p> <p>22 MR. GONZALEZ: Okay. Is it manmade or</p>

<p style="text-align: center;">10</p> <p>1 is it quarried?</p> <p>2 MR. ABRAHAM: Quarried. There are</p> <p>3 three different stones in that blend. Okay.</p> <p>4 MR. GONZALEZ: It's natural.</p> <p>5 MR. PRISBY: You know, Frank, so many</p> <p>6 times we have been here and we have looked at</p> <p>7 some of these houses and it's just massive.</p> <p>8 MR. GONZALEZ: No. It's much better</p> <p>9 than before.</p> <p>06:51:47PM 10 MR. PRISBY: They dwarf the neighbors'</p> <p>11 houses, right?</p> <p>12 MR. GONZALEZ: I look at the existing</p> <p>13 home that was there, it did have some</p> <p>14 considerable volume to it also.</p> <p>15 MR. PRISBY: I'm not necessarily sure I</p> <p>16 think that the house must replicate the massing</p> <p>17 that was there either.</p> <p>18 MR. GONZALEZ: No. I'm not saying it</p> <p>19 is. I'm just noting looking at it. This helps</p> <p>06:52:07PM 20 the streetscape so we are trying to fly blindly</p> <p>21 half the time to try and imagine. But no, it's</p> <p>22 good. It's reasonable. It's good.</p>	<p style="text-align: center;">12</p> <p>1 you using any of the existing home's -- like</p> <p>2 reclaimed wood or anything like that?</p> <p>3 MR. ABRAHAM: We could probably look at</p> <p>4 some of that, but we haven't really.</p> <p>5 MS. GALLAGHER: We are keeping the</p> <p>6 posts.</p> <p>7 MR. GONZALEZ: Even certain beams or</p> <p>8 timber, as they are demolishing, they can decide</p> <p>9 whether they can use something and whether it's</p> <p>10 decorative or structural.</p> <p>11 MR. GALLAGHER: We definitely thought</p> <p>12 about the two doors, the front door and the side</p> <p>13 door for sure. We also thought about the</p> <p>14 possibility of incorporating some of the old</p> <p>15 stone leftover from the driveway, maybe down in</p> <p>16 the basement or somewhere in the cellar. It's</p> <p>17 been there a long, long time. And that's</p> <p>18 probably retained from the original.</p> <p>19 MR. GONZALEZ: A home like this will</p> <p>06:53:01PM 20 have a lot of old timber that somebody -- I</p> <p>21 mean there is some value to that, that's all. I</p> <p>22 think that's all.</p>
<p style="text-align: center;">11</p> <p>1 MR. PRISBY: There are some details in</p> <p>2 there that kind of reflect some of the Zook</p> <p>3 details and some of the other elements that are</p> <p>4 in the area, not necessarily at this corner or</p> <p>5 even on this block.</p> <p>6 MR. GONZALEZ: You mean the round</p> <p>7 windows, that's Zook?</p> <p>8 MR. PRISBY: No, but some of the stone</p> <p>9 details, some of the -- I will dig that out.</p> <p>06:52:38PM 10 There are some, I believe, some wood details, if</p> <p>11 I remember correctly, that kind of tipped their</p> <p>12 hat to some of that old Zook farmhouse look that</p> <p>13 I appreciate. I mean it's more than most of the</p> <p>14 projects we've seen. That's the stuff that we</p> <p>15 see is missing most of the time. So to actually</p> <p>16 see something that comes in here that looks</p> <p>17 good -- Granted, you know my position on the</p> <p>18 house; right? We wanted to keep the house. But</p> <p>19 with that behind us and just looking at this</p> <p>06:53:12PM 20 moving forward, I like the design of the house;</p> <p>21 and I think it's fine.</p> <p>22 MR. GONZALEZ: Right. I'm curious, are</p>	<p style="text-align: center;">13</p> <p>1 MS. WILLIAMS: Personally I'm very</p> <p>2 pleased with the material, as are many other</p> <p>3 Commission members. My biggest hesitation is</p> <p>4 the rounded window on First Street. No problem</p> <p>5 with the other window. The arch is much</p> <p>6 flatter, looks better with the house across the</p> <p>7 street; across Elm Street on First Street, it</p> <p>8 kind of matches up with their porte-cochere.</p> <p>9 That's the thing that concerns me. And I have</p> <p>06:54:43PM 10 heard that it is not necessarily modern, but it</p> <p>11 certainly looks contemporary and sort of throws</p> <p>12 the whole thing off for me. I think we talked</p> <p>13 about it a little bit at last month's meeting.</p> <p>14 MR. PRISBY: We did, Sandy. We talked</p> <p>15 about our preference for the one in the back.</p> <p>16 MS. WILLIAMS: Yes.</p> <p>17 MR. ABRAHAM: We have some precedence</p> <p>18 that we can show you that we were using from</p> <p>19 homes, vintage homes, probably from the early</p> <p>06:55:18PM 20 '20s and '30s, that maybe you want to --</p> <p>21 MR. GEIST: Can we pass them around?</p> <p>22 MS. WILLIAMS: Were any of those homes</p>

<p style="text-align: center;">14</p> <p>1 in Hinsdale? I don't remember seeing a window</p> <p>2 like this but that doesn't mean it doesn't</p> <p>3 exist.</p> <p>4 CHAIRMAN BOHNEN: Can you see through</p> <p>5 that telephone, too, Sandy?</p> <p>6 MS. WILLIAMS: Excuse me?</p> <p>7 CHAIRMAN BOHNEN: Can you see through</p> <p>8 this telephone?</p> <p>9 MS. WILLIAMS: No, I cannot. Hopefully</p> <p>06:55:45PM 10 you can't see me either.</p> <p>11 MR. ABRAHAM: But the arch and the</p> <p>12 materials used for the arch are definitely taken</p> <p>13 from historical references. Go back as far as</p> <p>14 you want to go, really, with an arch. But</p> <p>15 primarily we were looking at buildings from the</p> <p>16 '20s and '30s.</p> <p>17 MR. GONZALEZ: That's a good</p> <p>18 description.</p> <p>19 MR. ABRAHAM: So it's cut limestone</p> <p>06:56:32PM 20 surround with random, it's kind of a random</p> <p>21 pattern, random cuts. It's not too regimented.</p> <p>22 Each stone is a different size.</p>	<p style="text-align: center;">16</p> <p>1 Any further questions or considerations that you</p> <p>2 would like to talk to these folks about?</p> <p>3 MR. GONZALEZ: No, I don't have. Is</p> <p>4 this just an example of the window?</p> <p>5 MR. ABRAHAM: That's more of an example</p> <p>6 of the window itself. The actual material --</p> <p>7 MR. GONZALEZ: All right.</p> <p>8 CHAIRMAN BOHNEN: Okay.</p> <p>9 MR. HAARLOW: I don't have a question.</p> <p>06:58:01PM 10 I would just make, because we discussed this</p> <p>11 extensively last time, I think that from a</p> <p>12 historical perspective, we definitely appreciate</p> <p>13 the materials.</p> <p>14 One of the things we talked about</p> <p>15 last time was if you are going to take down a</p> <p>16 house with the significance that the current one</p> <p>17 has, are you replacing it with something that is</p> <p>18 worthy of that; and maybe someone will try to</p> <p>19 keep 100 years from now rather than tearing this</p> <p>06:58:27PM 20 one down.</p> <p>21 Whether it's Zook or last time you</p> <p>22 mentioned both Lutyens and Adler, I think having</p>
<p style="text-align: center;">15</p> <p>1 MR. GONZALEZ: Yes, I see that. So is</p> <p>2 this right, you have soldier bricks?</p> <p>3 MR. ABRAHAM: That's just showing the</p> <p>4 brick. But the way we have detailed it's more</p> <p>5 cut stone. That's more for the arch itself.</p> <p>6 MR. GONZALEZ: Okay.</p> <p>7 MR. ABRAHAM: So you will see some with</p> <p>8 brick and some with stone there. Our detail is</p> <p>9 with the full cut stone, cut limestone, arch.</p> <p>06:57:05PM 10 MR. GONZALEZ: Okay. All right.</p> <p>11 CHAIRMAN BOHNEN: You should mention</p> <p>12 for Frank's edification about when we commented</p> <p>13 about floor-to-ceiling fenestration, we have</p> <p>14 been concerned about some of the new homes.</p> <p>15 This is the foyer?</p> <p>16 MR. ABRAHAM: It is.</p> <p>17 CHAIRMAN BOHNEN: And to bring light</p> <p>18 into the foyer.</p> <p>19 MR. ABRAHAM: It is, yes.</p> <p>06:57:26PM 20 MR. GONZALEZ: Okay.</p> <p>21 MR. GEIST: 10-foot tall.</p> <p>22 CHAIRMAN BOHNEN: Okay. All right.</p>	<p style="text-align: center;">17</p> <p>1 some of those influences in the historic</p> <p>2 district suggests to Jim's point there is</p> <p>3 definitely value there in having some of those</p> <p>4 historical references; and I think that that's</p> <p>5 worthy of note.</p> <p>6 Adler liked thin homes. There are</p> <p>7 aspects of this that are thin. The sun room,</p> <p>8 the great room to a degree, the one-car attached</p> <p>9 garage. Some of the massing I think displays</p> <p>06:58:59PM 10 some of that. So I think there is a lot to be</p> <p>11 said for what's going to replace the existing</p> <p>12 home.</p> <p>13 MR. ABRAHAM: Thank you.</p> <p>14 CHAIRMAN BOHNEN: So, perhaps, this</p> <p>15 becomes an heirloom for tomorrow.</p> <p>16 MR. ABRAHAM: We understand the</p> <p>17 responsibility we are taking on by putting this</p> <p>18 house up where it is and what was there.</p> <p>19 CHAIRMAN BOHNEN: Well, we appreciate</p> <p>06:59:27PM 20 your sensitivity to that.</p> <p>21 May I have a motion, please.</p> <p>22 MR. GONZALEZ: Aye.</p>

1 CHAIRMAN BOHNEN: I need a motion on
2 the Certificate of Appropriateness.

3 MR. HAARLOW: I will move to approve
4 the Certificate of Appropriateness for 244 East
5 First Street, which is case HPC-11-2019.

6 MS. WILLIAMS: Second.

7 CHAIRMAN BOHNEN: All in favor?

8 MR. PRISBY: Aye.

9 MR. HAARLOW: Aye.

10 MR. GONZALEZ: Aye.

11 CHAIRMAN BOHNEN: Motion carries.

12 Thank you very much.

13 * * *

14 (Which were all the proceedings had
15 in the above-entitled cause.)

16

17

18

19

20

21

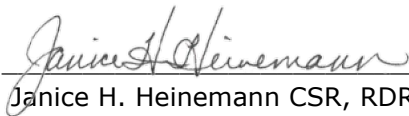
22

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

'	agree [2] - 4:6, 7:15 airwaves [1] - 8:3 ALSO [1] - 2:1 answer [1] - 3:13 applicant [1] - 2:20 applicants [1] - 7:11 applied [1] - 3:10 appreciate [5] - 7:1, 8:7, 11:13, 16:12, 17:19 Appropriateness [5] - 1:7, 2:17, 6:14, 18:2, 18:4 approve [2] - 5:19, 18:3 arch [6] - 13:5, 14:11, 14:12, 14:14, 15:5, 15:9 Architecture [2] - 2:5, 2:6 area [1] - 11:4 aspects [1] - 17:7 attached [1] - 17:8 audience [1] - 3:2 Avenue [1] - 1:13 Aye [3] - 6:2, 17:22, 18:8 aye [2] - 18:9, 18:10	18:7, 18:11 bothered [1] - 9:13 brick [2] - 15:4, 15:8 bricks [1] - 15:2 bring [1] - 15:17 BRUCE [1] - 2:7 Bruce [1] - 3:1 build [1] - 6:14 building [2] - 3:9, 3:11 buildings [1] - 14:15 business [1] - 19:5	complements [1] - 9:10 concerned [2] - 6:19, 15:14 concerns [1] - 13:9 considerable [1] - 10:14 considerations [1] - 16:1 construct [2] - 1:8, 2:17 Consultant [1] - 2:3 contemporary [1] - 13:11 Contractor [1] - 2:7 contractor [1] - 3:1 conversation [1] - 7:5 corner [1] - 11:4 correct [1] - 19:8 correctly [1] - 11:11 COUNTY [2] - 1:2, 19:2 court [1] - 19:4 crew [1] - 6:16 criterias [1] - 6:19 crowd [1] - 7:21 CRR [2] - 19:3, 19:12 CSR [2] - 19:3, 19:12 curious [1] - 11:22 current [1] - 16:16 cut [4] - 14:19, 15:5, 15:9 cuts [1] - 14:21	details [5] - 9:11, 11:1, 11:3, 11:9, 11:10 detrimental [1] - 3:21 different [2] - 10:3, 14:22 dig [1] - 11:9 discussed [1] - 16:10 discussion [1] - 8:15 displays [1] - 17:9 district [5] - 4:1, 7:18, 9:10, 9:11, 17:2 District [2] - 1:8, 2:18 done [1] - 7:20 door [2] - 12:12, 12:13 doors [1] - 12:12 down [3] - 12:15, 16:15, 16:20 driveway [1] - 12:15 DU [2] - 1:2, 19:2 dwarf [1] - 10:10
0				
084-001391 [1] - 19:12				
1				
10-foot [1] - 15:21 100 [1] - 16:19 13th [1] - 1:14 19 [1] - 1:13				
2				
2020 [1] - 1:14 244 [4] - 1:6, 2:15, 2:20, 18:4				
4				
4 [1] - 3:4				
6				
6:41 [1] - 1:15				
A				
ability [1] - 4:21 above-entitled [2] - 1:11, 18:15 ABRAHAM [14] - 2:4, 7:3, 10:2, 12:3, 13:17, 14:11, 14:19, 15:3, 15:7, 15:16, 15:19, 16:5, 17:13, 17:16 Abraham [5] - 2:5, 2:6, 2:11, 6:16, 7:21 actual [1] - 16:6 add [1] - 8:20 Adler [2] - 16:22, 17:6 advance [1] - 3:20 advertise [1] - 8:2 advertisement [1] - 8:2 advisory [1] - 6:11 aforesaid [1] - 19:9	bare [1] - 7:12 basement [1] - 12:16 Basswood [1] - 9:21 beams [1] - 12:7 beating [1] - 4:12 becomes [1] - 17:15 BEFORE [1] - 1:3 begin [1] - 2:15 behind [1] - 11:19 best [1] - 7:9 better [3] - 8:6, 10:8, 13:6 beyond [1] - 4:11 biggest [1] - 13:3 BILL [1] - 1:19 bit [3] - 5:9, 8:14, 13:13 blend [2] - 9:21, 10:3 blindly [1] - 10:20 block [1] - 11:5 BOARD [1] - 1:16 BOHNEN [25] - 1:17, 2:14, 3:12, 3:15, 4:4, 4:8, 5:21, 6:1, 6:3, 6:5, 6:10, 7:4, 7:19, 8:1, 14:4, 14:7, 15:11, 15:17, 15:22, 16:8, 17:14, 17:19, 18:1,	CALLAGHAN [2] - 2:8, 2:9 Callaghan [3] - 2:12, 2:21 cannot [1] - 14:9 car [1] - 17:8 care [2] - 4:19 carries [1] - 18:11 Case [1] - 2:15 case [1] - 18:5 ceiling [1] - 15:13 cellar [1] - 12:16 certain [2] - 5:9, 12:7 certainly [3] - 7:20, 8:5, 13:11 Certificate [5] - 1:7, 2:16, 6:13, 18:2, 18:4 certify [1] - 19:4 CHAIRMAN [24] - 2:14, 3:12, 3:15, 4:4, 4:8, 5:21, 6:1, 6:3, 6:5, 6:10, 7:4, 7:19, 8:1, 14:4, 14:7, 15:11, 15:17, 15:22, 16:8, 17:14, 17:19, 18:1, 18:7, 18:11 Chairman [1] - 1:17 Chan [1] - 7:7 CHAN [1] - 2:2 change [1] - 8:10 changes [2] - 3:4, 8:8 Chicago [1] - 1:13 cochere [1] - 13:8 color [1] - 9:16 commented [2] - 9:8, 15:12 comments [3] - 3:8, 3:18, 8:9 COMMISSION [1] - 1:4 Commission [3] - 1:13, 5:5, 13:3 comparing [1] - 9:4	D D'ONOFRIO [1] - 2:3 December [1] - 3:4 decide [1] - 12:8 decorative [1] - 12:10 definitely [4] - 12:11, 14:12, 16:12, 17:3 degree [1] - 17:8 demo [6] - 3:16, 3:20, 4:3, 4:5, 5:16, 5:20 demolish [2] - 1:7, 2:17 demolishing [1] - 12:8 demolition [1] - 3:10 description [1] - 14:18 design [2] - 9:4, 11:20 detail [1] - 15:8 detailed [1] - 15:4	E early [1] - 13:19 easier [1] - 8:6 East [5] - 1:6, 1:13, 2:15, 2:20, 18:4 echo [2] - 7:6, 7:14 edification [1] - 15:12 either [2] - 10:17, 14:10 elements [2] - 9:11, 11:3 elevation [1] - 3:6 Elm [1] - 13:7 emotional [1] - 4:9 entitled [2] - 1:11, 18:15 evening [1] - 7:13 event [1] - 8:5 evidently [1] - 8:11 example [2] - 16:4, 16:5 excuse [1] - 14:6 exist [1] - 14:3 existing [3] - 10:12, 12:1, 17:11 expensive [1] - 4:19 extensively [1] - 16:11 extraordinary [1] - 7:16

F	guess [2] - 4:14, 5:16	I	look [3] - 10:12, 11:12, 12:3	MR [77] - 1:17, 1:18, 1:19, 1:20, 2:2, 2:3, 2:4, 2:6, 2:7, 2:8, 2:19, 3:13, 4:5, 5:19, 5:22, 6:2, 6:7, 6:8, 6:9, 7:2, 7:3, 7:6, 7:14, 7:22, 8:12, 8:14, 8:16, 8:17, 8:19, 8:20, 8:22, 9:8, 9:15, 9:19, 9:22, 10:2, 10:4, 10:5, 10:8, 10:10, 10:12, 10:15, 10:18, 11:1, 11:6, 11:8, 11:22, 12:3, 12:7, 12:11, 12:19, 13:14, 13:17, 13:21, 14:11, 14:17, 14:19, 15:1, 15:3, 15:6, 15:7, 15:10, 15:16, 15:19, 15:20, 15:21, 16:3, 16:5, 16:7, 16:9, 17:13, 17:16, 17:22, 18:3, 18:8, 18:9, 18:10
far [1] - 14:13 farmhouse [1] - 11:12 favor [2] - 6:1, 18:7 fenestration [1] - 15:13 fine [1] - 11:21 firm [1] - 7:9 First [6] - 1:6, 2:15, 2:20, 13:4, 13:7, 18:5 first [1] - 6:15 flatter [1] - 13:6 floor [1] - 15:13 floor-to-ceiling [1] - 15:13 fly [1] - 10:20 folks [2] - 4:9, 16:2 foregoing [1] - 19:7 forward [2] - 5:12, 11:20 foyer [2] - 15:15, 15:18 FRANK [1] - 1:18 frank [1] - 8:17 Frank [1] - 10:5 Frank's [1] - 15:12 front [1] - 12:12 full [1] - 15:9 future [2] - 4:16, 7:18	H HAARLOW [8] - 1:19, 5:22, 6:7, 7:6, 8:16, 16:9, 18:3, 18:9 half [1] - 10:21 Halquist [1] - 9:20 hand [1] - 6:13 happy [1] - 3:13 hat [1] - 11:12 heard [1] - 13:10 hearing [2] - 1:11, 19:7 height [1] - 9:14 HEINEMANN [1] - 19:3 Heinemann [1] - 19:12 heirloom [1] - 17:15 helpful [1] - 7:17 helps [1] - 10:19 hereby [1] - 19:4 hesitation [1] - 13:3 HINSDALE [1] - 1:3 Hinsdale [5] - 1:12, 1:13, 3:8, 4:1, 14:1 historic [6] - 4:1, 4:6, 4:16, 5:8, 7:18, 17:1 HISTORIC [1] - 1:4 Historic [3] - 1:8, 1:12, 2:18 historical [3] - 14:13, 16:12, 17:4 home [7] - 1:8, 2:18, 3:21, 4:6, 10:13, 12:19, 17:12 home's [1] - 12:1 homes [10] - 4:17, 9:1, 9:4, 9:6, 13:19, 13:22, 15:14, 17:6 honestly [1] - 7:10 hope [1] - 4:15 hopefully [1] - 14:9 horse [1] - 4:12 house [13] - 4:9, 5:3, 5:4, 5:8, 6:14, 9:9, 10:16, 11:18, 11:20, 13:6, 16:16, 17:18 houses [3] - 9:13, 10:7, 10:11 HPC-11-2019 [3] - 1:6, 2:15, 18:5	ILLINOIS [2] - 1:1, 19:1 Illinois [2] - 1:14, 19:5 imagine [1] - 10:21 impact [1] - 3:21 important [1] - 3:22 IN [1] - 1:5 incorporating [1] - 12:14 influences [1] - 17:1 item [1] - 6:13 itself [3] - 4:2, 15:5, 16:6	looking [4] - 9:3, 10:19, 11:19, 14:15 looks [3] - 11:16, 13:6, 13:11 lose [1] - 5:8 loss [1] - 3:21 Lutyens [1] - 16:22	
G		J	M	
GALLAGHER [2] - 12:5, 12:11 garage [1] - 17:9 GEIST [9] - 2:6, 2:19, 3:13, 7:2, 7:22, 8:12, 9:19, 13:21, 15:21 Geist [2] - 2:11, 2:19 General [1] - 2:7 general [1] - 3:1 given [1] - 19:6 GONZALEZ [24] - 1:18, 6:2, 6:9, 8:19, 8:22, 9:15, 9:22, 10:4, 10:8, 10:12, 10:18, 11:6, 11:22, 12:7, 12:19, 14:17, 15:1, 15:6, 15:10, 15:20, 16:3, 16:7, 17:22, 18:10 grant [3] - 5:15, 5:16, 5:17 Granted [1] - 11:17 graphics [1] - 6:21 great [1] - 17:8		JANICE [1] - 19:3 Janice [1] - 19:12 January [1] - 1:14 Jim [1] - 9:7 JIM [1] - 1:20 Jim's [1] - 17:2 job [2] - 5:10, 8:6 JOHN [1] - 1:17 joined [1] - 2:22	manmade [1] - 9:22 massing [2] - 10:16, 17:9 massive [1] - 10:7 matches [1] - 13:8 material [3] - 8:9, 13:2, 16:6 materials [3] - 7:8, 14:12, 16:13 MATTER [1] - 1:5 matter [1] - 1:12 mean [4] - 11:6, 11:13, 12:21, 14:2 meeting [2] - 3:3, 13:13 Member [4] - 1:18, 1:19, 1:20, 1:21 members [1] - 13:3 MEMBERS [1] - 1:16 memorandum [1] - 3:5 mention [1] - 15:11 mentioned [1] - 16:22 MICHAEL [2] - 2:3, 2:4 Michael [2] - 2:5, 2:6 MIKE [1] - 2:8 Mike [3] - 2:21, 2:22, 7:21 minimum [1] - 7:12 missing [1] - 11:15 model [1] - 7:8 modern [1] - 13:10 MONICA [1] - 2:9 Monica [2] - 2:21, 2:22 month [2] - 8:15, 9:8 month's [1] - 13:13 most [3] - 6:19, 11:13, 11:15 motion [7] - 5:15, 5:17, 5:19, 6:10, 17:21, 18:1, 18:11 move [1] - 18:3 moving [1] - 11:20	N
		K	keep [3] - 4:7, 11:18, 16:19 keeping [1] - 12:5 KEVIN [1] - 2:6 Kevin [3] - 2:19, 3:12, 6:16 kind [4] - 11:2, 11:11, 13:8, 14:20 knowledge [1] - 4:17	name [1] - 2:19 national [1] - 3:22 natural [1] - 10:4 near [1] - 9:4 necessarily [3] - 10:15, 11:4, 13:10 need [1] - 18:1 neighboring [1] - 9:1 neighbors [1] - 10:10 new [4] - 1:8, 2:17, 6:14, 15:14 next [1] - 6:12 nice [1] - 6:17 normally [1] - 9:12 north [1] - 3:6 note [2] - 8:8, 17:5 notes [1] - 19:9 nothing [1] - 4:2 noting [1] - 10:19
		L	laid [1] - 6:22 landmarked [1] - 5:4 last [7] - 3:3, 8:15, 9:8, 13:13, 16:11, 16:15, 16:21 least [1] - 5:7 leftover [1] - 12:15 License [1] - 19:12 lieu [1] - 3:7 light [1] - 15:17 limestone [2] - 14:19, 15:9 lives [1] - 5:7 locally [2] - 5:3, 5:4	O
				obviously [1] - 4:10 OF [7] - 1:1, 1:2, 1:3, 1:5, 1:10, 19:1, 19:2 old [3] - 11:12, 12:14, 12:20

<p>one [7] - 6:18, 7:12, 13:15, 16:14, 16:16, 16:20, 17:8</p> <p>one-car [1] - 17:8</p> <p>opinion [1] - 4:2</p> <p>opportunity [1] - 6:20</p> <p>order [1] - 3:16</p> <p>original [1] - 12:18</p> <p>outlined [1] - 3:5</p> <p>Owners [1] - 2:9</p> <p>owners [1] - 2:22</p> <p>ownership [1] - 4:16</p>	<p>Principal [1] - 2:4</p> <p>PRISBY [16] - 1:20, 4:5, 5:19, 6:8, 7:14, 8:14, 8:17, 8:20, 9:8, 10:5, 10:10, 10:15, 11:1, 11:8, 13:14, 18:8</p> <p>problem [1] - 13:4</p> <p>proceedings [1] - 18:14</p> <p>PROCEEDINGS [1] - 1:10</p> <p>projects [1] - 11:14</p> <p>proper [1] - 3:16</p> <p>properties [1] - 4:22</p> <p>proposal [1] - 7:16</p> <p>providing [1] - 6:16</p> <p>purchase [1] - 5:1</p> <p>putting [1] - 17:17</p>	<p>reported [1] - 19:6</p> <p>reporter [1] - 19:4</p> <p>request [2] - 2:16, 4:22</p> <p>Request [1] - 1:7</p> <p>require [1] - 4:18</p> <p>requirement [1] - 8:13</p> <p>responsibility [1] - 17:17</p> <p>retained [1] - 12:18</p> <p>review [1] - 3:9</p> <p>revised [1] - 3:6</p> <p>reworking [1] - 4:12</p> <p>RITTER [1] - 2:7</p> <p>Ritter [2] - 2:13, 3:1</p> <p>Robbins [2] - 1:8, 2:18</p> <p>room [2] - 17:7, 17:8</p> <p>round [1] - 11:6</p> <p>rounded [1] - 13:4</p>	<p>State [1] - 19:5</p> <p>STATE [2] - 1:1, 19:1</p> <p>stone [11] - 3:6, 9:16, 9:17, 11:8, 12:15, 14:22, 15:5, 15:8, 15:9</p> <p>stones [1] - 10:3</p> <p>Street [6] - 1:6, 2:16, 13:4, 13:7, 18:5</p> <p>street [1] - 13:7</p> <p>streetscape [5] - 3:22, 6:18, 7:16, 9:6, 10:20</p> <p>streetscapes [1] - 6:17</p> <p>strong [1] - 9:5</p> <p>structural [1] - 12:10</p> <p>stucco [1] - 3:7</p> <p>stuff [1] - 11:14</p> <p>submit [1] - 7:12</p> <p>submitted [1] - 7:9</p> <p>suggesting [1] - 8:11</p> <p>suggests [1] - 17:2</p> <p>sun [1] - 17:7</p> <p>surround [1] - 14:20</p> <p>sworn [1] - 2:13</p>	<p>U</p> <p>unlandmarked [1] - 5:4</p> <p>unpaid [1] - 8:2</p> <p>up [2] - 13:8, 17:18</p> <p>upkeep [2] - 4:18, 4:21</p>
<p>P</p>	<p>Q</p>	<p>S</p>	<p>T</p>	<p>V</p>
<p>p.m [1] - 1:15</p> <p>PAGE [2] - 1:2, 19:2</p> <p>paid [1] - 8:2</p> <p>Park [2] - 1:8, 2:18</p> <p>particular [1] - 5:3</p> <p>pass [2] - 6:11, 13:21</p> <p>pattern [1] - 14:21</p> <p>people [2] - 4:16, 4:20</p> <p>perform [1] - 4:21</p> <p>perhaps [1] - 17:14</p> <p>permit [2] - 3:10, 3:11</p> <p>personally [1] - 9:9</p> <p>Personally [1] - 13:1</p> <p>perspective [1] - 16:12</p> <p>piece [1] - 5:14</p> <p>place [1] - 3:4</p> <p>Planner [1] - 2:2</p> <p>Planning [1] - 2:3</p> <p>plans [1] - 5:11</p> <p>pleased [1] - 13:2</p> <p>point [1] - 17:2</p> <p>porte [1] - 13:8</p> <p>porte-cochere [1] - 13:8</p> <p>position [1] - 11:17</p> <p>positive [1] - 5:17</p> <p>possibility [2] - 4:11, 12:14</p> <p>posts [1] - 12:6</p> <p>precedence [1] - 13:17</p> <p>preference [1] - 13:15</p> <p>PRESENT [2] - 1:16, 2:1</p> <p>PRESERVATION [1] - 1:4</p> <p>Preservation [1] - 1:12</p> <p>primarily [1] - 14:15</p>	<p>quarried [1] - 10:1</p> <p>Quarried [1] - 10:2</p> <p>questions [2] - 3:14, 16:1</p> <p>quite [2] - 7:10, 8:14</p>	<p>saga [1] - 4:8</p> <p>sample [1] - 9:20</p> <p>SANDRA [1] - 1:21</p> <p>Sandra [2] - 3:18, 6:3</p> <p>Sandy [2] - 13:14, 14:5</p> <p>saving [1] - 4:11</p> <p>second [3] - 5:21, 5:22, 18:6</p> <p>see [10] - 7:17, 9:5, 9:12, 11:15, 11:16, 14:4, 14:7, 14:10, 15:1, 15:7</p> <p>seeing [2] - 6:22, 14:1</p> <p>sensitive [1] - 4:19</p> <p>sensitivity [1] - 17:20</p> <p>setback [1] - 8:12</p> <p>shorthand [2] - 19:6, 19:8</p> <p>show [1] - 13:18</p> <p>showing [1] - 15:3</p> <p>side [1] - 12:12</p> <p>significance [1] - 16:16</p> <p>size [1] - 14:22</p> <p>soldier [1] - 15:2</p> <p>someone [1] - 16:18</p> <p>somewhere [1] - 12:16</p> <p>sort [1] - 13:11</p> <p>spent [1] - 5:6</p> <p>ss [2] - 1:1, 19:1</p> <p>start [1] - 3:16</p>	<p>tall [1] - 15:21</p> <p>tearing [1] - 16:19</p> <p>telephone [3] - 1:21, 14:5, 14:8</p> <p>template [1] - 7:22</p> <p>testimony [2] - 1:10, 19:6</p> <p>THE [2] - 1:3, 1:5</p> <p>thin [2] - 17:6, 17:7</p> <p>thorough [1] - 7:11</p> <p>three [1] - 10:3</p> <p>throws [1] - 13:11</p> <p>timber [2] - 12:8, 12:20</p> <p>tipped [1] - 11:11</p> <p>tomorrow [1] - 17:15</p> <p>tonight [1] - 8:4</p> <p>town [2] - 4:10, 5:7</p> <p>transcript [1] - 19:8</p> <p>true [1] - 19:8</p> <p>try [3] - 4:6, 10:21, 16:18</p> <p>trying [1] - 10:20</p> <p>turning [1] - 5:2</p> <p>twisting [1] - 5:2</p> <p>two [1] - 12:12</p> <p>type [2] - 6:18, 9:17</p>	<p>value [2] - 12:21, 17:3</p> <p>via [1] - 1:21</p> <p>VILLAGE [1] - 1:3</p> <p>Village [3] - 2:2, 3:8, 8:10</p> <p>vintage [1] - 13:19</p> <p>volume [1] - 10:14</p> <p>vote [4] - 3:20, 4:3, 4:7, 5:18</p>
	<p>R</p>		<p>W</p>	
	<p>random [3] - 14:20, 14:21</p> <p>rather [1] - 16:19</p> <p>RDR [2] - 19:3, 19:12</p> <p>really [4] - 6:17, 6:20, 12:4, 14:14</p> <p>reasonable [1] - 10:22</p> <p>reclaimed [1] - 12:2</p> <p>record [1] - 5:13</p> <p>recusing [1] - 6:5</p> <p>references [2] - 14:13, 17:4</p> <p>reflect [1] - 11:2</p> <p>regimented [1] - 14:21</p> <p>registered [1] - 4:1</p> <p>relationship [2] - 9:1, 9:5</p> <p>remark [1] - 4:14</p> <p>remember [2] - 11:11, 14:1</p> <p>remorse [1] - 5:9</p> <p>removed [1] - 3:7</p> <p>replace [1] - 17:11</p> <p>replacing [1] - 16:17</p> <p>replicate [1] - 10:16</p> <p>REPORT [1] - 1:10</p>		<p>walls [2] - 3:7, 8:10</p> <p>watching [1] - 8:3</p> <p>whole [2] - 8:22, 13:12</p> <p>WILLIAMS [10] - 1:21, 3:19, 6:4, 7:15, 13:1, 13:16, 13:22, 14:6, 14:9, 18:6</p> <p>window [5] - 13:4, 13:5, 14:1, 16:4, 16:6</p> <p>windows [1] - 11:7</p> <p>wing [2] - 3:7, 8:10</p> <p>wood [2] - 11:10, 12:2</p> <p>worried [1] - 5:10</p> <p>worthy [2] - 16:18, 17:5</p>	<p>Y</p>
				<p>years [2] - 5:7, 16:19</p> <p>YU [1] - 2:2</p>
			<p>Z</p>	
				<p>Zook [4] - 11:2, 11:7, 11:12, 16:21</p>

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
Case HPC-09-2019 - 417 S. Elm Street)
Request for Certificate of Appropriate-)
ness to construct a new home)
in the Robbins Park Historic District)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Hinsdale Historic Preservation
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 13th day of January, 2020, at
7:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member.

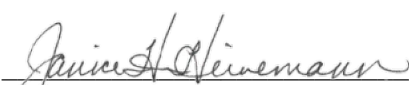
MR. JIM PRISBY, Member.

MS. SANDRA WILLIAMS, via telephone,
Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ANTONI, Planning</p> <p>4 Consultant;</p> <p>5 MR. PATRICK MC GINNIS, Donatelli &</p> <p>6 Coules;</p> <p>7 MR. JIM GARBER, Garber Construction.</p> <hr/> <p>8 (Mr. McGinnis previously sworn.)</p> <p>9 CHAIRMAN BOHNEN: Next case on the</p> <p>10 docket is 417 South Elm Street. This is an</p> <p>11 application to build a new home on a vacant lot</p> <p>12 in the Historic Robbins Park District.</p> <p>13 MR. MC GINNIS: Good evening. My name</p> <p>14 is Patrick McGinnis. I'm an attorney with</p> <p>15 Donatelli & Coules, which represents the owner</p> <p>16 of the property, Rebrag, Inc. The applicant is</p> <p>17 seeking a Certificate of Appropriateness in</p> <p>18 order to obtain approval of the plans for the</p> <p>19 construction of a new home at 417 South Elm</p> <p>20 Street. The architect for the plans is Moment</p> <p>21 Design and the builder is Garber Construction,</p> <p>22 both of which are based in Hinsdale.</p>	<p style="text-align: right;">4</p> <p>1 applicant's request for the Certificate of</p> <p>2 Appropriateness for approval of the plans for</p> <p>3 construction of a new home.</p> <p>4 CHAIRMAN BOHNEN: The home to the south</p> <p>5 is not historically significant?</p> <p>6 MR. MC GINNIS: I don't believe so.</p> <p>7 CHAIRMAN BOHNEN: I question that. I</p> <p>8 have to look at my map.</p> <p>9 MR. PRISBY: This house? I think that</p> <p>10 would be a contributing structure.</p> <p>11 MR. HAARLOW: I think so, too.</p> <p>12 MR. PRISBY: Chan, do you know for</p> <p>13 sure?</p> <p>14 CHAIRMAN BOHNEN: Well, we can look on</p> <p>15 the chart here. Contributing structures in the</p> <p>16 black-and-white chart. I'm on Fourth Street.</p> <p>17 No. I'm on Elm Street, between Fourth and</p> <p>18 Sixth. So we have on Fourth Street would be the</p> <p>19 red brick home, the Clark's home. And then we</p> <p>20 have the ranch that is the vacant lot, and then</p> <p>21 we have this vacant lot. And then we have the</p> <p>22 English cottage, which is significant; and then</p>
<p style="text-align: right;">3</p> <p>1 The property is located in the</p> <p>2 Robbins Park Historic District, but it's a</p> <p>3 vacant property so there is no home with any</p> <p>4 historical significance. The home is being</p> <p>5 built in compliance with the Village Code with</p> <p>6 no variance requests. Plans comply with the</p> <p>7 front and side yard setbacks with the garage in</p> <p>8 the back yard and retaining ample green space on</p> <p>9 the property.</p> <p>10 The owner is building a spec home</p> <p>11 with Chicago common brick that is lime-washed</p> <p>12 white. The front board-and-batten area will be</p> <p>13 brown, and the roof is going to be cedar shake.</p> <p>14 Neither of the homes on either side</p> <p>15 are historically significant, and the plans</p> <p>16 won't interfere with the use or enjoyment of</p> <p>17 those homes. The new home will also conform</p> <p>18 with the size and style of the surrounding homes</p> <p>19 and we think will complement the neighborhood</p> <p>20 nicely.</p> <p>21 So, as such, we respectfully</p> <p>22 request that the Commission approve the</p>	<p style="text-align: right;">5</p> <p>1 we have the new house on the corner; so it is a</p> <p>2 contributing structure to the south.</p> <p>3 MR. MC GINNIS: All right. Well, I</p> <p>4 apologize for misspeaking. But either way, the</p> <p>5 plans for the new home wouldn't interfere with</p> <p>6 that home in any way.</p> <p>7 MR. GONZALEZ: Have the plans been</p> <p>8 started yet?</p> <p>9 MR. MC GINNIS: They have. They were</p> <p>10 submitted with the application.</p> <p>11 MR. HAARLOW: Mr. McGinnis?</p> <p>12 MR. MC GINNIS: Correct.</p> <p>13 MR. HAARLOW: Can you say again,</p> <p>14 please, what the common brick is going to be?</p> <p>15 You said lime-washed white?</p> <p>16 MR. MC GINNIS: The Chicago common</p> <p>17 brick will be lime-washed. The front</p> <p>18 board-and-batten area will be brown, and the</p> <p>19 roof is going to be cedar shake.</p> <p>20 MR. HAARLOW: So all of the siding,</p> <p>21 whether it's board-and-batten or not, is going</p> <p>22 to be brown?</p>

<p style="text-align: center;">6</p> <p>1 MR. MC GINNIS: I believe so.</p> <p>2 MR. HAARLOW: Not gray, not black.</p> <p>3 MR. GARBER: Definitely not black.</p> <p>4 MR. HAARLOW: But not gray. I'm only</p> <p>5 asking because of the color rendering that we</p> <p>6 were given.</p> <p>7 In terms of the color from the</p> <p>8 street, assuming that the board and batten and</p> <p>9 the other siding is going to be brown, that</p> <p>10 makes some reference to the house immediately to</p> <p>11 the south, which is a contributing structure.</p> <p>12 And the lime-washed brick, the house across the</p> <p>13 street, is also a whiter brick. So just in and</p> <p>14 of themselves, the colors are appropriate from a</p> <p>15 streetscape perspective.</p> <p>16 MR. GONZALEZ: As far as the committee,</p> <p>17 I have a question. How much wiggle room do we</p> <p>18 have if we wanted to make some modifications to</p> <p>19 the elevation, is there any?</p> <p>20 MR. GARBER: We are already submitted</p> <p>21 for permits. Are you talking color schemes?</p> <p>22 MR. GONZALEZ: Or anything. I mean</p>	<p style="text-align: center;">8</p> <p>1 MR. GONZALEZ: Yes. That's my point.</p> <p>2 When I saw this stamp, I thought, well, listen,</p> <p>3 there is not much we can say about this.</p> <p>4 MR. PRISBY: We have been screaming at</p> <p>5 the moon for the last two years to get out in</p> <p>6 front of these things. And although the</p> <p>7 client -- That's the other thing. It was</p> <p>8 always, well, you know, the client, they are the</p> <p>9 ones that drive the bus. They are the ones that</p> <p>10 tell us what they want to do, and we are here to</p> <p>11 serve them. Well, in this case, we have a spec</p> <p>12 house; right?</p> <p>13 CHAIRMAN BOHNEN: Well, I would just</p> <p>14 simply weigh in to this extent; that I would</p> <p>15 hope this is a spec house. I'm also not pleased</p> <p>16 that we haven't gotten involved earlier on. But</p> <p>17 I would be very upset if all of a sudden day two</p> <p>18 this was a sold house, and we have just been</p> <p>19 dodged by the builder and his attorney so that</p> <p>20 we don't have an opportunity to talk to the end</p> <p>21 user of the house. So we will take you at your</p> <p>22 word.</p>
<p style="text-align: center;">7</p> <p>1 generally we like them in the preliminary phase.</p> <p>2 But right now they look like they are completed</p> <p>3 because I see the seal of the architect. So all</p> <p>4 we can do is just, if we are lucky, we can</p> <p>5 attempt to change the paint; but that's not --</p> <p>6 In other words, we like to see</p> <p>7 drawings in the preliminary stages so we have</p> <p>8 some input. Right now we are back to what we</p> <p>9 have been dealing with all along.</p> <p>10 MR. PRISBY: I think the disappointing</p> <p>11 aspect of that is that Patrick knows better,</p> <p>12 right? Patrick has been coming in front of us</p> <p>13 for a couple years now with new houses knowing</p> <p>14 that we want to have some general sense of input</p> <p>15 at the beginning. And then here we are again at</p> <p>16 another plan that's completed. It's in for</p> <p>17 permit. They have this already spent money on</p> <p>18 architecture and the permit process. And who</p> <p>19 knows what we would suggest changing at this</p> <p>20 point might affect the actual permit, zoning,</p> <p>21 building code issues. And that's where I get</p> <p>22 the most disappointed is --</p>	<p style="text-align: center;">9</p> <p>1 MR. MC GINNIS: I can tell you that's</p> <p>2 not the case.</p> <p>3 MR. PRISBY: I have no problem with the</p> <p>4 colors. The colors, I don't have a problem with</p> <p>5 the neighborhood. I don't really have a problem</p> <p>6 with them.</p> <p>7 My biggest problem with the</p> <p>8 architecture is the piece on the right. It's</p> <p>9 really hard to kind of tell from this</p> <p>10 two-dimensional drawing, right? But that piece</p> <p>11 comes forward from the rest of the house. I</p> <p>12 don't know if you guys can see this from the</p> <p>13 rendering. But you have the 2nd floor window,</p> <p>14 and then the roof comes down to a gray, like a</p> <p>15 charcoal gray wall; right? There are, it looks</p> <p>16 like, two or three brackets that are coming out</p> <p>17 that if you actually open the construction</p> <p>18 documents and look at the side elevation, that</p> <p>19 roof projects probably to about a 3-foot</p> <p>20 overhang with these brackets next to it.</p> <p>21 And then this tall window punching</p> <p>22 through to create that dormer. So you couple</p>

<p style="text-align: center;">10</p> <p>1 that with the change of material and the tall 2 window below it. We have had some issues with 3 these tall windows below. And now you actually 4 have something that actually goes to the 5 basement. 6 So this is probably I'm going to 7 guess about 14-foot high window when it's all 8 said and done. So landscaping in front of it, 9 some of it will be below ground. But I would 10 like to see some separation there. Again, one 11 of our complaints in recent years -- or at least 12 one of my complaints, I won't speak for 13 everybody -- is the massive amounts of glazing 14 that go on some of these houses. Here we are 15 taking two giant windows, and now we are lumping 16 them together. And so now I'm looking at that 17 piece. And that's a very, just that piece, it's 18 a very modern looking piece with older 19 materials. And that's the part that I don't 20 think it's appropriate. 21 The rest of it is simple. It's got 22 some charm to it. I'm not thrilled with the</p> <p>07:10:40PM 07:11:11PM</p>	<p style="text-align: center;">12</p> <p>1 and those brackets that come down on either side 2 of the dormer with the flat roof on the dormer. 3 MR. GARBER: On the west elevation? 4 MR. PRISBY: This would be on, yes, the 5 west elevation. 6 MR. GARBER: That's a staircase in 7 there. 8 MR. PRISBY: Right. That's why I 9 figured the windows were stacked that way. I'd 10 almost like to see some kind of gap between them 11 so it doesn't look like a 14-foot high window. 12 MR. GARBER: I'm not married to that. 13 We can look at it certainly. 14 MR. PRISBY: The last time that I 15 personally did something with like the roof 16 overhang on those brackets was on a fairly 17 modern-looking house. And this kind of plays 18 off of what I have seen before at that level 19 that -- I agree with Sandy, that part just 20 looks too modern to me. I'm just wondering if 21 there is something else that can be done with 22 the roof facing forward.</p> <p>07:12:53PM 07:13:24PM</p>
<p style="text-align: center;">11</p> <p>1 piece on the left but it's back, right? It's 2 kind of deceiving, right? The middle part I 3 think is fine. It's just really the piece on 4 the right bothers me, but I'm good with color 5 and everything else. 6 Also, looked at the setback to the 7 house. It's in line with the neighbors', that's 8 something else that we typically look at. This 9 is not pushed too far back or pulled too far 10 forward. 11 MS. WILLIAMS: My only slight issue is 12 that it does have a more modern appearance. I 13 also like the materials. I have no issue with 14 the darker color. I think that blends with the 15 neighborhood. But it does appear to be for my 16 taste a little too modern for the historic 17 district. 18 MR. PRISBY: Jim, is there anything 19 that can be done with that piece on the right to 20 make it not look so modern? 21 MR. GARBER: The windows stacked? 22 MR. PRISBY: Yes. You have the windows</p> <p>07:11:51PM 07:12:28PM</p>	<p style="text-align: center;">13</p> <p>1 On the north end, even though it's 2 pulled back from the street, you have a gable. 3 You have a hip roof next to that. I'm wondering 4 if there is some element of an angled roof that 5 could go there to really kind of change that, 6 that perspective of top, without affecting the 7 other things you have underneath it, the 8 staircase. 9 MR. GARBER: I can look at it. I just 10 don't want to restart the permit process, and I 11 know it goes back to the same thing. 12 MR. GONZALEZ: I think someone 13 mentioned this, the color, the dark color, the 14 charcoal color. Is it charcoal? 15 MR. HAARLOW: Brown. 16 MR. GONZALEZ: Brown? Oh. 17 MR. PRISBY: I think I said charcoal. 18 MR. GONZALEZ: Charcoal. 19 MR. PRISBY: Stop. Shoot me. 20 MR. GONZALEZ: "Shoot me," see what 21 happens? 22 MR. PRISBY: Maybe I threw that in</p> <p>07:13:58PM 07:14:42PM</p>

<p style="text-align: right;">14</p> <p>1 there just to rub you the wrong way.</p> <p>2 MR. GONZALEZ: Yes, you did. That's</p> <p>3 fine.</p> <p>4 MR. HAARLOW: Well, in terms of the</p> <p>5 modern look of the staircase on the right, this</p> <p>6 window, the bottom quarter of which is below</p> <p>7 grade, I'm assuming because that's where the</p> <p>8 staircase goes down to the lower level, the</p> <p>9 basement level. Does that entire window, both</p> <p>07:15:17PM 10 the first and the grade level one, do they need</p> <p>11 to be treated in that way where they are</p> <p>12 basically one? Or could they be separated by a</p> <p>13 lintel or something like that?</p> <p>14 MR. GARBER: They can be certainly</p> <p>15 separated depending on how this staircase lines</p> <p>16 up, that maybe the stair can come here, maybe a</p> <p>17 break before the other one comes in.</p> <p>18 MR. PRISBY: The one I saw, there</p> <p>19 shouldn't be an issue with that. But again --</p> <p>07:15:49PM 20 MR. HAARLOW: I'm not drawing plans.</p> <p>21 But even if there were a soldier course of the</p> <p>22 Chicago common brick there just to try to take</p>	<p style="text-align: right;">16</p> <p>1 CHAIRMAN BOHNEN: Second?</p> <p>2 MR. GONZALEZ: Second.</p> <p>3 CHAIRMAN BOHNEN: All in favor?</p> <p>4 MR. PRISBY: Aye.</p> <p>5 MR. HAARLOW: Aye.</p> <p>6 CHAIRMAN BOHNEN: Aye.</p> <p>7 MR. GONZALEZ: Aye.</p> <p>8 CHAIRMAN BOHNEN: Thank you.</p> <p>9 MR. YU: Did Sandy vote on that one?</p> <p>10 Sorry, I couldn't hear.</p> <p>11 MS. WILLIAMS: I voted no. I would</p> <p>12 have voted no.</p> <p>13 CHAIRMAN BOHNEN: Thank you. I'm</p> <p>14 sorry.</p> <p>15 MS. WILLIAMS: No problem.</p> <p>16 * * *</p> <p>17 (Which were all the proceedings had</p> <p>18 in the above-entitled cause.)</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">15</p> <p>1 down the modern look of that. Many of the</p> <p>2 Moment Design homes have this feature. I know</p> <p>3 the one on Fifth Street is exactly the same way,</p> <p>4 where they brought in a very large window.</p> <p>5 MR. GARBER: Stack them on top of each</p> <p>6 other.</p> <p>7 MR. HAARLOW: Yes.</p> <p>8 MR. PRISBY: It's kind of been a common</p> <p>9 objection.</p> <p>07:16:30PM 10 MR. GARBER: Sounds like it. I can</p> <p>11 certainly look at it. And I know Jim, so he can</p> <p>12 talk to him. And when we order windows, I can</p> <p>13 look at that.</p> <p>14 MR. PRISBY: You know you can always</p> <p>15 call me.</p> <p>16 CHAIRMAN BOHNEN: So do you want to</p> <p>17 move this along?</p> <p>18 MR. GONZALEZ: Yes.</p> <p>19 CHAIRMAN BOHNEN: Motion?</p> <p>07:17:17PM 20 MR. HAARLOW: I will move to approve</p> <p>21 Case HPC-09-2019, 417 South Elm Street, request</p> <p>22 for a Certificate of Appropriateness.</p>	<p style="text-align: right;">17</p> <p>STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE)</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</p> <p>do hereby certify that I am a court reporter</p> <p>doing business in the State of Illinois, that I</p> <p>reported in shorthand the testimony given at the</p> <p>hearing of said cause, and that the foregoing is</p> <p>a true and correct transcript of my shorthand</p> <p>notes so taken as aforesaid.</p> <p style="text-align: center;"></p> <p style="text-align: center;">Janice H. Heinemann CSR, RDR, CRR</p> <p style="text-align: center;">License No. 084-001391</p>

0	Appropriateness [3] - 2:17, 4:2, 15:22 approval [2] - 2:18, 4:2 approve [2] - 3:22, 15:20 architect [2] - 2:20, 7:3 architecture [2] - 7:18, 9:8 area [2] - 3:12, 5:18 aspect [1] - 7:11 assuming [2] - 6:8, 14:7 attempt [1] - 7:5 attorney [2] - 2:14, 8:19 Avenue [1] - 1:13 Aye [3] - 16:4, 16:6, 16:7 aye [1] - 16:5	5:14, 5:17, 6:12, 6:13, 14:22 brought [1] - 15:4 brown [6] - 3:13, 5:18, 5:22, 6:9, 13:15, 13:16 build [1] - 2:11 builder [2] - 2:21, 8:19 building [2] - 3:10, 7:21 built [1] - 3:5 bus [1] - 8:9 business [1] - 17:5	5:14, 5:16, 14:22, 15:8 complaints [2] - 10:11, 10:12 complement [1] - 3:19 completed [2] - 7:2, 7:16 compliance [1] - 3:5 comply [1] - 3:6 conform [1] - 3:17 construct [1] - 1:7 Construction [2] - 2:6, 2:21 construction [3] - 2:19, 4:3, 9:17 Consultant [1] - 2:3 contributing [4] - 4:10, 4:15, 5:2, 6:11 corner [1] - 5:1 correct [2] - 5:12, 17:8 cottage [1] - 4:22 Coules [2] - 2:5, 2:15 COUNTY [2] - 1:2, 17:2 couple [2] - 7:13, 9:22 course [1] - 14:21 court [1] - 17:4 create [1] - 9:22 CRR [2] - 17:3, 17:12 CSR [2] - 17:3, 17:12	11:19, 12:21 dormer [3] - 9:22, 12:2 down [4] - 9:14, 12:1, 14:8, 15:1 drawing [2] - 9:10, 14:20 drawings [1] - 7:7 drive [1] - 8:9 DU [2] - 1:2, 17:2
1				E
13th [1] - 1:14 14-foot [2] - 10:7, 12:11 19 [1] - 1:13				East [1] - 1:13 either [3] - 3:14, 5:4, 12:1 element [1] - 13:4 elevation [4] - 6:19, 9:18, 12:3, 12:5 Elm [5] - 1:6, 2:10, 2:19, 4:17, 15:21 end [2] - 8:20, 13:1 English [1] - 4:22 enjoyment [1] - 3:16 entire [1] - 14:9 entitled [2] - 1:11, 16:18 evening [1] - 2:13 exactly [1] - 15:3 extent [1] - 8:14
2		C		F
2020 [1] - 1:14 2nd [1] - 9:13		Case [2] - 1:6, 15:21 case [3] - 2:9, 8:11, 9:2 cedar [2] - 3:13, 5:19 certainly [3] - 12:13, 14:14, 15:11 Certificate [4] - 1:7, 2:17, 4:1, 15:22 certify [1] - 17:4 CHAIRMAN [12] - 2:9, 4:4, 4:7, 4:14, 8:13, 15:16, 15:19, 16:1, 16:3, 16:6, 16:8, 16:13 Chairman [1] - 1:17 CHAN [1] - 2:2 Chan [1] - 4:12 change [3] - 7:5, 10:1, 13:5 changing [1] - 7:19 charcoal [5] - 9:15, 13:14, 13:17, 13:18 charm [1] - 10:22 chart [2] - 4:15, 4:16 Chicago [4] - 1:13, 3:11, 5:16, 14:22 Clark's [1] - 4:19 client [2] - 8:7, 8:8 Code [1] - 3:5 code [1] - 7:21 color [8] - 6:5, 6:7, 6:21, 11:4, 11:14, 13:13, 13:14 colors [3] - 6:14, 9:4 coming [2] - 7:12, 9:16 COMMISSION [1] - 1:4 Commission [2] - 1:13, 3:22 committee [1] - 6:16 common [5] - 3:11, 5:14, 5:16, 14:22, 15:8		facings [1] - 12:22 fairly [1] - 12:16 far [3] - 6:16, 11:9 favor [1] - 16:3 feature [1] - 15:2 Fifth [1] - 15:3 figured [1] - 12:9 fine [2] - 11:3, 14:3 first [1] - 14:10 flat [1] - 12:2 floor [1] - 9:13 foregoing [1] - 17:7 forward [3] - 9:11, 11:10, 12:22 Fourth [3] - 4:16, 4:17, 4:18 FRANK [1] - 1:18 front [6] - 3:7, 3:12, 5:17, 7:12, 8:6, 10:8
3			D	G
3-foot [1] - 9:19	B		D'ANTONI [1] - 2:3 dark [1] - 13:13 darker [1] - 11:14 dealing [1] - 7:9 deceiving [1] - 11:2 Definitely [1] - 6:3 Design [2] - 2:21, 15:2 dimensional [1] - 9:10 disappointed [1] - 7:22 disappointing [1] - 7:10 District [3] - 1:8, 2:12, 3:2 district [1] - 11:17 docket [1] - 2:10 documents [1] - 9:18 dodged [1] - 8:19 Donatelli [2] - 2:4, 2:15 done [3] - 10:8,	gable [1] - 13:2 gap [1] - 12:10 garage [1] - 3:7
4	based [1] - 2:22 basement [2] - 10:5, 14:9 batten [4] - 3:12, 5:18, 5:21, 6:8 BEFORE [1] - 1:3 beginning [1] - 7:15 below [4] - 10:2, 10:3, 10:9, 14:6 better [1] - 7:11 between [2] - 4:17, 12:10 biggest [1] - 9:7 BILL [1] - 1:19 black [3] - 4:16, 6:2, 6:3 black-and-white [1] - 4:16 blends [1] - 11:14 board [4] - 3:12, 5:18, 5:21, 6:8 BOARD [1] - 1:16 board-and-batten [3] - 3:12, 5:18, 5:21 BOHNEN [13] - 1:17, 2:9, 4:4, 4:7, 4:14, 8:13, 15:16, 15:19, 16:1, 16:3, 16:6, 16:8, 16:13 bothers [1] - 11:4 bottom [1] - 14:6 brackets [4] - 9:16, 9:20, 12:1, 12:16 break [1] - 14:17 brick [7] - 3:11, 4:19,			
7				
7:00 [1] - 1:15				
A				
above-entitled [2] - 1:11, 16:18 actual [1] - 7:20 affect [1] - 7:20 affecting [1] - 13:6 aforesaid [1] - 17:9 agree [1] - 12:19 almost [1] - 12:10 ALSO [1] - 2:1 amounts [1] - 10:13 ample [1] - 3:8 angled [1] - 13:4 apologize [1] - 5:4 appear [1] - 11:15 appearance [1] - 11:12 applicant [1] - 2:16 applicant's [1] - 4:1 application [2] - 2:11, 5:10 Appropriate [1] - 1:7 appropriate [2] - 6:14, 10:20				

<p>GARBER [11] - 2:6, 6:3, 6:20, 11:21, 12:3, 12:6, 12:12, 13:9, 14:14, 15:5, 15:10 Garber [2] - 2:6, 2:21 general [1] - 7:14 generally [1] - 7:1 giant [1] - 10:15 GINNIS [9] - 2:4, 2:13, 4:6, 5:3, 5:9, 5:12, 5:16, 6:1, 9:1 given [2] - 6:6, 17:6 glazing [1] - 10:13 GONZALEZ [13] - 1:18, 5:7, 6:16, 6:22, 8:1, 13:12, 13:16, 13:18, 13:20, 14:2, 15:18, 16:2, 16:7 grade [2] - 14:7, 14:10 gray [4] - 6:2, 6:4, 9:14, 9:15 green [1] - 3:8 ground [1] - 10:9 guess [1] - 10:7 guys [1] - 9:12</p>	<p>homes [4] - 3:14, 3:17, 3:18, 15:2 hope [1] - 8:15 house [11] - 4:9, 5:1, 6:10, 6:12, 8:12, 8:15, 8:18, 8:21, 9:11, 11:7, 12:17 houses [2] - 7:13, 10:14 HPC-09-2019 [2] - 1:6, 15:21</p>	<p>level [4] - 12:18, 14:8, 14:9, 14:10 License [1] - 17:12 lime [4] - 3:11, 5:15, 5:17, 6:12 lime-washed [4] - 3:11, 5:15, 5:17, 6:12 line [1] - 11:7 lines [1] - 14:15 lintel [1] - 14:13 listen [1] - 8:2 located [1] - 3:1 look [13] - 4:8, 4:14, 7:2, 9:18, 11:8, 11:20, 12:11, 12:13, 13:9, 14:5, 15:1, 15:11, 15:13 looked [1] - 11:6 looking [3] - 10:16, 10:18, 12:17 looks [2] - 9:15, 12:20 lower [1] - 14:8 lucky [1] - 7:4 lumping [1] - 10:15</p>	<p>6:18 Moment [2] - 2:20, 15:2 money [1] - 7:17 moon [1] - 8:5 most [1] - 7:22 motion [1] - 15:19 move [2] - 15:17, 15:20 MR [68] - 1:17, 1:18, 1:19, 1:20, 2:2, 2:3, 2:4, 2:6, 2:13, 4:6, 4:9, 4:11, 4:12, 5:3, 5:7, 5:9, 5:11, 5:12, 5:13, 5:16, 5:20, 6:1, 6:2, 6:3, 6:4, 6:16, 6:20, 6:22, 7:10, 8:1, 8:4, 9:1, 9:3, 11:18, 11:21, 11:22, 12:3, 12:4, 12:6, 12:8, 12:12, 12:14, 13:9, 13:12, 13:15, 13:16, 13:17, 13:18, 13:19, 13:20, 13:22, 14:2, 14:4, 14:14, 14:18, 14:20, 15:5, 15:7, 15:8, 15:10, 15:14, 15:18, 15:20, 16:2, 16:4, 16:5, 16:7, 16:9 MS [4] - 1:21, 11:11, 16:11, 16:15</p>	<p>16:9 ones [2] - 8:9 open [1] - 9:17 opportunity [1] - 8:20 order [2] - 2:18, 15:12 overhang [2] - 9:20, 12:16 owner [2] - 2:15, 3:10</p>
<p>H</p>	<p>I</p> <p>ILLINOIS [2] - 1:1, 17:1 Illinois [2] - 1:14, 17:5 immediately [1] - 6:10 IN [1] - 1:5 Inc [1] - 2:16 input [2] - 7:8, 7:14 interfere [2] - 3:16, 5:5 involved [1] - 8:16 issue [3] - 11:11, 11:13, 14:19 issues [2] - 7:21, 10:2</p>	<p>M</p>	<p>N</p>	<p>P</p> <p>p.m [1] - 1:15 PAGE [2] - 1:2, 17:2 paint [1] - 7:5 Park [3] - 1:8, 2:12, 3:2 part [3] - 10:19, 11:2, 12:19 PATRICK [1] - 2:4 patrick [1] - 7:12 Patrick [2] - 2:14, 7:11 permit [4] - 7:17, 7:18, 7:20, 13:10 permits [1] - 6:21 personally [1] - 12:15 perspective [2] - 6:15, 13:6 phase [1] - 7:1 piece [8] - 9:8, 9:10, 10:17, 10:18, 11:1, 11:3, 11:19 plan [1] - 7:16 Planner [1] - 2:2 Planning [1] - 2:3 plans [8] - 2:18, 2:20, 3:6, 3:15, 4:2, 5:5, 5:7, 14:20 plays [1] - 12:17 pleased [1] - 8:15 point [2] - 7:20, 8:1 preliminary [2] - 7:1, 7:7 PRESENT [2] - 1:16, 2:1 PRESERVATION [1] - 1:4 Preservation [1] - 1:12 previously [1] - 2:8 PRISBY [18] - 1:20, 4:9, 4:12, 7:10, 8:4, 9:3, 11:18, 11:22, 12:4, 12:8, 12:14, 13:17, 13:19, 13:22,</p>
<p>HAARLOW [13] - 1:19, 4:11, 5:11, 5:13, 5:20, 6:2, 6:4, 13:15, 14:4, 14:20, 15:7, 15:20, 16:5 hard [1] - 9:9 hear [1] - 16:10 hearing [2] - 1:11, 17:7 HEINEMANN [1] - 17:3 Heinemann [1] - 17:12 hereby [1] - 17:4 high [2] - 10:7, 12:11 HINSDALE [1] - 1:3 Hinsdale [3] - 1:12, 1:13, 2:22 hip [1] - 13:3 HISTORIC [1] - 1:4 historic [1] - 11:16 Historic [4] - 1:8, 1:12, 2:12, 3:2 historical [1] - 3:4 historically [2] - 3:15, 4:5 home [13] - 1:7, 2:11, 2:19, 3:3, 3:4, 3:10, 3:17, 4:3, 4:4, 4:19, 5:5, 5:6</p>	<p>J</p> <p>JANICE [1] - 17:3 Janice [1] - 17:12 January [1] - 1:14 JIM [2] - 1:20, 2:6 Jim [2] - 11:18, 15:11 JOHN [1] - 1:17</p>	<p>map [1] - 4:8 married [1] - 12:12 massive [1] - 10:13 material [1] - 10:1 materials [2] - 10:19, 11:13 MATTER [1] - 1:5 matter [1] - 1:12 MC [9] - 2:4, 2:13, 4:6, 5:3, 5:9, 5:12, 5:16, 6:1, 9:1 McGinnis [3] - 2:8, 2:14, 5:11 mean [1] - 6:22 Member [4] - 1:18, 1:19, 1:20, 1:21 MEMBERS [1] - 1:16 mentioned [1] - 13:13 MICHAEL [1] - 2:3 middle [1] - 11:2 might [1] - 7:20 misspeaking [1] - 5:4 modern [8] - 10:18, 11:12, 11:16, 11:20, 12:17, 12:20, 14:5, 15:1 modern-looking [1] - 12:17 modifications [1] -</p>	<p>name [1] - 2:13 need [1] - 14:10 neighborhood [3] - 3:19, 9:5, 11:15 neighbors [1] - 11:7 ness [1] - 1:7 new [8] - 1:7, 2:11, 2:19, 3:17, 4:3, 5:1, 5:5, 7:13 next [3] - 2:9, 9:20, 13:3 nicely [1] - 3:20 north [1] - 13:1 notes [1] - 17:9</p>	<p>O</p> <p>objection [1] - 15:9 obtain [1] - 2:18 OF [7] - 1:1, 1:2, 1:3, 1:5, 1:10, 17:1, 17:2 older [1] - 10:18 one [8] - 10:10, 10:12, 14:10, 14:12, 14:17, 14:18, 15:3,</p>

14:18, 15:8, 15:14, 16:4 problem [5] - 9:3, 9:4, 9:5, 9:7, 16:15 proceedings [1] - 16:17 PROCEEDINGS [1] - 1:10 process [2] - 7:18, 13:10 projects [1] - 9:19 property [4] - 2:16, 3:1, 3:3, 3:9 pulled [2] - 11:9, 13:2 punching [1] - 9:21 pushed [1] - 11:9	S	staircase [5] - 12:6, 13:8, 14:5, 14:8, 14:15 stamp [1] - 8:2 started [1] - 5:8 State [1] - 17:5 STATE [2] - 1:1, 17:1 stop [1] - 13:19 street [3] - 6:8, 6:13, 13:2 Street [8] - 1:6, 2:10, 2:20, 4:16, 4:17, 4:18, 15:3, 15:21 streetscape [1] - 6:15 structure [3] - 4:10, 5:2, 6:11 structures [1] - 4:15 style [1] - 3:18 submitted [2] - 5:10, 6:20 sudden [1] - 8:17 suggest [1] - 7:19 surrounding [1] - 3:18 sworn [1] - 2:8	up [1] - 14:16 upset [1] - 8:17 user [1] - 8:21
Q			V
quarter [1] - 14:6			vacant [4] - 2:11, 3:3, 4:20, 4:21 variance [1] - 3:6 via [1] - 1:21 VILLAGE [1] - 1:3 Village [2] - 2:2, 3:5 vote [1] - 16:9 voted [2] - 16:11, 16:12
R			W
ranch [1] - 4:20 RDR [2] - 17:3, 17:12 really [4] - 9:5, 9:9, 11:3, 13:5 Rebrag [1] - 2:16 recent [1] - 10:11 red [1] - 4:19 reference [1] - 6:10 rendering [2] - 6:5, 9:13 REPORT [1] - 1:10 reported [1] - 17:6 reporter [1] - 17:4 represents [1] - 2:15 request [3] - 3:22, 4:1, 15:21 Request [1] - 1:7 requests [1] - 3:6 respectfully [1] - 3:21 rest [2] - 9:11, 10:21 restart [1] - 13:10 retaining [1] - 3:8 Robbins [3] - 1:8, 2:12, 3:2 roof [9] - 3:13, 5:19, 9:14, 9:19, 12:2, 12:15, 12:22, 13:3, 13:4 room [1] - 6:17 rub [1] - 14:1	SANDRA [1] - 1:21 Sandy [2] - 12:19, 16:9 saw [2] - 8:2, 14:18 schemes [1] - 6:21 screaming [1] - 8:4 seal [1] - 7:3 second [2] - 16:1, 16:2 see [6] - 7:3, 7:6, 9:12, 10:10, 12:10, 13:20 seeking [1] - 2:17 sense [1] - 7:14 separated [2] - 14:12, 14:15 separation [1] - 10:10 serve [1] - 8:11 setback [1] - 11:6 setbacks [1] - 3:7 shake [2] - 3:13, 5:19 shoot [2] - 13:19, 13:20 shorthand [2] - 17:6, 17:8 side [4] - 3:7, 3:14, 9:18, 12:1 siding [2] - 5:20, 6:9 significance [1] - 3:4 significant [3] - 3:15, 4:5, 4:22 simple [1] - 10:21 simply [1] - 8:14 Sixth [1] - 4:18 size [1] - 3:18 slight [1] - 11:11 sold [1] - 8:18 soldier [1] - 14:21 someone [1] - 13:12 Sorry [1] - 16:10 sorry [1] - 16:14 sounds [1] - 15:10 south [3] - 4:4, 5:2, 6:11 South [3] - 2:10, 2:19, 15:21 space [1] - 3:8 spec [3] - 3:10, 8:11, 8:15 spent [1] - 7:17 ss [2] - 1:1, 17:1 stack [1] - 15:5 stacked [2] - 11:21, 12:9 stages [1] - 7:7 stair [1] - 14:16	tall [3] - 9:21, 10:1, 10:3 taste [1] - 11:16 telephone [1] - 1:21 terms [2] - 6:7, 14:4 testimony [2] - 1:10, 17:6 THE [2] - 1:3, 1:5 themselves [1] - 6:14 three [1] - 9:16 threw [1] - 13:22 thrilled [1] - 10:22 together [1] - 10:16 top [2] - 13:6, 15:5 transcript [1] - 17:8 treated [1] - 14:11 true [1] - 17:8 try [1] - 14:22 two [5] - 8:5, 8:17, 9:10, 9:16, 10:15 two-dimensional [1] - 9:10 typically [1] - 11:8	wall [1] - 9:15 washed [4] - 3:11, 5:15, 5:17, 6:12 weigh [1] - 8:14 west [2] - 12:3, 12:5 white [3] - 3:12, 4:16, 5:15 whiter [1] - 6:13 wiggle [1] - 6:17 WILLIAMS [4] - 1:21, 11:11, 16:11, 16:15 window [8] - 9:13, 9:21, 10:2, 10:7, 12:11, 14:6, 14:9, 15:4 windows [6] - 10:3, 10:15, 11:21, 11:22, 12:9, 15:12 wondering [2] - 12:20, 13:3 word [1] - 8:22 words [1] - 7:6
		T	Y
			yard [2] - 3:7, 3:8 years [3] - 7:13, 8:5, 10:11 YU [2] - 2:2, 16:9
			Z
			zoning [1] - 7:20
		U	—
		underneath [1] - 13:7	— [1] - 1:6

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
Case HPC-12-2019 - 304 S. Lincoln St.)
Request for Certificate of Appropriateness)
for a retroactive permit for work)
to a garage attached to a landmarked)
house.)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Hinsdale Historic Preservation
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 13th day of January, 2020, at
7:18 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, via telephone,
Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Planning</p> <p>4 Consultant;</p> <p>5 MR. PATRICK MC GINNIS, Attorney,</p> <p>6 Donatelli & Coules.</p> <hr/> <p>7 CHAIRMAN BOHNEN: And the last is</p> <p>8 Case 12-2019 for 304 South Lincoln. Will</p> <p>9 somebody be speaking to that.</p> <p>10 MR. MC GINNIS: I will again. Again,</p> <p>11 for the record, my name is Patrick McGinnis.</p> <p>12 I'm with Donatelli & Coules, which represents</p> <p>13 the owner of the property, Joe Peterchak. The</p> <p>14 applicant is seeking a Certificate of</p> <p>15 Appropriateness in order to obtain approval for</p> <p>16 a design change to raise the height on the</p> <p>17 header on the center of the garage door an</p> <p>18 additional 24 inches and to add an additional</p> <p>19 glass panel to the garage door. The architect</p> <p>20 for the plans was Vince Caprio of Caprio</p> <p>21 Architectural Design here in Hinsdale, who also</p> <p>22 did the work on the addition on the home.</p>	<p style="text-align: right;">4</p> <p>1 brick or materials were used on the house</p> <p>2 itself.</p> <p>3 The design change also made no</p> <p>4 changes to the height or pitch of the roof line</p> <p>5 and continues to match the garage doors on both</p> <p>6 sides. It was designed seamlessly so that there</p> <p>7 is barely a noticeable change in the doors.</p> <p>8 So for these reasons, the applicant</p> <p>9 requests approval from the Commission for the</p> <p>10 design change as it doesn't affect the</p> <p>11 historical nature of the home.</p> <p>12 CHAIRMAN BOHNEN: Just for my</p> <p>13 edification, are you stating that the applicant</p> <p>14 had no knowledge of needing to come before this</p> <p>15 Commission prior to starting the work?</p> <p>16 MR. MC GINNIS: That was his</p> <p>17 indication, yes.</p> <p>18 CHAIRMAN BOHNEN: Okay.</p> <p>19 MR. PRISBY: So, John, for the record,</p> <p>20 this work was, the architectural sketches for</p> <p>21 this, were performed by our office so I need to</p> <p>22 recuse myself because of the conflict. I'm</p>
<p style="text-align: right;">3</p> <p>1 As you may be aware, the applicant</p> <p>2 is seeking a Certificate of Appropriateness for</p> <p>3 work that's already been completed on the</p> <p>4 property. He apologizes for completing the work</p> <p>5 prior to coming before the Commission. There</p> <p>6 was a misunderstanding about the work being</p> <p>7 approved. He was advised that the Village</p> <p>8 didn't have issues with the plans but didn't</p> <p>9 realize he needed to come before the Commission</p> <p>10 before obtaining final approval for the permit.</p> <p>11 So again, he apologizes.</p> <p>12 While the property is located in</p> <p>13 the historical district and it is a local</p> <p>14 designated landmark, the designs are due to</p> <p>15 the -- that designation is due to the original</p> <p>16 home itself where the garage is part of an</p> <p>17 addition to the home that doesn't contribute to</p> <p>18 its historical significance.</p> <p>19 The applicant raised the height on</p> <p>20 the middle of the garage door by 24 inches and</p> <p>21 added a second glass panel that matches the</p> <p>22 other glass panels on the other doors. No new</p>	<p style="text-align: right;">5</p> <p>1 going to refrain from discussing it and recuse</p> <p>2 myself from voting.</p> <p>3 CHAIRMAN BOHNEN: Sure. Well, for the</p> <p>4 record, I have a different understanding of the</p> <p>5 situation. When this first came to my</p> <p>6 attention, I looked at the scope of the work</p> <p>7 and, frankly, didn't find a problem with it,</p> <p>8 even though it's a landmark, locally landmarked,</p> <p>9 structure; suggested that perhaps we could poll</p> <p>10 the Commission to get a feeling of approval or</p> <p>11 disapproval rather than going through the</p> <p>12 formality of a meeting, announcements, and what</p> <p>13 all; only to be told by the Village that we were</p> <p>14 not able to do that, it would violate the Open</p> <p>15 Meetings Act.</p> <p>16 At that time I was under the</p> <p>17 understanding that the applicant was told he</p> <p>18 would have to go through the procedures before</p> <p>19 he started the work. Now, the applicant wanted</p> <p>20 to do masonry work prior to what he perceived to</p> <p>21 be an early winter; and I understand that to</p> <p>22 some degree. And that's why we were trying to</p>

<p style="text-align: right;">6</p> <p>1 expedite a polling if we could. But when told</p> <p>2 we could not do that, it was my understanding</p> <p>3 that the applicant understood he had to go</p> <p>4 through the procedures. So unless I have this</p> <p>5 wrong, it would appear that knowing he had to go</p> <p>6 through the procedures, the applicant decided</p> <p>7 not to worry about it, just go do the work, ask</p> <p>8 for forgiveness, pay the fine, whatever is going</p> <p>9 to happen to him for circumventing the</p> <p>07:22:35PM 10 procedures.</p> <p>11 And I'm not saying I don't</p> <p>12 understand his position on that, but we do have</p> <p>13 laws and procedures for reasons. And when</p> <p>14 someone flaunts those knowingly, I think they</p> <p>15 put themselves in a position of jeopardy. So</p> <p>16 for the record, if my version is correct of</p> <p>17 this, the work is done, for anybody that would</p> <p>18 care to go look at it. I don't think you can</p> <p>19 find any problem with it. I'm not sure we can</p> <p>07:23:13PM 20 vote for a Certificate of Appropriateness</p> <p>21 because it may have to be referred over to the</p> <p>22 building commission to be handled as a</p>	<p style="text-align: right;">8</p> <p>1 MR. YU: So you do have authority.</p> <p>2 It's not advisory.</p> <p>3 CHAIRMAN BOHNEN: Right, but all I'm</p> <p>4 saying to you is if we vote on this and say it's</p> <p>5 approved, because I don't think we have a</p> <p>6 problem with the work, we are acquiescing to the</p> <p>7 fact that perhaps this was done in violation of</p> <p>8 the Village Code. So are we circumventing the</p> <p>9 Village and their procedures?</p> <p>07:24:58PM 10 MR. YU: No. You would not be</p> <p>11 releasing them from any fines or violations that</p> <p>12 would otherwise be without --</p> <p>13 CHAIRMAN BOHNEN: We can do what we do,</p> <p>14 and the Village can do what they do.</p> <p>15 MR. YU: Yes. Right.</p> <p>16 CHAIRMAN BOHNEN: Okay. So having</p> <p>17 heard all that, Sandra, do you have any comment?</p> <p>18 MS. WILLIAMS: I don't. I don't. I</p> <p>19 think it looks great, very much in keeping. I</p> <p>07:25:25PM 20 like the pattern of the brick and the window</p> <p>21 and, obviously, it looks great.</p> <p>22 CHAIRMAN BOHNEN: Okay. Frank?</p>
<p style="text-align: right;">7</p> <p>1 violation.</p> <p>2 MR. MC GINNIS: Just in terms of your</p> <p>3 understanding of the situation, that's at least</p> <p>4 not what I was told that the applicant's mindset</p> <p>5 or understanding of the situation was. It was</p> <p>6 not done intentionally.</p> <p>7 CHAIRMAN BOHNEN: That's why it's nice</p> <p>8 to have the applicant here sworn rather than a</p> <p>9 representative. So, Chan?</p> <p>07:23:50PM 10 MR. YU: I'm not sure what the</p> <p>11 repercussions are. But the building department,</p> <p>12 the code enforcement officer were all aware of</p> <p>13 it. I don't know what time frame he has to</p> <p>14 correct this. But it was through the building</p> <p>15 department vetting process where we found out</p> <p>16 that this has to be. We tried the email poll</p> <p>17 but it violates the Open Meetings Act.</p> <p>18 So here we are, this is the</p> <p>19 retroactive request. This is the procedure</p> <p>07:24:24PM 20 process moving forward is. This is a locally</p> <p>21 landmarked home.</p> <p>22 CHAIRMAN BOHNEN: Yes.</p>	<p style="text-align: right;">9</p> <p>1 MR. GONZALEZ: No. I think it seems to</p> <p>2 blend with the surrounding design. So I don't,</p> <p>3 I understand what you are saying, John. As far</p> <p>4 as the aesthetics, I have no -- To me it looks</p> <p>5 acceptable.</p> <p>6 CHAIRMAN BOHNEN: Bill?</p> <p>7 MR. HAARLOW: I think the aesthetics</p> <p>8 are just fine. I'm concerned about the idea of</p> <p>9 a retroactive permit from us. In my time on</p> <p>07:26:04PM 10 this Commission, I don't believe that we have</p> <p>11 had such a situation.</p> <p>12 MR. YU: I don't think you were part of</p> <p>13 the Commission. But we actually had the, I</p> <p>14 believe it was the same house for the stair</p> <p>15 rails, the front porch rails. They installed</p> <p>16 rails that did not match the approved plans. It</p> <p>17 was staggered. I think the stone looked like it</p> <p>18 was stacked on top of each other. So that was a</p> <p>19 retroactive request, and there is retroactive</p> <p>07:26:45PM 20 requests.</p> <p>21 CHAIRMAN BOHNEN: That wasn't a</p> <p>22 retroactive request. What happened was the same</p>

<p style="text-align: right;">10</p> <p>1 applicant violated his permit and installed</p> <p>2 something that was not approved by us on a</p> <p>3 locally landmarked house. So we enforced our</p> <p>4 original approval that he had to take those down</p> <p>5 and replace them. That's how that went down.</p> <p>6 MR. YU: I thought they actually</p> <p>7 signed, filled out an application and requested</p> <p>8 for that, tried to get those approved, and then</p> <p>9 I thought he was denied; so then he had to</p> <p>10 remove it.</p> <p>11 CHAIRMAN BOHNEN: That's not my</p> <p>12 recollection.</p> <p>13 MR. YU: Okay.</p> <p>14 CHAIRMAN BOHNEN: That's not my</p> <p>15 recollection. I don't think we have ever had a</p> <p>16 retroactive permit. I think the applicant was</p> <p>17 caught trying to do a less expensive version of</p> <p>18 the front stairway balustrades. And when we</p> <p>19 brought that to the attention of the applicant</p> <p>20 and the building department, the building</p> <p>21 department told him that he had to correct it,</p> <p>22 which he did.</p>	<p style="text-align: right;">12</p> <p>1 conditions.</p> <p>2 MR. YU: Yes. That's the way I see it.</p> <p>3 CHAIRMAN BOHNEN: Simply asking the</p> <p>4 building department to do what they feel they</p> <p>5 need to do. I have no problem with that.</p> <p>6 MS. WILLIAMS: But recommend a penalty</p> <p>7 of whatever sort.</p> <p>8 CHAIRMAN BOHNEN: We are not in the</p> <p>9 enforcement of these things.</p> <p>10 MS. WILLIAMS: Well, we are not</p> <p>11 enforcing.</p> <p>12 CHAIRMAN BOHNEN: I don't think we want</p> <p>13 to get into that area.</p> <p>14 MS. WILLIAMS: But the code indicates</p> <p>15 that there are penalties involved, and we don't</p> <p>16 seem to ask for that.</p> <p>17 CHAIRMAN BOHNEN: I'm not sure there</p> <p>18 are penalties involved. If I knew there was a</p> <p>19 penalty, I would probably feel more comfortable</p> <p>20 with that. I think I feel more comfortable</p> <p>21 saying that the building department should look</p> <p>22 into the situation and do what they would do</p>
<p style="text-align: right;">11</p> <p>1 We didn't pass any more certificate</p> <p>2 of appropriatenesses. He simply had to correct</p> <p>3 and acquiesce to the approval that he got</p> <p>4 originally. So in the sense, we have a second</p> <p>5 offender on our hands. So he's a good guy, I</p> <p>6 happen to know him. I have no problem with him</p> <p>7 personally. It's just there is an attitude in</p> <p>8 this town about I will do whatever I want and</p> <p>9 beg for forgiveness, and know that I will find</p> <p>10 somebody that will give it to me.</p> <p>11 MR. YU: Right. So outside of the HPC,</p> <p>12 I'm not sure how we do correct that, I don't</p> <p>13 remember a retroactive request in this</p> <p>14 Commission. There are a couple instances where</p> <p>15 the Plan Commission, the Village Board would</p> <p>16 have to consider retroactive requests based on</p> <p>17 what was built versus what was approved.</p> <p>18 MS. WILLIAMS: Could we approve the</p> <p>19 certificate with a recommendation that the</p> <p>20 building department look into a fine for this</p> <p>21 situation?</p> <p>22 CHAIRMAN BOHNEN: It's approval with</p>	<p style="text-align: right;">13</p> <p>1 under normal circumstances.</p> <p>2 MR. YU: Typically if there is inaction</p> <p>3 by the applicant, then the process for final and</p> <p>4 ticketing starts. But the applicant has been --</p> <p>5 They have basically replied to everything that</p> <p>6 we have emailed, calls. So they have been very</p> <p>7 responsive; so I'm not sure where the, where we</p> <p>8 are in terms of enforcement.</p> <p>9 CHAIRMAN BOHNEN: Of course they are</p> <p>10 responsive because they have been caught with</p> <p>11 their hand in the cookie jar. They got out in</p> <p>12 front. The carts out in front of the horse.</p> <p>13 Now they are asking for forgiveness.</p> <p>14 I have another instance going on</p> <p>15 right now in this Village that I'm not going to</p> <p>16 enumerate at this point in time. Word gets out.</p> <p>17 Do what you want, ask for forgiveness, you will</p> <p>18 find someone who will give it to you. At that</p> <p>19 point if you are going to emasculate all your</p> <p>20 Commissions and emasculate your building</p> <p>21 department and all your enforcement, you might</p> <p>22 as well not have codes, you might as well not</p>

<p style="text-align: center;">14</p> <p>1 have ordinances, you might as well not have</p> <p>2 Commissions.</p> <p>3 So I can't take this lightly. I</p> <p>4 don't mean to be intransigent on this. But I</p> <p>5 think that, I think that if you are going to</p> <p>6 have a motion to approve this it should be with</p> <p>7 the caveat that the building department address</p> <p>8 this in an appropriate manner, and whatever that</p> <p>9 may be that may be. All right.</p> <p>07:31:07PM 10 MS. WILLIAMS: Chapter 5 of the Zoning</p> <p>11 Code, 15-5-8 is about penalties. And it says,</p> <p>12 Any person who undertakes or causes an</p> <p>13 alteration, construction, demolition, or removal</p> <p>14 of any nominated or designated landmark without</p> <p>15 a Certificate of Appropriateness shall be guilty</p> <p>16 of a misdemeanor, and upon conviction,</p> <p>17 therefore, should be punished by a fine of yada,</p> <p>18 yada, yada. This is an alteration of a</p> <p>19 landmarked structure. I don't know why there</p> <p>07:31:37PM 20 wouldn't be a penalty.</p> <p>21 MR. YU: I'm not saying there is not</p> <p>22 going to be a penalty.</p>	<p style="text-align: center;">16</p> <p>1 MR. GONZALEZ: Aye.</p> <p>2 CHAIRMAN BOHNEN: A second, please.</p> <p>3 MR. GONZALEZ: Second.</p> <p>4 CHAIRMAN BOHNEN: All in favor say aye.</p> <p>5 MR. GONZALEZ: Aye.</p> <p>6 CHAIRMAN BOHNEN: Aye.</p> <p>7 MR. HAARLOW: How many do we need? I</p> <p>8 know we need four votes.</p> <p>9 I'll vote aye just to move it</p> <p>07:33:03PM 10 along, but I don't like the position of awarding</p> <p>11 retroactive permits. And that's not on this</p> <p>12 Commission.</p> <p>13 CHAIRMAN BOHNEN: As far as the</p> <p>14 governance path, what other choices would there</p> <p>15 be? You are going to, if you approve the work</p> <p>16 but you are stating it was done not in</p> <p>17 accordance with the ordinance, and you approve</p> <p>18 it predicated on the ordinance being enforced,</p> <p>19 you consider that to be a retroactive permit?</p> <p>07:33:54PM 20 MR. YU: If you denied this application</p> <p>21 because it's locally landmark --</p> <p>22 CHAIRMAN BOHNEN: Yes.</p>
<p style="text-align: center;">15</p> <p>1 CHAIRMAN BOHNEN: But it would not be</p> <p>2 our purview to assess that penalty is my point.</p> <p>3 MS. WILLIAMS: No, but somebody should</p> <p>4 enforce the zoning code, that's all I'm saying.</p> <p>5 No. It's not up to us.</p> <p>6 CHAIRMAN BOHNEN: I agree with you. I</p> <p>7 agree with you.</p> <p>8 MS. WILLIAMS: And the code states</p> <p>9 there is a penalty, so somebody should be</p> <p>07:31:59PM 10 enforcing it.</p> <p>11 CHAIRMAN BOHNEN: Then we can have a</p> <p>12 motion for approving the work with the caveat</p> <p>13 that that section of the ordinance be enforced.</p> <p>14 MS. WILLIAMS: Yes.</p> <p>15 MR. YU: I'm assuming that's being</p> <p>16 enforced anyways; but yes, you can put that in</p> <p>17 the motion.</p> <p>18 MS. WILLIAMS: Yes, it would.</p> <p>19 CHAIRMAN BOHNEN: Would you like to</p> <p>07:32:20PM 20 make that motion?</p> <p>21 MS. WILLIAMS: So move.</p> <p>22 CHAIRMAN BOHNEN: Do we have a second?</p>	<p style="text-align: center;">17</p> <p>1 MR. YU: -- you have authority, that</p> <p>2 homeowner would have to fix the garage back to</p> <p>3 what it looked like, as has happened in other</p> <p>4 communities where I worked in.</p> <p>5 MR. HAARLOW: That's not the goal.</p> <p>6 MR. GONZALEZ: No. I don't think,</p> <p>7 that's not the idea. That's not the idea.</p> <p>8 Because then he's going to have to do --</p> <p>9 CHAIRMAN BOHNEN: The work was fine.</p> <p>07:34:24PM 10 MR. HAARLOW: Right, the work is fine.</p> <p>11 CHAIRMAN BOHNEN: If we would have been</p> <p>12 able to poll ourselves, we would have approved.</p> <p>13 There was a timing issue. He felt, and maybe</p> <p>14 correctly, whether his contractor talked to him</p> <p>15 or whatever about doing masonry work in the</p> <p>16 winter, that he needed to go forward. Whether</p> <p>17 or not he was cognizant of the need to come</p> <p>18 before us or not, I, again, he would have to</p> <p>19 testify one way or the other on that. I don't</p> <p>07:34:58PM 20 know, but I don't see any other path.</p> <p>21 MR. HAARLOW: Okay.</p> <p>22 CHAIRMAN BOHNEN: I don't want them to</p>

1 have to take it down.

2 MR. HAARLOW: Nor do I. I'm not in any
3 way trying to do that. And that's why I will
4 vote aye.

5 CHAIRMAN BOHNEN: I think it's a fair
6 statement to make, though, that we don't
7 anticipate having these type of things come
8 before us on any type of regular basis because
9 the idea is to know the code, enforce the code,
10 and do it according to the code.

07:35:31PM

11 MR. HAARLOW: Right. And that's what
12 concerns me about it, frankly, Chan, is the
13 precedent. I don't think commissions should be
14 approving retroactive permits, and we don't seem
15 to have an alternative option.

16 CHAIRMAN BOHNEN: This other instance
17 that I'm talking about, I would have no problem
18 having them have to go back and restore it. So
19 in that case, I don't think this opens up any
20 Pandora's Box for anything that's pending before
21 us, at least that I can see on the horizon.

07:35:59PM

22 MS. WILLIAMS: Well, not necessarily

1 the work, just not the procedure.

2 CHAIRMAN BOHNEN: Yes. I guess I would
3 say just knowing the individual, the applicant,
4 having been a month earlier he would have come
5 before us, we would have said, yes, he would
6 have done the work, and it would have been fine.
7 It was just trying to expedite the situation in
8 a way. So I don't want to create a villainous
9 persona for the applicant because it's not true.

07:36:37PM

10 MR. YU: Right.

11 CHAIRMAN BOHNEN: Okay. So that would
12 be the end of our public hearings. Thank you.

13 * * *

14 (Which were all the proceedings had
15 in the above-entitled cause.)

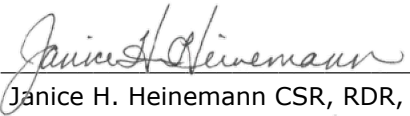
16
17
18
19
20
21
22

1 STATE OF ILLINOIS)
) ss.

2 COUNTY OF DU PAGE)

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

10
11



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

14
15
16
17
18
19
20
21
22

0	alteration [2] - 14:13, 14:18	B	8:16, 8:22, 9:6, 9:21, 10:11, 10:14, 11:22, 12:3, 12:8, 12:12, 12:17, 13:9, 15:1, 15:6, 15:11, 15:19, 15:22, 16:2, 16:4, 16:6, 16:13, 16:22, 17:9, 17:11, 17:22, 18:5, 18:16, 19:2, 19:11	17:14
084-001391 [1] - 20:12	alternative [1] - 18:15	balustrades [1] - 10:18	Chairman [1] - 1:17	contribute [1] - 3:17
1	announcements [1] - 5:12	barely [1] - 4:7	CHAN [1] - 2:2	conviction [1] - 14:16
12-2019 [1] - 2:8	anticipate [1] - 18:7	based [1] - 11:16	Chan [2] - 7:9, 18:12	cookie [1] - 13:11
13th [1] - 1:14	anyways [1] - 15:16	basis [1] - 18:8	change [4] - 2:16, 4:3, 4:7, 4:10	correct [6] - 6:16, 7:14, 10:21, 11:2, 11:12, 20:8
15-5-8 [1] - 14:11	apologizes [2] - 3:4, 3:11	BEFORE [1] - 1:3	changes [1] - 4:4	correctly [1] - 17:14
19 [1] - 1:13	appear [1] - 6:5	beg [1] - 11:9	chapter [1] - 14:10	Coules [2] - 2:5, 2:12
2	applicant [17] - 2:14, 3:1, 3:19, 4:8, 4:13, 5:17, 5:19, 6:3, 6:6, 7:8, 10:1, 10:16, 10:19, 13:3, 13:4, 19:3, 19:9	BILL [1] - 1:19	Chicago [1] - 1:13	COUNTY [2] - 1:2, 20:2
2020 [1] - 1:14	applicant's [1] - 7:4	blend [1] - 9:2	choices [1] - 16:14	couple [1] - 11:14
24 [2] - 2:18, 3:20	application [2] - 10:7, 16:20	Board [1] - 11:15	circumstances [1] - 13:1	course [1] - 13:9
3	Appropriate [1] - 1:7	BOARD [1] - 1:16	circumventing [2] - 6:9, 8:8	court [1] - 20:4
304 [2] - 1:6, 2:8	appropriate [1] - 14:8	BOHNEN [38] - 1:17, 2:7, 4:12, 4:18, 5:3, 7:7, 7:22, 8:3, 8:13, 8:16, 8:22, 9:6, 9:21, 10:11, 10:14, 11:22, 12:3, 12:8, 12:12, 12:17, 13:9, 15:1, 15:6, 15:11, 15:19, 15:22, 16:2, 16:4, 16:6, 16:13, 16:22, 17:9, 17:11, 17:22, 18:5, 18:16, 19:2, 19:11	code [7] - 7:12, 12:14, 15:4, 15:8, 18:9, 18:10	create [1] - 19:8
5	Appropriateness [4] - 2:15, 3:2, 6:20, 14:15	Box [1] - 18:20	Code [2] - 8:8, 14:11	CRR [2] - 20:3, 20:12
5 [1] - 14:10	appropriatenesses [1] - 11:2	brick [2] - 4:1, 8:20	codes [1] - 13:22	CSR [2] - 20:3, 20:12
7	approval [7] - 2:15, 3:10, 4:9, 5:10, 10:4, 11:3, 11:22	brought [1] - 10:19	cognizant [1] - 17:17	D
7:18 [1] - 1:15	approve [4] - 11:18, 14:6, 16:15, 16:17	building [10] - 6:22, 7:11, 7:14, 10:20, 11:20, 12:4, 12:21, 13:20, 14:7	comfortable [2] - 12:19, 12:20	D'ONOFRIO [1] - 2:3
A	approved [7] - 3:7, 8:5, 9:16, 10:2, 10:8, 11:17, 17:12	built [1] - 11:17	coming [1] - 3:5	decided [1] - 6:6
able [2] - 5:14, 17:12	approving [2] - 15:12, 18:14	business [1] - 20:5	comment [1] - 8:17	degree [1] - 5:22
above-entitled [2] - 1:11, 19:15	architect [1] - 2:19	C	COMMISSION [1] - 1:4	demolition [1] - 14:13
acceptable [1] - 9:5	architectural [1] - 4:20	Caprio [2] - 2:20	commission [1] - 6:22	denied [2] - 10:9, 16:20
accordanc e [1] - 16:17	Architectural [1] - 2:21	care [1] - 6:18	Commission [11] - 1:13, 3:5, 3:9, 4:9, 4:15, 5:10, 9:10, 9:13, 11:14, 11:15, 16:12	department [9] - 7:11, 7:15, 10:20, 10:21, 11:20, 12:4, 12:21, 13:21, 14:7
according [1] - 18:10	area [1] - 12:13	carts [1] - 13:12	commissions [1] - 18:13	design [4] - 2:16, 4:3, 4:10, 9:2
acquiesce [1] - 11:3	assess [1] - 15:2	case [1] - 18:19	Commissions [2] - 13:20, 14:2	Design [1] - 2:21
acquiescing [1] - 8:6	assuming [1] - 15:15	Case [2] - 1:6, 2:8	communities [1] - 17:4	designated [2] - 3:14, 14:14
Act [2] - 5:15, 7:17	attached [1] - 1:8	caught [2] - 10:17, 13:10	completed [1] - 3:3	designation [1] - 3:15
add [1] - 2:18	attention [2] - 5:6, 10:19	causes [1] - 14:12	completing [1] - 3:4	designed [1] - 4:6
added [1] - 3:21	attitude [1] - 11:7	caveat [2] - 14:7, 15:12	concerned [1] - 9:8	designs [1] - 3:14
addition [2] - 2:22, 3:17	Attorney [1] - 2:4	center [1] - 2:17	concerns [1] - 18:12	different [1] - 5:4
additional [2] - 2:18	authority [2] - 8:1, 17:1	Certificate [5] - 1:7, 2:14, 3:2, 6:20, 14:15	conditions [1] - 12:1	disapproval [1] - 5:11
address [1] - 14:7	Avenue [1] - 1:13	certificate [2] - 11:1, 11:19	conflict [1] - 4:22	discussing [1] - 5:1
advised [1] - 3:7	awarding [1] - 16:10	certify [1] - 20:4	consider [2] - 11:16, 16:19	district [1] - 3:13
advisory [1] - 8:2	aware [2] - 3:1, 7:12	CHAIRMAN [37] - 2:7, 4:12, 4:18, 5:3, 7:7, 7:22, 8:3, 8:13,	construction [1] - 14:13	Donatelli [2] - 2:5, 2:12
aesthetics [2] - 9:4, 9:7	Aye [3] - 16:1, 16:5, 16:6		Consultant [1] - 2:3	done [5] - 6:17, 7:6, 8:7, 16:16, 19:6
affect [1] - 4:10	aye [3] - 16:4, 16:9, 18:4		continues [1] - 4:5	door [3] - 2:17, 2:19, 3:20
aforsaid [1] - 20:9			contractor [1] -	doors [3] - 3:22, 4:5, 4:7
agree [2] - 15:6, 15:7				down [3] - 10:4, 10:5, 18:1
ALSO [1] - 2:1				DU [2] - 1:2, 20:2
				due [2] - 3:14, 3:15

E	G	HPC-12-2019 [1] - 1:6			
early [1] - 5:21 East [1] - 1:13 edification [1] - 4:13 email [1] - 7:16 emailed [1] - 13:6 emasculate [2] - 13:19, 13:20 end [1] - 19:12 enforce [2] - 15:4, 18:9 enforced [4] - 10:3, 15:13, 15:16, 16:18 enforcement [4] - 7:12, 12:9, 13:8, 13:21 enforcing [2] - 12:11, 15:10 entitled [2] - 1:11, 19:15 enumerate [1] - 13:16 expedite [2] - 6:1, 19:7 expensive [1] - 10:17	garage [7] - 1:8, 2:17, 2:19, 3:16, 3:20, 4:5, 17:2 GINNIS [4] - 2:4, 2:10, 4:16, 7:2 given [1] - 20:6 glass [3] - 2:19, 3:21, 3:22 goal [1] - 17:5 GONZALEZ [6] - 1:18, 9:1, 16:1, 16:3, 16:5, 17:6 governance [1] - 16:14 great [2] - 8:19, 8:21 guess [1] - 19:2 guilty [1] - 14:15 guy [1] - 11:5	<th data-bbox="678 226 941 310">I</th> <td data-bbox="941 226 1205 751"> last [1] - 2:7 laws [1] - 6:13 least [2] - 7:3, 18:21 less [1] - 10:17 License [1] - 20:12 lightly [1] - 14:3 Lincoln [2] - 1:6, 2:8 line [1] - 4:4 local [1] - 3:13 locally [4] - 5:8, 7:20, 10:3, 16:21 located [1] - 3:12 look [3] - 6:18, 11:20, 12:21 looked [3] - 5:6, 9:17, 17:3 looks [3] - 8:19, 8:21, 9:4 </td> <td data-bbox="1205 226 1468 562"> 10:6, 10:13, 11:11, 12:2, 13:2, 14:21, 15:15, 16:1, 16:3, 16:5, 16:7, 16:20, 17:1, 17:5, 17:6, 17:10, 17:21, 18:2, 18:11, 19:10 MS [13] - 1:21, 8:18, 11:18, 12:6, 12:10, 12:14, 14:10, 15:3, 15:8, 15:14, 15:18, 15:21, 18:22 </td>	I	last [1] - 2:7 laws [1] - 6:13 least [2] - 7:3, 18:21 less [1] - 10:17 License [1] - 20:12 lightly [1] - 14:3 Lincoln [2] - 1:6, 2:8 line [1] - 4:4 local [1] - 3:13 locally [4] - 5:8, 7:20, 10:3, 16:21 located [1] - 3:12 look [3] - 6:18, 11:20, 12:21 looked [3] - 5:6, 9:17, 17:3 looks [3] - 8:19, 8:21, 9:4	10:6, 10:13, 11:11, 12:2, 13:2, 14:21, 15:15, 16:1, 16:3, 16:5, 16:7, 16:20, 17:1, 17:5, 17:6, 17:10, 17:21, 18:2, 18:11, 19:10 MS [13] - 1:21, 8:18, 11:18, 12:6, 12:10, 12:14, 14:10, 15:3, 15:8, 15:14, 15:18, 15:21, 18:22

P	6:19, 8:6, 11:6, 12:5, 18:17 procedure [2] - 7:19, 19:1 procedures [6] - 5:18, 6:4, 6:6, 6:10, 6:13, 8:9 PROCEEDINGS [1] - 1:10 proceedings [1] - 19:14 process [3] - 7:15, 7:20, 13:3 property [3] - 2:13, 3:4, 3:12 public [1] - 19:12 punished [1] - 14:17 purview [1] - 15:2 put [2] - 6:15, 15:16	9:19, 9:22, 11:13 requested [1] - 10:7 requests [3] - 4:9, 9:20, 11:16 responsive [2] - 13:7, 13:10 restore [1] - 18:18 retroactive [12] - 1:7, 7:19, 9:9, 9:19, 9:22, 10:16, 11:13, 11:16, 16:11, 16:19, 18:14 roof [1] - 4:4	statement [1] - 18:6 states [1] - 15:8 stating [2] - 4:13, 16:16 stone [1] - 9:17 structure [2] - 5:9, 14:19 suggested [1] - 5:9 surrounding [1] - 9:2 sworn [1] - 7:8	violated [1] - 10:1 violates [1] - 7:17 violation [2] - 7:1, 8:7 violations [1] - 8:11 vote [4] - 6:20, 8:4, 16:9, 18:4 votes [1] - 16:8 voting [1] - 5:2
	R	S	T	W
17:20 PATRICK [1] - 2:4 Patrick [1] - 2:11 pattern [1] - 8:20 pay [1] - 6:8 penalties [3] - 12:15, 12:18, 14:11 penalty [6] - 12:6, 12:19, 14:20, 14:22, 15:2, 15:9 pending [1] - 18:20 perceived [1] - 5:20 performed [1] - 4:21 perhaps [2] - 5:9, 8:7 permit [6] - 1:7, 3:10, 9:9, 10:1, 10:16, 16:19 permits [2] - 16:11, 18:14 person [1] - 14:12 persona [1] - 19:9 personally [1] - 11:7 Peterchak [1] - 2:13 pitch [1] - 4:4 Plan [1] - 11:15 Planner [1] - 2:2 Planning [1] - 2:3 plans [3] - 2:20, 3:8, 9:16 point [3] - 13:16, 13:19, 15:2 poll [3] - 5:9, 7:16, 17:12 polling [1] - 6:1 porch [1] - 9:15 position [3] - 6:12, 6:15, 16:10 precedent [1] - 18:13 predicated [1] - 16:18 PRESENT [2] - 1:16, 2:1 PRESERVATION [1] - 1:4 Preservation [1] - 1:12 PRISBY [2] - 1:20, 4:19 problem [6] - 5:7,	rails [3] - 9:15, 9:16 raise [1] - 2:16 raised [1] - 3:19 rather [2] - 5:11, 7:8 RDR [2] - 20:3, 20:12 realize [1] - 3:9 reasons [2] - 4:8, 6:13 recollection [2] - 10:12, 10:15 recommend [1] - 12:6 recommendation [1] - 11:19 record [4] - 2:11, 4:19, 5:4, 6:16 recuse [2] - 4:22, 5:1 referred [1] - 6:21 refrain [1] - 5:1 regular [1] - 18:8 releasing [1] - 8:11 remember [1] - 11:13 removal [1] - 14:13 remove [1] - 10:10 repercussions [1] - 7:11 replace [1] - 10:5 replied [1] - 13:5 REPORT [1] - 1:10 reported [1] - 20:6 reporter [1] - 20:4 representative [1] - 7:9 represents [1] - 2:12 Request [1] - 1:7 request [4] - 7:19,	SANDRA [1] - 1:21 Sandra [1] - 8:17 scope [1] - 5:6 seamlessly [1] - 4:6 second [5] - 3:21, 11:4, 15:22, 16:2, 16:3 section [1] - 15:13 see [3] - 12:2, 17:20, 18:21 seeking [2] - 2:14, 3:2 seem [2] - 12:16, 18:14 sense [1] - 11:4 shall [1] - 14:15 shorthand [2] - 20:6, 20:8 sides [1] - 4:6 signed [1] - 10:7 significance [1] - 3:18 simply [2] - 11:2, 12:3 situation [7] - 5:5, 7:3, 7:5, 9:11, 11:21, 12:22, 19:7 sketches [1] - 4:20 someone [2] - 6:14, 13:18 sort [1] - 12:7 South [1] - 2:8 speaking [1] - 2:9 ss [2] - 1:1, 20:1 St [1] - 1:6 stacked [1] - 9:18 staggered [1] - 9:17 stair [1] - 9:14 stairway [1] - 10:18 started [1] - 5:19 starting [1] - 4:15 starts [1] - 13:4 State [1] - 20:5 STATE [2] - 1:1, 20:1	telephone [1] - 1:21 terms [2] - 7:2, 13:8 testify [1] - 17:19 testimony [2] - 1:10, 20:6 THE [2] - 1:3, 1:5 themselves [1] - 6:15 therefore [1] - 14:17 ticketing [1] - 13:4 timing [1] - 17:13 top [1] - 9:18 town [1] - 11:8 transcript [1] - 20:8 tried [2] - 7:16, 10:8 true [2] - 19:9, 20:8 trying [4] - 5:22, 10:17, 18:3, 19:7 type [2] - 18:7, 18:8 typically [1] - 13:2	WILLIAMS [13] - 1:21, 8:18, 11:18, 12:6, 12:10, 12:14, 14:10, 15:3, 15:8, 15:14, 15:18, 15:21, 18:22 window [1] - 8:20 winter [2] - 5:21, 17:16 Word [1] - 13:16 worry [1] - 6:7
			U	Y
			under [2] - 5:16, 13:1 understood [1] - 6:3 undertakes [1] - 14:12 unless [1] - 6:4 up [2] - 15:5, 18:19	yada [3] - 14:17, 14:18 YU [16] - 2:2, 7:10, 8:1, 8:10, 8:15, 9:12, 10:6, 10:13, 11:11, 12:2, 13:2, 14:21, 15:15, 16:20, 17:1, 19:10
			V	Z
			version [2] - 6:16, 10:17 versus [1] - 11:17 vetting [1] - 7:15 via [1] - 1:21 VILLAGE [1] - 1:3 Village [8] - 2:2, 3:7, 5:13, 8:8, 8:9, 8:14, 11:15, 13:15 villainous [1] - 19:8 Vince [1] - 2:20 violate [1] - 5:14	Zoning [1] - 14:10 zoning [1] - 15:4
				—
				— [1] - 1:6

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
Title 14 Regulations)
Action Summary Review)

REPORT OF PROCEEDINGS had and testimony taken at the continued hearing of the discussion of the Regulations Action Summary Review in the above-entitled matter before the Hinsdale Historic Preservation Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 13th day of January, 2020, at 7:38 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member;

MR. JIM PRISBY, Member;

MS. SANDRA WILLIAMS, via telephone,
Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. MICHAEL D'ONOFRIO, Planning</p> <p>4 Consultant.</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: Now we will move to</p> <p>7 the next item on our agenda, a discussion of our</p> <p>8 Title 14 Regulation Summary Review.</p> <p>9 Have each of you taken the</p> <p>10 opportunity to familiarize yourself with the</p> <p>11 work of Mr. D'Onofrio?</p> <p>12 At the outset, Mike, if I may --</p> <p>13 just so I don't forget it in my haste to go home</p> <p>14 and watch the football game -- this document is</p> <p>15 the culmination of the discussions we have been</p> <p>16 having for months and months.</p> <p>17 MR. D'ONOFRIO: Correct. Right.</p> <p>18 CHAIRMAN BOHNEN: Months and months,</p> <p>19 many times. It is in a form to be discussed,</p> <p>20 amended, approved, whatever, and then put forth</p> <p>21 to the Board for vote and potential</p> <p>22 codification.</p>	<p style="text-align: right;">4</p> <p>1 down the road of kindness and light and you find</p> <p>2 that everybody is taking advantage of you, and</p> <p>3 you want to go back and make this mandatory,</p> <p>4 it's going to be a whole lot different process.</p> <p>5 So as we are going through this,</p> <p>6 let's keep that in mind when you decide finally</p> <p>7 how you want this to read and how you want this</p> <p>8 to be voted upon.</p> <p>9 Okay. Mike?</p> <p>10 MR. D'ONOFRIO: Okay. Thank you.</p> <p>11 MR. HAARLOW: Actually, Mike, before</p> <p>12 you get started -- So, Chan, can you explain to</p> <p>13 me what the Village Board approved on Tuesday?</p> <p>14 MR. YU: On Tuesday, a small section of</p> <p>15 the code in Title 14. If there is an</p> <p>16 application for Certificate of Appropriateness</p> <p>17 to demolish a structure in the Robbins or</p> <p>18 downtown district, it must be with a plan for</p> <p>19 the new building or structure.</p> <p>20 So before, we had demo-only's, and</p> <p>21 this would -- Well, now that has to include a</p> <p>22 plan for new construction.</p>
<p style="text-align: right;">3</p> <p>1 The one item that we had a little</p> <p>2 bit of tussle with along the way was whether or</p> <p>3 not to make certain recommendations of this</p> <p>4 board mandatory rather than advisory; and that</p> <p>5 discussion, though we approached it many</p> <p>6 different times and many different directions,</p> <p>7 the consensus, if I'm understanding it</p> <p>8 correctly, is that we wanted to try and do this</p> <p>9 with sugar rather than salt in the hopes that</p> <p>10 having a revised, meaningful Title 14 would</p> <p>11 encourage people to adhere to it and participate</p> <p>12 with us in a meaningful manner and not have to</p> <p>13 be baring our teeth. Would that be fair?</p> <p>14 MR. PRISBY: That would be accurate,</p> <p>15 yes.</p> <p>16 CHAIRMAN BOHNEN: Sandra?</p> <p>17 MS. WILLIAMS: Yes. I think that would</p> <p>18 be fair.</p> <p>19 CHAIRMAN BOHNEN: So the way this is</p> <p>20 written, we continue to be advisory. Now, I</p> <p>21 only say this, at this juncture this is the time</p> <p>22 to really decide this issue because, if you go</p>	<p style="text-align: right;">5</p> <p>1 CHAIRMAN BOHNEN: And to that point,</p> <p>2 Bill, there are two elements that were not yet</p> <p>3 developed in that ordinance that are still being</p> <p>4 considered by us and by the Board that would</p> <p>5 have to end up being an amendment.</p> <p>6 But the one is is that if someone</p> <p>7 were to come in to us and show us something that</p> <p>8 they were going to build, and we approve the</p> <p>9 demo based on what is being presented to us, and</p> <p>10 then they bait and switch it, once they get the</p> <p>11 demo, then they decide, oh, I don't think I'm</p> <p>12 going to build this, I may and try to subdivide</p> <p>13 this lot and build two other things.</p> <p>14 Okay. There is no, there is no</p> <p>15 measure for fines for that type of behavior. It</p> <p>16 would be a revocation of approvals, but at that</p> <p>17 point the demo would be done. And in a sense,</p> <p>18 it gives an unworthy applicant the ability to</p> <p>19 game the situation.</p> <p>20 So the discussion has been that we</p> <p>21 may want to look at that a little further and</p> <p>22 amend that text amendment so that there are</p>

<p style="text-align: center;">6</p> <p>1 fines involved if people try and use that 2 tactic.</p> <p>3 The other thing that we felt needed 4 to be addressed is that we felt that if a demo 5 is granted based on something that's being 6 built, then that something has got to be started 7 to be built within a period of time; so that we 8 don't have a village full of vacant lots because 9 that doesn't serve anybody's ends. We are not 10 in the land-speculating business.</p> <p>11 And every time there is a vacant 12 lot, and we have many of them that sit vacant 13 for years and years around here, the Village is 14 deprived of tax dollars. And the schools are 15 deprived, more importantly, the schools are 16 really deprived of tax dollars because the land 17 is taxed as vacant land.</p> <p>18 So those two elements, we have 19 discussed it. We didn't want to hold up this 20 text amendment. We wanted to discuss these 21 things with you guys, too. But it is open for 22 discussion at another time, and we can make a</p>	<p style="text-align: center;">8</p> <p>1 District, Certificates of Appropriateness and 2 authority over those Certificates of 3 Appropriateness for Properties in the Robbins 4 Park Historic District. Those were the second 5 and third items. The fourth item was withdrawal 6 of the landmark designation. And the last item, 7 the fifth item, was establishment of a new 8 landmark designation.</p> <p>9 So I will briefly highlight those 10 things, but more specifically focusing on the 11 second and third, and that would be the 12 Certificate of Appropriateness process for 13 Robbins as well as the authority over the 14 Certificate of Appropriateness.</p> <p>15 So before diving into that, there 16 were a couple items where I said there were 17 minor modifications proposed. One would be the 18 establishment of a new landmark district, which 19 is on -- bear with me while I get the shakes -- 20 the last item in the memo, No. 6, should be 5 I 21 just noticed. I think it was agreed at the last 22 meeting or the prior meeting that the historic</p>
<p style="text-align: center;">7</p> <p>1 proposition that that text amendment be amended. 2 Okay? Thank you. Now, Mike.</p> <p>3 MR. D'ONOFRIO: Thank you. Just a bit 4 of quick background. Since we last met on 5 November 18, we finished our review at the three 6 previous meetings of a number of, three or four, 7 items that the Village Board asked us to look 8 at.</p> <p>9 So following the meeting on 10 November 18, I drafted a memorandum to the chair 11 kind of outlining and identifying what was done 12 with respect to these Historic Preservation 13 regulations that you folks were looking to 14 review.</p> <p>15 I will point to the memo that you 16 received, particularly pages 2 and 3. I just 17 want to make sure that I have correctly captured 18 the desire of the HPC with respect to a couple 19 of the items that were looked at.</p> <p>20 So what the Village Board asked the 21 HPC to look at were Certificates of 22 Appropriateness for the Downtown Historic</p>	<p style="text-align: center;">9</p> <p>1 district has kind of reinvigorated their 2 honorific designation of certain historic 3 properties and that HPC did not see a need to 4 create a new district or a new establishment of 5 that new landmark designation.</p> <p>6 Also with respect to the withdrawal 7 of the landmark designation, No. 4, the 8 recommendation was mainly to keep it the same 9 with one modification; that being at Section 4, 10 14-4-1, of the code be amended to include a 6th 11 condition, I. And that the condition would 12 prohibit the withdrawal of a landmark if it has 13 taken advantage of the Property Tax Assessment 14 Freeze Program. So that was the one minor 15 modification there.</p> <p>16 With respect to the downtown 17 district, a couple of recommendations were made. 18 One, the HPC should review all applications for 19 exterior improvements requiring a permit. 20 Second, that the HPC review remain advisory; and 21 that the HPC review should be based on the 22 exterior appearance review application, which is</p>

<p style="text-align: center;">10</p> <p>1 used by the Plan Commission. That's included in 2 your packet tonight as attachment 3. 3 And finally, any HPC 4 recommendations should be forwarded to the 5 Village Board as part of any agenda packet sent 6 to the Board following Plan Commission's 7 consideration. 8 MR. PRISBY: John? 1A talks about 9 again HPC should review all applications for 10 exterior improvements requiring a permit. Now, 11 this came up in the discussion regarding 12 painting of buildings and that we talked 13 about -- And I'm not sure if this is the 14 perfect place to put this. But any exterior 15 change, whether it requires a permit or not, 16 should be reviewed by the HPC. 17 CHAIRMAN BOHNEN: Right. We need to 18 drop the permit part of that. 19 MR. D'ONOFRIO: Okay. I know there has 20 been something in the interim on that, so -- 21 And that's fine. 22 MR. PRISBY: My conversations with Robb</p>	<p style="text-align: center;">12</p> <p>1 MR. D'ONOFRIO: They still, they would 2 have to make an application; right? 3 MS. WILLIAMS: Okay. 4 MR. HAARLOW: A Certificate of 5 Appropriateness application. 6 MR. D'ONOFRIO: Okay. Nothing else on 7 that. I will start to highlight the proposed 8 changes that the HPC has recommended for Robbins 9 Park. 10 MR. GONZALEZ: I have got a question. 11 MR. D'ONOFRIO: Sure. 12 MR. GONZALEZ: Just for clarity, 13 because we have gone back and forth. Maybe, 14 John, you can help because HPC where you should 15 be advisory only, is that still going to be or 16 is that the idea? 17 CHAIRMAN BOHNEN: That's what I spoke 18 to before we started that discussion. 19 MR. GONZALEZ: I heard that. That's 20 right. I heard that. 21 CHAIRMAN BOHNEN: Okay. All right. 22 MR. D'ONOFRIO: The first thing with</p>
<p style="text-align: center;">11</p> <p>1 McGinnis was that the problem with the code the 2 way it's written now talks about exterior 3 appearance change and requiring a permit. 4 MR. D'ONOFRIO: Right. 5 MR. PRISBY: So somebody could actually 6 do whatever work they want on the outside for 7 exterior appearance approvals, and then at any 8 point in time do any kind of minor change like 9 painting a building, without having to go for 10 permit, they don't have to come in front of our 11 group. 12 And so in our discussion with him, 13 he did recommend, and I agreed with him, that we 14 should strike anything that says permit at that 15 point. 16 MR. D'ONOFRIO: So basically to review 17 all applications for exterior improvements 18 period. 19 MR. PRISBY: Period, yes. 20 MS. WILLIAMS: Would there even be an 21 application for painting? 22 CHAIRMAN BOHNEN: Yes.</p>	<p style="text-align: center;">13</p> <p>1 respect to Robbins Park Historic District that 2 was recommended is the creation of a Historic 3 Preservation design advisory meeting. I think 4 you kind of spoke to that indirectly this 5 evening on another one or two cases you were 6 having, you were discussing. 7 But here again, this would be an 8 initial meeting occurring at the front end of 9 the process and include an initial meeting with 10 the property owner and the design professional. 11 I think you were very clear that both parties be 12 at the meeting and that the intent of the 13 meeting is to gain an understanding of the type 14 of design elements the Commission would like to 15 see on a new structure. 16 As part of that, there would be a 17 process that would have to be followed. One, 18 the application would need to be submitted along 19 with additional information including proof of 20 ownership, which requires the application to be 21 signed by the applicant and the owner, as well 22 as being notarized. You guys had all kind of</p>

<p style="text-align: center;">14</p> <p>1 made that specific. Submittal of color photos 2 of the building to be demolished. And third, a 3 topographic survey including not only grade 4 elevations but also a tree survey on that showing 5 the location, type, and size of trees on the 6 property in question. 7 You would hold your meeting. And 8 then following that meeting there would be a 9 minimum 180-day period before -- 10 MR. GONZALEZ: 120. 11 MR. D'ONOFRIO: -- before the plans 12 could be considered again by the HPC for a 13 Certificate of Appropriateness. 14 CHAIRMAN BOHNEN: 120 days. 15 MR. D'ONOFRIO: 120 days. I'm sorry, 16 did I say 180? I'm wishing my life away. So it 17 would be 120 days before they could come back to 18 you after that initial meeting. 19 And as I think I said before the 20 meeting, it would be mandatory that the property 21 owners be available at the design advisory 22 meeting. That's the first section you dealt</p>	<p style="text-align: center;">16</p> <p>1 existence of a Certificate of Appropriateness 2 application be revised and add a new section, 3 which would be standards for Certificate of 4 Appropriateness. This would basically then 5 incorporate the design standards that are 6 established in Section 14-5-2 of the Village 7 Code. That's what the Plan Commission looks at. 8 Next has to do with -- And all 9 these things seem kind of timely. Chairman Bohnen 10 you mentioned revisions earlier. But you 11 recommended that in a case where the HPC has 12 approved a Certificate of Appropriateness and 13 construction gets underway, your plans are 14 revised showing revisions to the plans, they 15 should come back to the Commission to be 16 reviewed and approved. And finally, the 17 decision of the HPC on these matters should 18 remain advisory. 19 MR. PRISBY: Mike, on 2 and 3A, at the 20 beginning there, I guess the second to the last 21 sentence, it says, The intent of this meeting is 22 for the applicant to gain an understanding of</p>
<p style="text-align: center;">15</p> <p>1 with. 2 The second issue is any type 3 of what would be subject to the review by you 4 folks, any type of improvements seen from the 5 public right-of-way would require review, in 6 addition to the type of improvements you would 7 normally look at, things like additions, 8 alterations to the exterior, and so on. 9 You also suggested the following 10 improvements be included, fountains, 11 streetscape, landscaping. And one I knew 12 nothing about, horse blocks -- I had to put it 13 in because somebody brought it up -- as well as 14 flag poles. 15 Then there was also a discussion 16 concerning findings and whether or not they 17 should be written. The consensus that findings 18 should be prepared hopefully within a 30-day 19 period from the hearing. And it was a desire of 20 the Commission that the night of the hearing the 21 findings could be completed by the HPC. 22 Another recommendation was the</p>	<p style="text-align: center;">17</p> <p>1 the type of design elements the Commission would 2 like on a new building. 3 Are we only doing this for new 4 construction, or are we doing this for 5 everything that's exterior appearance? 6 MR. D'ONOFRIO: Okay. So -- 7 MR. PRISBY: And the only reason I'm 8 asking that is because if that relates to the 9 120-day delay, I mean if it's something simple, 10 that wouldn't work. So are we saying this is 11 just for new construction in the district? 12 Because I think when I weighed in 13 on this, the materials I submitted to Mike, I 14 was really doing so with the new construction 15 problems we were having. Like we just had 16 tonight with finished plans coming in front of 17 us, looking to correct that. I'm not sure how 18 this works with someone that comes to us and 19 wants to replace the shutters on their house. 20 At the same time I wonder if we 21 want to be in front of people and make 22 recommendations and review the design even on</p>

<p style="text-align: center;">18</p> <p>1 additions or anything that we can see from the</p> <p>2 right-of-way. How do we reconcile that?</p> <p>3 CHAIRMAN BOHNEN: Well, remember now,</p> <p>4 when you read this, we are talking about</p> <p>5 contributing structures.</p> <p>6 MR. PRISBY: Correct. I will get to</p> <p>7 that, too, later.</p> <p>8 CHAIRMAN BOHNEN: So we have eliminated</p> <p>9 a lot of potential meetings in here. So</p> <p>07:57:07PM 10 contributing structures, you probably do want to</p> <p>11 look at additions and changes in the facade.</p> <p>12 Yes.</p> <p>13 MR. PRISBY: Right. But I'm wondering</p> <p>14 that 120 days that I came up with --</p> <p>15 CHAIRMAN BOHNEN: Yes.</p> <p>16 MR. PRISBY: -- was related to a</p> <p>17 general timeline, a process to create new homes.</p> <p>18 I'm wondering if for exterior alterations --</p> <p>19 CHAIRMAN BOHNEN: You can just say a</p> <p>07:57:30PM 20 maximum of 120 days.</p> <p>21 MR. PRISBY: I want to say a minimum of</p> <p>22 120 days. I want these people to be forced to</p>	<p style="text-align: center;">20</p> <p>1 Commission on a regular basis?</p> <p>2 CHAIRMAN BOHNEN: I think it's probably</p> <p>3 a one-off, but we didn't want to encourage it.</p> <p>4 MR. D'ONOFRIO: I'm just saying, you</p> <p>5 know, do you want to now craft something for</p> <p>6 that? If so, fine. But otherwise, the way this</p> <p>7 was written, it was somebody is demoing a house</p> <p>8 or coming in to build a new house.</p> <p>9 MR. PRISBY: As an example, I'm</p> <p>07:58:58PM 10 currently working at the office on some exterior</p> <p>11 work over on Blaine Street for one of the law</p> <p>12 offices that's on the west side of the street.</p> <p>13 And what they are looking to do is they are</p> <p>14 adding a ramp up the south side of the house to</p> <p>15 get ADA access into the building and replacing</p> <p>16 aspects of the front porch construction, new</p> <p>17 rails, new posts, things that are deteriorating.</p> <p>18 They are trying to replace and update. They</p> <p>19 don't currently need to come in front of us.</p> <p>07:59:28PM 20 But in the future based on this,</p> <p>21 they will be coming in front of us. And I would</p> <p>22 hate to see someone like that or a similar</p>
<p style="text-align: center;">19</p> <p>1 get in front of us early as fast as they can</p> <p>2 because they are going to have to wait for 120</p> <p>3 days. I'm wondering if it's something that is</p> <p>4 just an exterior alteration if it becomes a</p> <p>5 30-day process. We have to add something along</p> <p>6 those lines.</p> <p>7 CHAIRMAN BOHNEN: Right. Can't you</p> <p>8 have this, this is drawn looking at new</p> <p>9 construction. Can't you add one more paragraph,</p> <p>07:58:58PM 10 existing structure, additions --</p> <p>11 MR. D'ONOFRIO: I'm not saying no. I'm</p> <p>12 saying let's think about this in terms of what</p> <p>13 you are trying to accomplish.</p> <p>14 MR. PRISBY: Let's discuss it.</p> <p>15 MR. D'ONOFRIO: Is there a problem?</p> <p>16 Let's not solve for a problem we don't have. Is</p> <p>17 there a problem with -- Well, I guess you had</p> <p>18 one this evening. There was a contributing</p> <p>19 structure that came in. They proposed, in this</p> <p>07:58:23PM 20 case they did the improvement prior to getting</p> <p>21 approval. Is that a one-off thing, or is that</p> <p>22 something that causes aggravation to the</p>	<p style="text-align: center;">21</p> <p>1 project then have to wait 120 days for something</p> <p>2 that's much smaller and not necessarily a new</p> <p>3 home.</p> <p>4 CHAIRMAN BOHNEN: Well, your point was</p> <p>5 originally that the 120 days were going to be</p> <p>6 days they needed anyway if they came to us early</p> <p>7 on.</p> <p>8 MR. PRISBY: Yes.</p> <p>9 CHAIRMAN BOHNEN: They would be at less</p> <p>07:59:58PM 10 than 120 days to get to the next step. So you</p> <p>11 weren't really penalizing anybody with the time</p> <p>12 element. You are saying it's going to take you</p> <p>13 120 days. And we want to make sure you</p> <p>14 understand we see you in the very beginning of</p> <p>15 the process. So then after you take your 120</p> <p>16 days, you are ready to come back before us.</p> <p>17 MR. PRISBY: Right.</p> <p>18 CHAIRMAN BOHNEN: Where like the ramp</p> <p>19 or something like that, obviously doesn't take</p> <p>08:00:18PM 20 that much. You are saying other than new</p> <p>21 construction should have a different time</p> <p>22 element.</p>

<p style="text-align: right;">22</p> <p>1 MR. PRISBY: Yes.</p> <p>2 CHAIRMAN BOHNEN: Yes. I think the</p> <p>3 answer is yes.</p> <p>4 MR. PRISBY: What would that be?</p> <p>5 CHAIRMAN BOHNEN: It's that simple.</p> <p>6 MR. D'ONOFRIO: Well, one thing -- And</p> <p>7 maybe you would want to do this, maybe you</p> <p>8 wouldn't. You could put something in, minimum</p> <p>9 would be 180 days or -- I have 180 days on my</p> <p>10 mind. 120 days except if modified by the HPC.</p> <p>11 I'm not saying you won't want to do that, but</p> <p>12 that gives you the --</p> <p>13 MR. PRISBY: But I don't like that</p> <p>14 precedent. I almost want it to say 120 days for</p> <p>15 new construction, and 30 days for all other</p> <p>16 exterior appearance review items.</p> <p>17 CHAIRMAN BOHNEN: Well, if 30 is</p> <p>18 enough, that's fine.</p> <p>19 MR. PRISBY: Sure. A lot of times I</p> <p>20 think these things, when it comes to the</p> <p>21 exterior appearance reviews on additions or</p> <p>22 remodelling projects, I think you are looking at</p>	<p style="text-align: right;">24</p> <p>1 advocate here, let's say we have a major</p> <p>2 addition going in. Okay?</p> <p>3 MR. PRISBY: That should take longer</p> <p>4 than 30 days, right?</p> <p>5 CHAIRMAN BOHNEN: Yes.</p> <p>6 MR. PRISBY: But I'm thinking more on</p> <p>7 the lines of worst-case scenario.</p> <p>8 CHAIRMAN BOHNEN: Well, usually a major</p> <p>9 addition on the house usually would be out the</p> <p>10 back, would it not?</p> <p>11 MR. PRISBY: Or the side depending on</p> <p>12 the lot.</p> <p>13 MR. GONZALEZ: If it's a corner lot.</p> <p>14 MR. PRISBY: They are going to see that</p> <p>15 from the right-of-way. I will tell you,</p> <p>16 sometimes additions actually take longer than</p> <p>17 new homes because you are trying to work with</p> <p>18 existing conditions and not a clean slate.</p> <p>19 CHAIRMAN BOHNEN: And like you said, we</p> <p>20 would have liked to have seen on 6th and</p> <p>21 Garfield, we would have liked to have seen that</p> <p>22 addition come before us.</p>
<p style="text-align: right;">23</p> <p>1 a shorter timeline in general. I mean you can</p> <p>2 crank out a porch plan in a week if that's what</p> <p>3 somebody wants to do. What if somebody is just</p> <p>4 coming in for a fountain or a landscape plan or</p> <p>5 a turn-around driveway or, like I said earlier,</p> <p>6 like shutter replacement.</p> <p>7 CHAIRMAN BOHNEN: Why even put a time</p> <p>8 limit when a shorter time limit is available for</p> <p>9 renovation?</p> <p>10 MR. PRISBY: Then we are making, we are</p> <p>11 going to have to be the judge of that. I want</p> <p>12 to eliminate that discussion element. For not</p> <p>13 just us but for future board members, right? It</p> <p>14 just seems like if it's 15 days, just something</p> <p>15 that --</p> <p>16 CHAIRMAN BOHNEN: You would have</p> <p>17 between our meetings, 30 days.</p> <p>18 MR. PRISBY: 30 days. I just don't</p> <p>19 want them to have to wait 120 days because they</p> <p>20 want to replace shutters or tuck point brick or</p> <p>21 something.</p> <p>22 CHAIRMAN BOHNEN: So playing devil's</p>	<p style="text-align: right;">25</p> <p>1 MR. PRISBY: Correct. And that, again,</p> <p>2 that was probably done in under 30 days for</p> <p>3 architecture to draw that back porch. Yes. It</p> <p>4 could have been a week.</p> <p>5 CHAIRMAN BOHNEN: Could have been on a</p> <p>6 napkin.</p> <p>7 MR. PRISBY: So when I saw that, I</p> <p>8 just, my concern is if we are going to apply</p> <p>9 this to everything, 120 days is too much time</p> <p>10 for the small stuff. I thought I would bring it</p> <p>11 up as a discussion point.</p> <p>12 CHAIRMAN BOHNEN: So noted. So</p> <p>13 additions and alterations would not require</p> <p>14 120-day minimum.</p> <p>15 MR. D'ONOFRIO: So we just leave that</p> <p>16 silent?</p> <p>17 MR. PRISBY: We could do zero, right?</p> <p>18 MR. D'ONOFRIO: Well, if you are going</p> <p>19 to do zero, just leave it silent. Just more</p> <p>20 clarify what you want to fall under that, which</p> <p>21 is new home construction, all new buildings.</p> <p>22 MR. GONZALEZ: It should be clear that</p>

<p style="text-align: center;">26</p> <p>1 we are going this far with all this.</p> <p>2 MR. D'ONOFRIO: Somebody could say,</p> <p>3 well, new construction would be an addition.</p> <p>4 I'm just, I'm not saying you would. I'm saying</p> <p>5 somebody who lives next door, who doesn't want</p> <p>6 it to happen -- I'm going down my parade of</p> <p>7 horrors -- would say, well, that addition is</p> <p>8 new construction, they have to wait 180 days.</p> <p>9 So you might want to say instead of -- when we</p> <p>08:04:40PM 10 get back up here -- we were saying new building.</p> <p>11 MR. PRISBY: What term can we use to --</p> <p>12 MR. D'ONOFRIO: I would say a new</p> <p>13 building is not -- It's just that, a new</p> <p>14 building. It's not an addition. It's not an</p> <p>15 alteration. So I think the language might, the</p> <p>16 current language as proposed, unless we want to</p> <p>17 put not including additions, alterations.</p> <p>18 MR. PRISBY: Or just say apply to new</p> <p>19 homes, new building.</p> <p>08:05:20PM 20 MR. D'ONOFRIO: Well, let me ask you,</p> <p>21 is there any other building in the Robbins</p> <p>22 Historic District that wouldn't be a new home?</p>	<p style="text-align: center;">28</p> <p>1 really contentious.</p> <p>2 MR. GONZALEZ: Almost like you want to</p> <p>3 say any addition greater than -- I'm making this</p> <p>4 up -- 20 percent than the entire square footage,</p> <p>5 you need to wait 120 days. I'm just putting</p> <p>6 some ideas out, I'm not saying that should be;</p> <p>7 but something as a percentage of the existing</p> <p>8 footprint.</p> <p>9 CHAIRMAN BOHNEN: If you say major</p> <p>08:06:31PM 10 additions, you are open to interpretation.</p> <p>11 MR. HAARLOW: That's why I'm just</p> <p>12 saying additions. Jim, what you are describing</p> <p>13 where you are going to replace existing porch</p> <p>14 elements with new ones that are more or less the</p> <p>15 same --</p> <p>16 MR. PRISBY: It's not really an</p> <p>17 addition.</p> <p>18 MR. HAARLOW: That's not an addition.</p> <p>19 To me, it's alteration, that seems common sense.</p> <p>08:06:52PM 20 MR. PRISBY: Or repair.</p> <p>21 MR. GONZALEZ: But that could be open</p> <p>22 to interpretation, too, because it's how someone</p>
<p style="text-align: center;">27</p> <p>1 I think you just mentioned a commercial</p> <p>2 property.</p> <p>3 MR. PRISBY: A church maybe.</p> <p>4 MR. D'ONOFRIO: Is that in Robbins?</p> <p>5 MR. PRISBY: A couple of churches in</p> <p>6 there somewhere.</p> <p>7 MR. HAARLOW: There are several.</p> <p>8 CHAIRMAN BOHNEN: Sure.</p> <p>9 MR. PRISBY: So there are at least</p> <p>08:06:45PM 10 three off the top of my head. So I would do new</p> <p>11 building.</p> <p>12 MR. HAARLOW: Yes, four of them.</p> <p>13 MR. D'ONOFRIO: So we will just say new</p> <p>14 building.</p> <p>15 MR. HAARLOW: Well, I might argue for</p> <p>16 new building and additions.</p> <p>17 MR. GONZALEZ: Depending on the size of</p> <p>18 the addition because churches, the addition can</p> <p>19 be quite large.</p> <p>08:06:05PM 20 MR. HAARLOW: And the Village has run</p> <p>21 into that in the past. The expansion of Union</p> <p>22 Church, which is in the district, and that was</p>	<p style="text-align: center;">29</p> <p>1 looks at the situation.</p> <p>2 MR. D'ONOFRIO: But you are still</p> <p>3 looking at that as a Commission. You are just</p> <p>4 not having it subject to the 120-day minimum</p> <p>5 before you get coming back, right?</p> <p>6 MR. PRISBY: Correct.</p> <p>7 MR. D'ONOFRIO: So let's try to keep it</p> <p>8 kind of in those boxes.</p> <p>9 MR. HAARLOW: Right. So with the</p> <p>08:07:18PM 10 120 days, what I'm proposing is new buildings</p> <p>11 and additions on existing buildings.</p> <p>12 MR. PRISBY: When you say additions,</p> <p>13 you mean like square footage enlargements?</p> <p>14 MR. HAARLOW: Yes. Yes.</p> <p>15 MR. D'ONOFRIO: Yes. You are expanding</p> <p>16 the footprint the house. Okay.</p> <p>17 MR. PRISBY: I like that.</p> <p>18 MR. HAARLOW: Or the church.</p> <p>19 MR. PRISBY: Good idea.</p> <p>08:07:46PM 20 MR. HAARLOW: Because that way we get</p> <p>21 around the post replacement.</p> <p>22 MR. D'ONOFRIO: Okay.</p>

<p style="text-align: center;">30</p> <p>1 MR. HAARLOW: The other thing I would</p> <p>2 like to ask about this is this is only for the</p> <p>3 Robbins Park Historic District.</p> <p>4 MR. D'ONOFRIO: That's correct.</p> <p>5 MR. HAARLOW: So should this also be</p> <p>6 including and any buildings that have landmark</p> <p>7 status?</p> <p>8 MR. GONZALEZ: Yes.</p> <p>9 CHAIRMAN BOHNEN: Yes.</p> <p>08:08:17PM 10 MR. GONZALEZ: What about contributing?</p> <p>11 CHAIRMAN BOHNEN: That gets in -- We</p> <p>12 have contributing. You are right, landmark</p> <p>13 building outside the Robbins area.</p> <p>14 MR. HAARLOW: Right. The house we were</p> <p>15 just talking about on south Lincoln.</p> <p>16 MR. D'ONOFRIO: When you say</p> <p>17 landmarked, do you mean --</p> <p>18 CHAIRMAN BOHNEN: Locally landmarked.</p> <p>19 MR. GONZALEZ: That's right. I was</p> <p>08:08:42PM 20 going to ask the same. Locally.</p> <p>21 MS. WILLIAMS: I liked the wording of</p> <p>22 expansion of the property footprint, that seems</p>	<p style="text-align: center;">32</p> <p>1 MR. HAARLOW: So it would be Robbins</p> <p>2 Park Historic District and any locally or should</p> <p>3 we add national landmarks?</p> <p>4 MR. GONZALEZ: National or local.</p> <p>5 MR. HAARLOW: National or local.</p> <p>6 MR. D'ONOFRIO: Okay.</p> <p>7 MR. GONZALEZ: Well, in that case, wait</p> <p>8 a minute. Usually landmarks are basically</p> <p>9 local, state, and national. So there are three.</p> <p>08:10:19PM 10 MR. D'ONOFRIO: I don't know of any</p> <p>11 state landmarks.</p> <p>12 MS. WILLIAMS: No. I don't know of</p> <p>13 any.</p> <p>14 MR. GONZALEZ: Okay.</p> <p>15 MR. D'ONOFRIO: No. Because you are</p> <p>16 either nationally registered --</p> <p>17 MR. GONZALEZ: What do you call</p> <p>18 Illinois landmark, Illinois landmark? What do</p> <p>19 you call that? I mean, they are a landmark</p> <p>08:10:43PM 20 committee.</p> <p>21 MR. D'ONOFRIO: Landmarks Illinois?</p> <p>22 MR. GONZALEZ: Yes, sorry. Landmarks</p>
<p style="text-align: center;">31</p> <p>1 to fit the bill.</p> <p>2 MR. HAARLOW: As a definition, Sandy,</p> <p>3 for an addition?</p> <p>4 MS. WILLIAMS: Yes.</p> <p>5 MR. PRISBY: Expansion of the internal</p> <p>6 footprint?</p> <p>7 MS. WILLIAMS: That would include</p> <p>8 porches, solid additions.</p> <p>9 MR. D'ONOFRIO: I would say exclude or</p> <p>08:09:18PM 10 including expansion of square footage because</p> <p>11 you might have something going off the 2nd floor</p> <p>12 in the front of the building.</p> <p>13 MR. HAARLOW: Right.</p> <p>14 MR. D'ONOFRIO: It's not expanding the</p> <p>15 footprint, but you are expanding the square</p> <p>16 footage. And it kind of gets to the, what you</p> <p>17 are trying to get at. I'm just thinking in</p> <p>18 terms of a 2nd floor improvement where the</p> <p>19 footprint of the building wouldn't necessarily</p> <p>08:09:43PM 20 be expanded. Okay?</p> <p>21 MR. PRISBY: Yes.</p> <p>22 MR. D'ONOFRIO: All right.</p>	<p style="text-align: center;">33</p> <p>1 Illinois.</p> <p>2 MR. D'ONOFRIO: I think they work with</p> <p>3 national landmarks. I don't think they have any</p> <p>4 landmarks on their own.</p> <p>5 MS. WILLIAMS: I don't think they</p> <p>6 designate, no.</p> <p>7 MR. GONZALEZ: No? Okay. I always</p> <p>8 thought they were local because they used the</p> <p>9 word Illinois. That's why. I mean not local,</p> <p>08:11:09PM 10 state. Sorry.</p> <p>11 MR. HAARLOW: So that works, Mike, in</p> <p>12 terms of capturing buildings that are outside of</p> <p>13 the district.</p> <p>14 MR. D'ONOFRIO: Okay, right. Anything</p> <p>15 else on these?</p> <p>16 MR. PRISBY: The only thing I was</p> <p>17 wondering was the last time we had this hearing</p> <p>18 or this meeting, Sandy, you really were in on</p> <p>19 this discussion for the findings. I believe you</p> <p>08:11:37PM 20 wanted to have them like that night, correct, as</p> <p>21 opposed to 30 days?</p> <p>22 MS. WILLIAMS: If possible. If</p>

<p style="text-align: center;">34</p> <p>1 possible, yes.</p> <p>2 MR. PRISBY: How doable is that?</p> <p>3 MR. D'ONOFRIO: Well, I think what I</p> <p>4 have seen done in the past with findings is you</p> <p>5 have standard findings; and then you read them</p> <p>6 into the record and how that project complies</p> <p>7 with the findings. So you read it into the</p> <p>8 record, and those are your findings. They get</p> <p>9 prepared written-wise later. I'm looking at</p> <p>08:12:15PM 10 Chan to see if he's -- You probably will need</p> <p>11 to run it by the corporation counsel to see if</p> <p>12 that's okay.</p> <p>13 But I have been in front of</p> <p>14 numerous zoning boards of appeals where when</p> <p>15 they approve the zoning relief that's being</p> <p>16 requested they read into the record, we approve</p> <p>17 it based on these findings; and then they read</p> <p>18 them into the record.</p> <p>19 MR. PRISBY: See, I would prefer that.</p> <p>08:12:39PM 20 Again, we are supposed to be doing this with</p> <p>21 sugar; right? Not having to wait another 30</p> <p>22 days for something we could handle that night</p>	<p style="text-align: center;">36</p> <p>1 you decide your findings are going to be that</p> <p>2 you use as a template. Then all of a sudden you</p> <p>3 are just plugging it in as you are saying, I</p> <p>4 recommend approval. Why do you recommend</p> <p>5 approval, based on this finding, this finding,</p> <p>6 it complies, you know. And you are kind of</p> <p>7 using it almost as a checklist. It should</p> <p>8 become kind of second nature and give the</p> <p>9 Commission --</p> <p>08:14:19PM 10 And this is a theoretical</p> <p>11 discussion now, not necessarily practical. The</p> <p>12 framework in which to hang, as I say, here is a</p> <p>13 Christmas tree, that's the framework. Those are</p> <p>14 the findings. Okay. Can we hang the ornaments</p> <p>15 on it now? If it doesn't meet the framework,</p> <p>16 then you shouldn't be hanging the ornaments on</p> <p>17 it, which maybe you shouldn't be approving it.</p> <p>18 CHAIRMAN BOHNEN: I think my concern is</p> <p>19 we had an instance where we as a Commission</p> <p>08:14:49PM 20 wanted to publish our findings, and we were not</p> <p>21 able to do so. And so we felt very strongly</p> <p>22 that at the end of our meeting we should enter</p>
<p style="text-align: center;">35</p> <p>1 seems to make a lot of sense to me.</p> <p>2 MS. WILLIAMS: I can't remember the</p> <p>3 discussion; but it was something about if there</p> <p>4 was any other material or fact that somebody</p> <p>5 wanted to bring in, it was extended to the</p> <p>6 maximum of 30 days.</p> <p>7 MR. PRISBY: I'm fine doing it either</p> <p>8 way, but I have a preference to do it that</p> <p>9 night.</p> <p>08:13:22PM 10 MR. D'ONOFRIO: When you are</p> <p>11 considering something to approve it -- Here I'm</p> <p>12 just giving you my advice of somebody who sat</p> <p>13 here for 30 plus years. And whether you are</p> <p>14 going to consider to approve things, and I'm</p> <p>15 kind of going back to a zoning board of appeals</p> <p>16 model, you are thinking, well, how does this</p> <p>17 comply with the findings. That gives you the</p> <p>18 framework in which to analyze the request.</p> <p>19 Okay?</p> <p>08:13:48PM 20 So you are kind of going through in</p> <p>21 your mind already, okay, does this meet the</p> <p>22 standards or the findings. You know, whatever</p>	<p style="text-align: center;">37</p> <p>1 our findings into the record. So that it's our</p> <p>2 opinions based on our findings are in the</p> <p>3 record. And from there, if other people want to</p> <p>4 get their fingers in it, at least we are on the</p> <p>5 record.</p> <p>6 MR. D'ONOFRIO: It helps that you made</p> <p>7 clear as an advisory board what your decision</p> <p>8 was based on. Any advisory board should do</p> <p>9 that.</p> <p>08:15:38PM 10 CHAIRMAN BOHNEN: Yes. So doing it</p> <p>11 right away, Sandy, is fine with me. We just</p> <p>12 read it into the record.</p> <p>13 MS. WILLIAMS: As soon as possible,</p> <p>14 sure.</p> <p>15 CHAIRMAN BOHNEN: Sure.</p> <p>16 MS. WILLIAMS: If we can do it, yes.</p> <p>17 CHAIRMAN BOHNEN: I'm sure we can.</p> <p>18 It's not going to take an extra hour. I mean we</p> <p>19 just simply --</p> <p>08:16:02PM 20 MR. PRISBY: Just reading the standards</p> <p>21 at that point.</p> <p>22 CHAIRMAN BOHNEN: Sure. Okay.</p>

<p style="text-align: center;">38</p> <p>1 MR. PRISBY: That's all I had.</p> <p>2 MS. WILLIAMS: We need to talk about</p> <p>3 revising the COA later at another meeting.</p> <p>4 MR. D'ONOFRIO: That's all I had in my</p> <p>5 memo. I would be glad to discuss anything else.</p> <p>6 Otherwise, I will get out of your hair. And you</p> <p>7 can move on to the next item on your agenda,</p> <p>8 which is adjournment.</p> <p>9 MR. PRISBY: Just a quick comment to</p> <p>08:17:00PM 10 discuss. On the attachment No. 1 for</p> <p>11 Certificate of Appropriateness, point 2, we</p> <p>12 talked about this last time. We will eliminate</p> <p>13 149 noncontributing structures from having</p> <p>14 reviewed this.</p> <p>15 And I started to think about that a</p> <p>16 little bit more since the last meeting. What if</p> <p>17 you have a house that's only five years old and</p> <p>18 somebody wants to put a fountain out in front or</p> <p>19 radically change their landscaping. I mean</p> <p>08:17:36PM 20 those are noncontributing structures, however,</p> <p>21 they are affecting the district.</p> <p>22 CHAIRMAN BOHNEN: Streetscape.</p>	<p style="text-align: center;">40</p> <p>1 CHAIRMAN BOHNEN: Attachment 1.</p> <p>2 MR. HAARLOW: Attachment 1, page 1.</p> <p>3 MR. PRISBY: So it's point 2.</p> <p>4 Properties to be -- It says, Based on this</p> <p>5 change it will eliminate the 149.</p> <p>6 MR. D'ONOFRIO: Okay.</p> <p>7 CHAIRMAN BOHNEN: Well, to your point,</p> <p>8 downtown, too.</p> <p>9 MR. PRISBY: Sure.</p> <p>08:18:53PM 10 MR. D'ONOFRIO: Well, that 149 includes</p> <p>11 13 properties in the downtown district.</p> <p>12 CHAIRMAN BOHNEN: Well, I mean even</p> <p>13 downtown. I would have to walk by these</p> <p>14 addresses.</p> <p>15 MR. PRISBY: If these new structures in</p> <p>16 the downtown area are supposed to be</p> <p>17 contributing to the historic nature of our</p> <p>18 downtown, why would we give them free reign to</p> <p>19 do whatever they want?</p> <p>08:19:17PM 20 CHAIRMAN BOHNEN: Well, because we have</p> <p>21 some purview over them. They can walk out --</p> <p>22 MR. HAARLOW: It seems if they fall in</p>
<p style="text-align: center;">39</p> <p>1 MR. PRISBY: Now you are applying one</p> <p>2 set of rules to one neighbor and a different set</p> <p>3 of rules to the next.</p> <p>4 MR. HAARLOW: That's not good.</p> <p>5 MR. PRISBY: I think that's a problem</p> <p>6 waiting to happen. I think it should be</p> <p>7 everybody in the district.</p> <p>8 MR. HAARLOW: I agree with that.</p> <p>9 Otherwise, we are encouraging technically what</p> <p>08:18:04PM 10 we don't want, which is it makes it that much</p> <p>11 more of a burden to have that historical</p> <p>12 property.</p> <p>13 MR. PRISBY: Good point. Great point.</p> <p>14 Why would I want a historical property, it's</p> <p>15 just easier to tear it down and do whatever I</p> <p>16 want after that.</p> <p>17 MR. D'ONOFRIO: Where were you?</p> <p>18 MR. PRISBY: I thought I was missing</p> <p>19 something when I read that.</p> <p>08:18:23PM 20 MR. D'ONOFRIO: Where were you</p> <p>21 referring to in the packet?</p> <p>22 MR. PRISBY: Attachment 1.</p>	<p style="text-align: center;">41</p> <p>1 one of the two districts, they should.</p> <p>2 CHAIRMAN BOHNEN: I agree.</p> <p>3 MR. HAARLOW: Whether they are</p> <p>4 contributing or not.</p> <p>5 CHAIRMAN BOHNEN: I agree. We can</p> <p>6 decide how involved we want to get depending on</p> <p>7 what they are talking about.</p> <p>8 MR. PRISBY: Sure.</p> <p>9 CHAIRMAN BOHNEN: That goes back to</p> <p>08:19:38PM 10 Robb and everyone saying, well, you are going to</p> <p>11 have five meetings a week. We are not</p> <p>12 necessarily. We can be the filter and establish</p> <p>13 our own filter.</p> <p>14 MR. PRISBY: The newer stuff, I think</p> <p>15 it would be rare that things will come up;</p> <p>16 right? Because they are new. You might have</p> <p>17 some improvements you want to do 15, 20, 30</p> <p>18 years down the road. They are not contributing,</p> <p>19 but they still need work. If someone wants to</p> <p>08:20:08PM 20 put in a gravel driveway or crushed granite or</p> <p>21 something or put in a fountain out front --</p> <p>22 CHAIRMAN BOHNEN: I can foresee a lit</p>

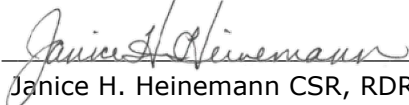
<p style="text-align: center;">42</p> <p>1 fountain out in the front of the massive court</p> <p>2 yards we are looking at. I mean there is lot of</p> <p>3 change going on in architecture in our historic</p> <p>4 district particularly. There are a lot of new</p> <p>5 houses.</p> <p>6 MR. PRISBY: Well, there's another part</p> <p>7 we are going to get to about fencing. Why</p> <p>8 aren't we doing fencing?</p> <p>9 So your house is a contributing</p> <p>08:20:40PM 10 structure. You put up a house and a gate,</p> <p>11 right? What if your house was newer and you</p> <p>12 wanted to do those things. Your house was 10</p> <p>13 years old and now you want a fence in your front</p> <p>14 yard, according to this we wouldn't be reviewing</p> <p>15 it.</p> <p>16 CHAIRMAN BOHNEN: There is a fence</p> <p>17 ordinance.</p> <p>18 MR. PRISBY: Right, but it does affect</p> <p>19 streetscape in the front of the house.</p> <p>08:20:58PM 20 CHAIRMAN BOHNEN: But the fence</p> <p>21 ordinance that was passed in the municipal code</p> <p>22 addresses the height of fences predicated on lot</p>	<p style="text-align: center;">44</p> <p>1 provided you with a couple of those forms.</p> <p>2 Those doc files, right? Did you make any</p> <p>3 changes to those?</p> <p>4 MR. D'ONOFRIO: No. No.</p> <p>5 MR. PRISBY: Or just kind of inserted</p> <p>6 them as is?</p> <p>7 MR. D'ONOFRIO: I think I just insert</p> <p>8 them. I think that gets more into the -- a</p> <p>9 little deeper into the weeds than I'm engaged to</p> <p>08:22:18PM 10 do at this point.</p> <p>11 MR. PRISBY: I just wanted to know if I</p> <p>12 should be looking for something specific.</p> <p>13 MR. D'ONOFRIO: No. No.</p> <p>14 MR. PRISBY: Okay. I move to adjourn.</p> <p>15 MR. D'ONOFRIO: I will take my leave.</p> <p>16 Thank you.</p> <p>17 CHAIRMAN BOHNEN: Is there a second?</p> <p>18 MR. GONZALEZ: I'm not going to say</p> <p>19 anything.</p> <p>08:22:38PM 20 MR. HAARLOW: Yes. Second.</p> <p>21 CHAIRMAN BOHNEN: All in favor?</p> <p>22 (A chorus of ayes.)</p>
<p style="text-align: center;">43</p> <p>1 size, so it brings it to scale. Okay?</p> <p>2 MR. PRISBY: And we are good with that?</p> <p>3 CHAIRMAN BOHNEN: And in the historic</p> <p>4 district, you can't use the aluminum tubing and</p> <p>5 that stuff anymore. It's got to be --</p> <p>6 MR. PRISBY: So that's already spelled</p> <p>7 out enough that we can skip that.</p> <p>8 CHAIRMAN BOHNEN: We wrote that</p> <p>9 ordinance over two and a half years. You should</p> <p>08:21:32PM 10 read it. It's in the municipal code.</p> <p>11 MR. PRISBY: Okay. One of these days.</p> <p>12 CHAIRMAN BOHNEN: It's in the municipal</p> <p>13 code. That's what it is, see if it satisfies</p> <p>14 you.</p> <p>15 MR. PRISBY: Okay. I will take a</p> <p>16 closer look at it.</p> <p>17 Those were the only remaining items</p> <p>18 I had, Mike.</p> <p>19 MR. D'ONOFRIO: What I will do is I</p> <p>08:21:49PM 20 will incorporate these changes and get it back</p> <p>21 to Chan, and he can distribute it.</p> <p>22 MR. PRISBY: I guess one last thing. I</p>	<p style="text-align: center;">45</p> <p>1 CHAIRMAN BOHNEN: Meeting is adjourned.</p> <p>2 * * *</p> <p>3 (Which were all the proceedings had</p> <p>4 in the above-entitled cause.)</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

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.

A handwritten signature in cursive script, reading "Janice H. Heinemann", is written over a horizontal line.

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

0	4	advisory [9] - 3:4, 3:20, 9:20, 12:15, 13:3, 14:21, 16:18, 37:7, 37:8 advocate [1] - 24:1 affect [1] - 42:18 affecting [1] - 38:21 aforesaid [1] - 46:9 agenda [3] - 2:7, 10:5, 38:7 aggravation [1] - 19:22 agree [3] - 39:8, 41:2, 41:5 agreed [2] - 8:21, 11:13 almost [3] - 22:14, 28:2, 36:7 ALSO [1] - 2:1 alteration [3] - 19:4, 26:15, 28:19 alterations [4] - 15:8, 18:18, 25:13, 26:17 aluminum [1] - 43:4 amend [1] - 5:22 amended [3] - 2:20, 7:1, 9:10 amendment [4] - 5:5, 5:22, 6:20, 7:1 analyze [1] - 35:18 answer [1] - 22:3 anyway [1] - 21:6 appeals [2] - 34:14, 35:15 appearance [6] - 9:22, 11:3, 11:7, 17:5, 22:16, 22:21 applicant [3] - 5:18, 13:21, 16:22 application [8] - 4:16, 9:22, 11:21, 12:2, 12:5, 13:18, 13:20, 16:2 applications [3] - 9:18, 10:9, 11:17 apply [2] - 25:8, 26:18 applying [1] - 39:1 approached [1] - 3:5 Appropriateness [12] - 4:16, 7:22, 8:1, 8:3, 8:12, 8:14, 12:5, 14:13, 16:1, 16:4, 16:12, 38:11 approval [3] - 19:21, 36:4, 36:5 approvals [2] - 5:16, 11:7 approve [5] - 5:8, 34:15, 34:16, 35:11,	35:14 approved [4] - 2:20, 4:13, 16:12, 16:16 approving [1] - 36:17 architecture [2] - 25:3, 42:3 area [2] - 30:13, 40:16 argue [1] - 27:15 aspects [1] - 20:16 Assessment [1] - 9:13 attachment [5] - 10:2, 38:10, 39:22, 40:1, 40:2 authority [2] - 8:2, 8:13 available [2] - 14:21, 23:8 Avenue [1] - 1:13 eyes [1] - 44:22	12:17, 12:21, 14:14, 18:3, 18:8, 18:15, 18:19, 19:7, 20:2, 21:4, 21:9, 21:18, 22:2, 22:5, 22:17, 23:7, 23:16, 23:22, 24:5, 24:8, 24:19, 25:5, 25:12, 27:8, 28:9, 30:9, 30:11, 30:18, 36:18, 37:10, 37:15, 37:17, 37:22, 38:22, 40:1, 40:7, 40:12, 40:20, 41:2, 41:5, 41:9, 41:22, 42:16, 42:20, 43:3, 43:8, 43:12, 44:17, 44:21, 45:1 Bohnen [1] - 16:9 boxes [1] - 29:8 brick [1] - 23:20 briefly [1] - 8:9 bring [2] - 25:10, 35:5 brings [1] - 43:1 brought [1] - 15:13 build [4] - 5:8, 5:12, 5:13, 20:8 building [16] - 4:19, 11:9, 14:2, 17:2, 20:15, 26:10, 26:13, 26:14, 26:19, 26:21, 27:11, 27:14, 27:16, 30:13, 31:12, 31:19 buildings [6] - 10:12, 25:21, 29:10, 29:11, 30:6, 33:12 built [2] - 6:6, 6:7 burden [1] - 39:11 business [2] - 6:10, 46:5
084-001391 [1] - 46:12	4 [2] - 9:7, 9:9			
1	5			
1 [5] - 38:10, 39:22, 40:1, 40:2 10 [1] - 42:12 120 [19] - 14:10, 14:14, 14:15, 14:17, 18:14, 18:20, 18:22, 19:2, 21:1, 21:5, 21:10, 21:13, 21:15, 22:10, 22:14, 23:19, 25:9, 28:5, 29:10 120-day [3] - 17:9, 25:14, 29:4 13 [1] - 40:11 13th [1] - 1:14 14 [4] - 1:6, 2:8, 3:10, 4:15 14-4-1 [1] - 9:10 14-5-2 [1] - 16:6 149 [3] - 38:13, 40:5, 40:10 15 [2] - 23:14, 41:17 18 [2] - 7:5, 7:10 180 [4] - 14:16, 22:9, 26:8 180-day [1] - 14:9 19 [1] - 1:12 1A [1] - 10:8	5 [1] - 8:20			
	6			
	6 [1] - 8:20 6th [2] - 9:10, 24:20			
	7			
	7:38 [1] - 1:14			
	A			
	ability [1] - 5:18 able [1] - 36:21 above-entitled [2] - 1:11, 45:4 access [1] - 20:15 accomplish [1] - 19:13 according [1] - 42:14 accurate [1] - 3:14 Action [2] - 1:6, 1:10 ADA [1] - 20:15 add [4] - 16:2, 19:5, 19:9, 32:3 adding [1] - 20:14 addition [13] - 15:6, 24:2, 24:9, 24:22, 26:3, 26:7, 26:14, 27:18, 28:3, 28:17, 28:18, 31:3 additional [1] - 13:19 additions [14] - 15:7, 18:1, 18:11, 19:10, 22:21, 24:16, 25:13, 26:17, 27:16, 28:10, 28:12, 29:11, 29:12, 31:8 addressed [1] - 6:4 addresses [2] - 40:14, 42:22 adhere [1] - 3:11 adjourn [1] - 44:14 adjourned [1] - 45:1 adjournment [1] - 38:8 advantage [2] - 4:2, 9:13 advice [1] - 35:12			
2				
2 [4] - 7:16, 16:19, 38:11, 40:3 20 [2] - 28:4, 41:17 2020 [1] - 1:14 2nd [2] - 31:11, 31:18				
3				
3 [2] - 7:16, 10:2 30 [11] - 22:15, 22:17, 23:17, 23:18, 24:4, 25:2, 33:21, 34:21, 35:6, 35:13, 41:17 30-day [2] - 15:18, 19:5 3A [1] - 16:19				

<p>2:6, 2:18, 3:16, 3:19, 5:1, 10:17, 11:22, 12:17, 12:21, 14:14, 18:3, 18:8, 18:15, 18:19, 19:7, 20:2, 21:4, 21:9, 21:18, 22:2, 22:5, 22:17, 23:7, 23:16, 23:22, 24:5, 24:8, 24:19, 25:5, 25:12, 27:8, 28:9, 30:9, 30:11, 30:18, 36:18, 37:10, 37:15, 37:17, 37:22, 38:22, 40:1, 40:7, 40:12, 40:20, 41:2, 41:5, 41:9, 41:22, 42:16, 42:20, 43:3, 43:8, 43:12, 44:17, 44:21, 45:1</p> <p>Chairman [2] - 1:17, 16:9</p> <p>Chan [3] - 4:12, 34:10, 43:21</p> <p>CHAN [1] - 2:2</p> <p>change [6] - 10:15, 11:3, 11:8, 38:19, 40:5, 42:3</p> <p>changes [4] - 12:8, 18:11, 43:20, 44:3</p> <p>checklist [1] - 36:7</p> <p>Chicago [1] - 1:13</p> <p>chorus [1] - 44:22</p> <p>Christmas [1] - 36:13</p> <p>church [2] - 27:3, 29:18</p> <p>Church [1] - 27:22</p> <p>churches [2] - 27:5, 27:18</p> <p>clarify [1] - 25:20</p> <p>clarity [1] - 12:12</p> <p>clean [1] - 24:18</p> <p>clear [3] - 13:11, 25:22, 37:7</p> <p>closer [1] - 43:16</p> <p>COA [1] - 38:3</p> <p>Code [1] - 16:7</p> <p>code [6] - 4:15, 9:10, 11:1, 42:21, 43:10, 43:13</p> <p>codification [1] - 2:22</p> <p>color [1] - 14:1</p> <p>coming [5] - 17:16, 20:8, 20:21, 23:4, 29:5</p> <p>comment [1] - 38:9</p> <p>commercial [1] - 27:1</p> <p>COMMISSION [1] -</p>	<p>1:3</p> <p>Commission [13] - 1:5, 1:6, 1:12, 10:1, 13:14, 15:20, 16:7, 16:15, 17:1, 20:1, 29:3, 36:9, 36:19</p> <p>Commission 's [1] - 10:6</p> <p>committee [1] - 32:20</p> <p>common [1] - 28:19</p> <p>completed [1] - 15:21</p> <p>complies [2] - 34:6, 36:6</p> <p>comply [1] - 35:17</p> <p>concern [2] - 25:8, 36:18</p> <p>concerning [1] - 15:16</p> <p>condition [2] - 9:11</p> <p>conditions [1] - 24:18</p> <p>consensus [2] - 3:7, 15:17</p> <p>consider [1] - 35:14</p> <p>consideration [1] - 10:7</p> <p>considered [2] - 5:4, 14:12</p> <p>considering [1] - 35:11</p> <p>construction [12] - 4:22, 16:13, 17:4, 17:11, 17:14, 19:9, 20:16, 21:21, 22:15, 25:21, 26:3, 26:8</p> <p>Consultant [1] - 2:3</p> <p>contentious [1] - 28:1</p> <p>continue [1] - 3:20</p> <p>continued [1] - 1:9</p> <p>contributing [9] - 18:5, 18:10, 19:18, 30:10, 30:12, 40:17, 41:4, 41:18, 42:9</p> <p>conversations [1] - 10:22</p> <p>corner [1] - 24:13</p> <p>corporation [1] - 34:11</p> <p>correct [8] - 2:17, 17:17, 18:6, 25:1, 29:6, 30:4, 33:20, 46:8</p> <p>correctly [2] - 3:8, 7:17</p> <p>counsel [1] - 34:11</p> <p>COUNTY [2] - 1:2, 46:2</p>	<p>couple [5] - 7:18, 8:16, 9:17, 27:5, 44:1</p> <p>court [2] - 42:1, 46:4</p> <p>craft [1] - 20:5</p> <p>crank [1] - 23:2</p> <p>create [2] - 9:4, 18:17</p> <p>creation [1] - 13:2</p> <p>CRR [2] - 46:3, 46:12</p> <p>crushed [1] - 41:20</p> <p>CSR [2] - 46:3, 46:12</p> <p>culmination [1] - 2:15</p> <p>current [1] - 26:16</p>	<p>4:20</p> <p>demoing [1] - 20:7</p> <p>demolish [1] - 4:17</p> <p>demolished [1] - 14:2</p> <p>deprived [3] - 6:14, 6:15, 6:16</p> <p>describing [1] - 28:12</p> <p>design [7] - 13:3, 13:10, 13:14, 14:21, 16:5, 17:1, 17:22</p> <p>designate [1] - 33:6</p> <p>designation [5] - 8:6, 8:8, 9:2, 9:5, 9:7</p> <p>desire [2] - 7:18, 15:19</p> <p>deteriorating [1] - 20:17</p> <p>developed [1] - 5:3</p> <p>devil's [1] - 23:22</p> <p>different [5] - 3:6, 4:4, 21:21, 39:2</p> <p>directions [1] - 3:6</p> <p>discuss [4] - 6:20, 19:14, 38:5, 38:10</p> <p>discussed [2] - 2:19, 6:19</p> <p>discussing [1] - 13:6</p> <p>discussion [14] - 1:9, 2:7, 3:5, 5:20, 6:22, 10:11, 11:12, 12:18, 15:15, 23:12, 25:11, 33:19, 35:3, 36:11</p> <p>discussions [1] - 2:15</p> <p>distribute [1] - 43:21</p> <p>District [6] - 8:1, 8:4, 13:1, 26:22, 30:3, 32:2</p> <p>district [13] - 4:18, 8:18, 9:1, 9:4, 9:17, 17:11, 27:22, 33:13, 38:21, 39:7, 40:11, 42:4, 43:4</p> <p>districts [1] - 41:1</p> <p>diving [1] - 8:15</p> <p>doable [1] - 34:2</p> <p>doc [1] - 44:2</p> <p>document [1] - 2:14</p> <p>dollars [2] - 6:14, 6:16</p> <p>done [4] - 5:17, 7:11, 25:2, 34:4</p> <p>door [1] - 26:5</p> <p>down [4] - 4:1, 26:6, 39:15, 41:18</p> <p>Downtown [1] - 7:22</p> <p>downtown [7] - 4:18,</p>	<p>9:16, 40:8, 40:11, 40:13, 40:16, 40:18</p> <p>drafted [1] - 7:10</p> <p>draw [1] - 25:3</p> <p>drawn [1] - 19:8</p> <p>driveway [2] - 23:5, 41:20</p> <p>drop [1] - 10:18</p> <p>DU [2] - 1:2, 46:2</p>
E				
<p>early [2] - 19:1, 21:6</p> <p>easier [1] - 39:15</p> <p>East [1] - 1:12</p> <p>either [2] - 32:16, 35:7</p> <p>element [3] - 21:12, 21:22, 23:12</p> <p>elements [5] - 5:2, 6:18, 13:14, 17:1, 28:14</p> <p>elevations [1] - 14:4</p> <p>eliminate [3] - 23:12, 38:12, 40:5</p> <p>eliminated [1] - 18:8</p> <p>encourage [2] - 3:11, 20:3</p> <p>encouraging [1] - 39:9</p> <p>end [3] - 5:5, 13:8, 36:22</p> <p>ends [1] - 6:9</p> <p>engaged [1] - 44:9</p> <p>enlargements [1] - 29:13</p> <p>enter [1] - 36:22</p> <p>entire [1] - 28:4</p> <p>entitled [2] - 1:11, 45:4</p> <p>establish [1] - 41:12</p> <p>established [1] - 16:6</p> <p>establishment [3] - 8:7, 8:18, 9:4</p> <p>evening [2] - 13:5, 19:18</p> <p>example [1] - 20:9</p> <p>except [1] - 22:10</p> <p>exclude [1] - 31:9</p> <p>existence [1] - 16:1</p> <p>existing [5] - 19:10, 24:18, 28:7, 28:13, 29:11</p> <p>expanded [1] - 31:20</p> <p>expanding [3] - 29:15, 31:14, 31:15</p> <p>expansion [4] - 27:21, 30:22, 31:5,</p>				

<p>31:10 explain [1] - 4:12 extended [1] - 35:5 exterior [14] - 9:19, 9:22, 10:10, 10:14, 11:2, 11:7, 11:17, 15:8, 17:5, 18:18, 19:4, 20:10, 22:16, 22:21 extra [1] - 37:18</p>	<p>29:13, 31:10, 31:16 football [1] - 2:14 footprint [6] - 28:8, 29:16, 30:22, 31:6, 31:15, 31:19 forced [1] - 18:22 foregoing [1] - 46:7 foresee [1] - 41:22 forget [1] - 2:13 form [1] - 2:19 forms [1] - 44:1 forth [2] - 2:20, 12:13 forwarded [1] - 10:4 fountain [4] - 23:4, 38:18, 41:21, 42:1 fountains [1] - 15:10 four [2] - 7:6, 27:12 fourth [1] - 8:5 framework [4] - 35:18, 36:12, 36:13, 36:15 FRANK [1] - 1:18 free [1] - 40:18 Freeze [1] - 9:14 front [15] - 11:10, 13:8, 17:16, 17:21, 19:1, 20:16, 20:19, 20:21, 31:12, 34:13, 38:18, 41:21, 42:1, 42:13, 42:19 full [1] - 6:8 future [2] - 20:20, 23:13</p>	<p>group [1] - 11:11 guess [3] - 16:20, 19:17, 43:22 guys [2] - 6:21, 13:22</p>	<p>honorific [1] - 9:2 hopefully [1] - 15:18 hopes [1] - 3:9 horribles [1] - 26:7 horse [1] - 15:12 hour [1] - 37:18 house [13] - 17:19, 20:7, 20:8, 20:14, 24:9, 29:16, 30:14, 38:17, 42:9, 42:10, 42:11, 42:12, 42:19 houses [1] - 42:5 HPC [16] - 7:18, 7:21, 9:3, 9:18, 9:20, 9:21, 10:3, 10:9, 10:16, 12:8, 12:14, 14:12, 15:21, 16:11, 16:17, 22:10</p>	<p>16:21 interim [1] - 10:20 internal [1] - 31:5 interpretation [2] - 28:10, 28:22 involved [2] - 6:1, 41:6 issue [2] - 3:22, 15:2 item [7] - 2:7, 3:1, 8:5, 8:6, 8:7, 8:20, 38:7 items [6] - 7:7, 7:19, 8:5, 8:16, 22:16, 43:17</p>
F		H		J
<p>facade [1] - 18:11 fact [1] - 35:4 fair [2] - 3:13, 3:18 fall [2] - 25:20, 40:22 familiarize [1] - 2:10 far [1] - 26:1 fast [1] - 19:1 favor [1] - 44:21 felt [3] - 6:3, 6:4, 36:21 fence [3] - 42:13, 42:16, 42:20 fences [1] - 42:22 fencing [2] - 42:7, 42:8 fifth [1] - 8:7 files [1] - 44:2 filter [2] - 41:12, 41:13 finally [3] - 4:6, 10:3, 16:16 findings [16] - 15:16, 15:17, 15:21, 33:19, 34:4, 34:5, 34:7, 34:8, 34:17, 35:17, 35:22, 36:1, 36:14, 36:20, 37:1, 37:2 fine [5] - 10:21, 20:6, 22:18, 35:7, 37:11 finest [2] - 5:15, 6:1 fingers [1] - 37:4 finished [2] - 7:5, 17:16 first [2] - 12:22, 14:22 fit [1] - 31:1 five [2] - 38:17, 41:11 flag [1] - 15:14 floor [2] - 31:11, 31:18 focusing [1] - 8:10 folks [2] - 7:13, 15:4 followed [1] - 13:17 following [4] - 7:9, 10:6, 14:8, 15:9 footage [4] - 28:4,</p>	<p>G</p> <p>gain [2] - 13:13, 16:22 game [2] - 2:14, 5:19 Garfield [1] - 24:21 gate [1] - 42:10 general [2] - 18:17, 23:1 given [1] - 46:6 glad [1] - 38:5 GONZALEZ [20] - 1:18, 12:10, 12:12, 12:19, 14:10, 24:13, 25:22, 27:17, 28:2, 28:21, 30:8, 30:10, 30:19, 32:4, 32:7, 32:14, 32:17, 32:22, 33:7, 44:18 grade [1] - 14:3 granite [1] - 41:20 granted [1] - 6:5 gravel [1] - 41:20 great [1] - 39:13 greater [1] - 28:3</p>	<p>HAARLOW [27] - 1:19, 4:11, 12:4, 27:7, 27:12, 27:15, 27:20, 28:11, 28:18, 29:9, 29:14, 29:18, 29:20, 30:1, 30:5, 30:14, 31:2, 31:13, 32:1, 32:5, 33:11, 39:4, 39:8, 40:2, 40:22, 41:3, 44:20 hair [1] - 38:6 half [1] - 43:9 handle [1] - 34:22 hang [2] - 36:12, 36:14 hanging [1] - 36:16 haste [1] - 2:13 hate [1] - 20:22 head [1] - 27:10 heard [2] - 12:19, 12:20 hearing [5] - 1:9, 15:19, 15:20, 33:17, 46:7 height [1] - 42:22 HEINEMANN [1] - 46:3 Heinemann [1] - 46:12 help [1] - 12:14 helps [1] - 37:6 hereby [1] - 46:4 highlight [2] - 8:9, 12:7 HINSDALE [1] - 1:3 Hinsdale [2] - 1:11, 1:13 historic [5] - 8:22, 9:2, 40:17, 42:3, 43:3 HISTORIC [1] - 1:3 Historic [10] - 1:5, 1:12, 7:12, 7:22, 8:4, 13:1, 13:2, 26:22, 30:3, 32:2 historical [2] - 39:11, 39:14 hold [2] - 6:19, 14:7 home [4] - 2:13, 21:3, 25:21, 26:22 homes [3] - 18:17, 24:17, 26:19</p>	<p>I</p> <p>idea [2] - 12:16, 29:19 ideas [1] - 28:6 identifying [1] - 7:11 ILLINOIS [2] - 1:1, 46:1 Illinois [7] - 1:13, 32:18, 32:21, 33:1, 33:9, 46:5 importantly [1] - 6:15 improvement [2] - 19:20, 31:18 improvements [7] - 9:19, 10:10, 11:17, 15:4, 15:6, 15:10, 41:17 IN [1] - 1:4 include [4] - 4:21, 9:10, 13:9, 31:7 included [2] - 10:1, 15:10 includes [1] - 40:10 including [5] - 13:19, 14:3, 26:17, 30:6, 31:10 incorporate [2] - 16:5, 43:20 indirectly [1] - 13:4 information [1] - 13:19 initial [3] - 13:8, 13:9, 14:18 insert [1] - 44:7 inserted [1] - 44:5 instance [1] - 36:19 instead [1] - 26:9 intent [2] - 13:12,</p>	<p>JANICE [1] - 46:3 Janice [1] - 46:12 January [1] - 1:14 Jim [1] - 28:12 JIM [1] - 1:20 John [2] - 10:8, 12:14 JOHN [1] - 1:17 judge [1] - 23:11 juncture [1] - 3:21</p>
				K
				<p>keep [3] - 4:6, 9:8, 29:7 kind [13] - 7:11, 9:1, 11:8, 13:4, 13:22, 16:9, 29:8, 31:16, 35:15, 35:20, 36:6, 36:8, 44:5 kindness [1] - 4:1</p>
				L
				<p>land [3] - 6:10, 6:16, 6:17 land-speculating [1] - 6:10 landmark [11] - 8:6, 8:8, 8:18, 9:5, 9:7, 9:12, 30:6, 30:12, 32:18, 32:19 landmarked [2] - 30:17, 30:18 landmarks [6] - 32:3, 32:8, 32:11, 32:21, 33:3, 33:4 Landmarks [1] - 32:22 landscape [1] - 23:4 landscaping [2] -</p>

<p>15:11, 38:19 language [2] - 26:15, 26:16 large [1] - 27:19 last [9] - 7:4, 8:6, 8:20, 8:21, 16:20, 33:17, 38:12, 38:16, 43:22 law [1] - 20:11 least [2] - 27:9, 37:4 leave [3] - 25:15, 25:19, 44:15 less [2] - 21:9, 28:14 License [1] - 46:12 life [1] - 14:16 light [1] - 4:1 limit [2] - 23:8 Lincoln [1] - 30:15 lines [2] - 19:6, 24:7 lit [1] - 41:22 lives [1] - 26:5 local [5] - 32:4, 32:5, 32:9, 33:8, 33:9 locally [2] - 30:18, 32:2 Locally [1] - 30:20 location [1] - 14:5 look [6] - 5:21, 7:7, 7:21, 15:7, 18:11, 43:16 looked [1] - 7:19 looking [9] - 7:13, 17:17, 19:8, 20:13, 22:22, 29:3, 34:9, 42:2, 44:12 looks [2] - 16:7, 29:1</p>	<p>measure [1] - 5:15 meet [2] - 35:21, 36:15 Meeting [1] - 45:1 meeting [18] - 7:9, 8:22, 13:3, 13:8, 13:9, 13:12, 13:13, 14:7, 14:8, 14:18, 14:20, 14:22, 16:21, 33:18, 36:22, 38:3, 38:16 meetings [4] - 7:6, 18:9, 23:17, 41:11 Member [4] - 1:18, 1:19, 1:20, 1:21 members [1] - 23:13 MEMBERS [1] - 1:16 memo [3] - 7:15, 8:20, 38:5 memorandum [1] - 7:10 mentioned [2] - 16:10, 27:1 met [1] - 7:4 MICHAEL [1] - 2:3 might [5] - 26:9, 26:15, 27:15, 31:11, 41:16 Mike [8] - 2:12, 4:9, 4:11, 7:2, 16:19, 17:13, 33:11, 43:18 mind [3] - 4:6, 22:10, 35:21 minimum [5] - 14:9, 18:21, 22:8, 25:14, 29:4 minor [3] - 8:17, 9:14, 11:8 minute [1] - 32:8 missing [1] - 39:18 model [1] - 35:16 modification [2] - 9:9, 9:15 modifications [1] - 8:17 modified [1] - 22:10 months [4] - 2:16, 2:18 move [3] - 2:6, 38:7, 44:14 MR [172] - 1:17, 1:18, 1:19, 1:20, 2:2, 2:3, 2:17, 3:14, 4:10, 4:11, 4:14, 7:3, 10:8, 10:19, 10:22, 11:4, 11:5, 11:16, 11:19, 12:1, 12:4, 12:6, 12:10, 12:11, 12:12, 12:19, 12:22, 14:10, 14:11, 14:15, 16:19, 17:6, 17:7, 18:6, 18:13,</p>	<p>18:16, 18:21, 19:11, 19:14, 19:15, 20:4, 20:9, 21:8, 21:17, 22:1, 22:4, 22:6, 22:13, 22:19, 23:10, 23:18, 24:3, 24:6, 24:11, 24:13, 24:14, 25:1, 25:7, 25:15, 25:17, 25:18, 25:22, 26:2, 26:11, 26:12, 26:18, 26:20, 27:3, 27:4, 27:5, 27:7, 27:9, 27:12, 27:13, 27:15, 27:17, 27:20, 28:2, 28:11, 28:16, 28:18, 28:20, 28:21, 29:2, 29:6, 29:7, 29:9, 29:12, 29:14, 29:15, 29:17, 29:18, 29:19, 29:20, 29:22, 30:1, 30:4, 30:5, 30:8, 30:10, 30:14, 30:16, 30:19, 31:2, 31:5, 31:9, 31:13, 31:14, 31:21, 31:22, 32:1, 32:4, 32:5, 32:6, 32:7, 32:10, 32:14, 32:15, 32:17, 32:21, 32:22, 33:2, 33:7, 33:11, 33:14, 33:16, 34:2, 34:3, 34:19, 35:7, 35:10, 37:6, 37:20, 38:1, 38:4, 38:9, 39:1, 39:4, 39:5, 39:8, 39:13, 39:17, 39:18, 39:20, 39:22, 40:2, 40:3, 40:6, 40:9, 40:10, 40:15, 40:22, 41:3, 41:8, 41:14, 42:6, 42:18, 43:2, 43:6, 43:11, 43:15, 43:19, 43:22, 44:4, 44:5, 44:7, 44:11, 44:13, 44:14, 44:15, 44:18, 44:20 MS [14] - 1:21, 3:17, 11:20, 12:3, 30:21, 31:4, 31:7, 32:12, 33:5, 33:22, 35:2, 37:13, 37:16, 38:2 municipal [3] - 42:21, 43:10, 43:12 must [1] - 4:18</p>	<p>nature [2] - 36:8, 40:17 necessarily [4] - 21:2, 31:19, 36:11, 41:12 need [8] - 9:3, 10:17, 13:18, 20:19, 28:5, 34:10, 38:2, 41:19 needed [2] - 6:3, 21:6 neighbor [1] - 39:2 new [40] - 4:19, 4:22, 8:7, 8:18, 9:4, 9:5, 13:15, 16:2, 17:2, 17:3, 17:11, 17:14, 18:17, 19:8, 20:8, 20:16, 20:17, 21:2, 21:20, 22:15, 24:17, 25:21, 26:3, 26:8, 26:10, 26:12, 26:13, 26:18, 26:19, 26:22, 27:10, 27:13, 27:16, 28:14, 29:10, 40:15, 41:16, 42:4 newer [2] - 41:14, 42:11 next [6] - 2:7, 16:8, 21:10, 26:5, 38:7, 39:3 night [4] - 15:20, 33:20, 34:22, 35:9 noncontributing [2] - 38:13, 38:20 normally [1] - 15:7 notarized [1] - 13:22 noted [1] - 25:12 notes [1] - 46:9 nothing [2] - 12:6, 15:12 noticed [1] - 8:21 November [2] - 7:5, 7:10 number [1] - 7:6 numerous [1] - 34:14</p>	<p>19:9, 19:18, 19:21, 20:3, 20:11, 22:6, 39:1, 39:2, 41:1, 43:22 One [1] - 43:11 one-off [2] - 19:21, 20:3 ones [1] - 28:14 only's [1] - 4:20 open [3] - 6:21, 28:10, 28:21 opinions [1] - 37:2 opportunity [1] - 2:10 opposed [1] - 33:21 ordinance [4] - 5:3, 42:17, 42:21, 43:9 originally [1] - 21:5 ornaments [2] - 36:14, 36:16 otherwise [3] - 20:6, 38:6, 39:9 outlining [1] - 7:11 outset [1] - 2:12 outside [3] - 11:6, 30:13, 33:12 own [2] - 33:4, 41:13 owner [2] - 13:10, 13:21 owners [1] - 14:21 ownership [1] - 13:20</p>
P				
<p style="text-align: center;">M</p>				
<p>major [3] - 24:1, 24:8, 28:9 mandatory [3] - 3:4, 4:3, 14:20 manner [1] - 3:12 massive [1] - 42:1 material [1] - 35:4 materials [1] - 17:13 MATTER [1] - 1:4 matter [1] - 1:11 matters [1] - 16:17 maximum [2] - 18:20, 35:6 McGinnis [1] - 11:1 mean [10] - 17:9, 23:1, 29:13, 30:17, 32:19, 33:9, 37:18, 38:19, 40:12, 42:2 meaningful [2] - 3:10, 3:12</p>	<p>measure [1] - 5:15 meet [2] - 35:21, 36:15 Meeting [1] - 45:1 meeting [18] - 7:9, 8:22, 13:3, 13:8, 13:9, 13:12, 13:13, 14:7, 14:8, 14:18, 14:20, 14:22, 16:21, 33:18, 36:22, 38:3, 38:16 meetings [4] - 7:6, 18:9, 23:17, 41:11 Member [4] - 1:18, 1:19, 1:20, 1:21 members [1] - 23:13 MEMBERS [1] - 1:16 memo [3] - 7:15, 8:20, 38:5 memorandum [1] - 7:10 mentioned [2] - 16:10, 27:1 met [1] - 7:4 MICHAEL [1] - 2:3 might [5] - 26:9, 26:15, 27:15, 31:11, 41:16 Mike [8] - 2:12, 4:9, 4:11, 7:2, 16:19, 17:13, 33:11, 43:18 mind [3] - 4:6, 22:10, 35:21 minimum [5] - 14:9, 18:21, 22:8, 25:14, 29:4 minor [3] - 8:17, 9:14, 11:8 minute [1] - 32:8 missing [1] - 39:18 model [1] - 35:16 modification [2] - 9:9, 9:15 modifications [1] - 8:17 modified [1] - 22:10 months [4] - 2:16, 2:18 move [3] - 2:6, 38:7, 44:14 MR [172] - 1:17, 1:18, 1:19, 1:20, 2:2, 2:3, 2:17, 3:14, 4:10, 4:11, 4:14, 7:3, 10:8, 10:19, 10:22, 11:4, 11:5, 11:16, 11:19, 12:1, 12:4, 12:6, 12:10, 12:11, 12:12, 12:19, 12:22, 14:10, 14:11, 14:15, 16:19, 17:6, 17:7, 18:6, 18:13,</p>	<p>18:16, 18:21, 19:11, 19:14, 19:15, 20:4, 20:9, 21:8, 21:17, 22:1, 22:4, 22:6, 22:13, 22:19, 23:10, 23:18, 24:3, 24:6, 24:11, 24:13, 24:14, 25:1, 25:7, 25:15, 25:17, 25:18, 25:22, 26:2, 26:11, 26:12, 26:18, 26:20, 27:3, 27:4, 27:5, 27:7, 27:9, 27:12, 27:13, 27:15, 27:17, 27:20, 28:2, 28:11, 28:16, 28:18, 28:20, 28:21, 29:2, 29:6, 29:7, 29:9, 29:12, 29:14, 29:15, 29:17, 29:18, 29:19, 29:20, 29:22, 30:1, 30:4, 30:5, 30:8, 30:10, 30:14, 30:16, 30:19, 31:2, 31:5, 31:9, 31:13, 31:14, 31:21, 31:22, 32:1, 32:4, 32:5, 32:6, 32:7, 32:10, 32:14, 32:15, 32:17, 32:21, 32:22, 33:2, 33:7, 33:11, 33:14, 33:16, 34:2, 34:3, 34:19, 35:7, 35:10, 37:6, 37:20, 38:1, 38:4, 38:9, 39:1, 39:4, 39:5, 39:8, 39:13, 39:17, 39:18, 39:20, 39:22, 40:2, 40:3, 40:6, 40:9, 40:10, 40:15, 40:22, 41:3, 41:8, 41:14, 42:6, 42:18, 43:2, 43:6, 43:11, 43:15, 43:19, 43:22, 44:4, 44:5, 44:7, 44:11, 44:13, 44:14, 44:15, 44:18, 44:20 MS [14] - 1:21, 3:17, 11:20, 12:3, 30:21, 31:4, 31:7, 32:12, 33:5, 33:22, 35:2, 37:13, 37:16, 38:2 municipal [3] - 42:21, 43:10, 43:12 must [1] - 4:18</p>	<p>nature [2] - 36:8, 40:17 necessarily [4] - 21:2, 31:19, 36:11, 41:12 need [8] - 9:3, 10:17, 13:18, 20:19, 28:5, 34:10, 38:2, 41:19 needed [2] - 6:3, 21:6 neighbor [1] - 39:2 new [40] - 4:19, 4:22, 8:7, 8:18, 9:4, 9:5, 13:15, 16:2, 17:2, 17:3, 17:11, 17:14, 18:17, 19:8, 20:8, 20:16, 20:17, 21:2, 21:20, 22:15, 24:17, 25:21, 26:3, 26:8, 26:10, 26:12, 26:13, 26:18, 26:19, 26:22, 27:10, 27:13, 27:16, 28:14, 29:10, 40:15, 41:16, 42:4 newer [2] - 41:14, 42:11 next [6] - 2:7, 16:8, 21:10, 26:5, 38:7, 39:3 night [4] - 15:20, 33:20, 34:22, 35:9 noncontributing [2] - 38:13, 38:20 normally [1] - 15:7 notarized [1] - 13:22 noted [1] - 25:12 notes [1] - 46:9 nothing [2] - 12:6, 15:12 noticed [1] - 8:21 November [2] - 7:5, 7:10 number [1] - 7:6 numerous [1] - 34:14</p>	<p>19:9, 19:18, 19:21, 20:3, 20:11, 22:6, 39:1, 39:2, 41:1, 43:22 One [1] - 43:11 one-off [2] - 19:21, 20:3 ones [1] - 28:14 only's [1] - 4:20 open [3] - 6:21, 28:10, 28:21 opinions [1] - 37:2 opportunity [1] - 2:10 opposed [1] - 33:21 ordinance [4] - 5:3, 42:17, 42:21, 43:9 originally [1] - 21:5 ornaments [2] - 36:14, 36:16 otherwise [3] - 20:6, 38:6, 39:9 outlining [1] - 7:11 outset [1] - 2:12 outside [3] - 11:6, 30:13, 33:12 own [2] - 33:4, 41:13 owner [2] - 13:10, 13:21 owners [1] - 14:21 ownership [1] - 13:20</p>
O				
			<p>obviously [1] - 21:19 occurring [1] - 13:8 OF [7] - 1:1, 1:2, 1:3, 1:4, 1:8, 46:1, 46:2 office [1] - 20:10 offices [1] - 20:12 old [2] - 38:17, 42:13 once [1] - 5:10 one [19] - 3:1, 5:6, 8:17, 9:9, 9:14, 9:18, 13:5, 13:17, 15:11,</p>	<p>p.m [1] - 1:14 packet [3] - 10:2, 10:5, 39:21 page [1] - 40:2 PAGE [2] - 1:2, 46:2 pages [1] - 7:16 painting [3] - 10:12, 11:9, 11:21 parade [1] - 26:6 paragraph [1] - 19:9 Park [5] - 8:4, 12:9, 13:1, 30:3, 32:2 part [4] - 10:5, 10:18, 13:16, 42:6 participate [1] - 3:11 particularly [2] - 7:16, 42:4 parties [1] - 13:11 passed [1] - 42:21 past [2] - 27:21, 34:4 penalizing [1] - 21:11 people [5] - 3:11, 6:1, 17:21, 18:22,</p>

<p>37:3 percent [1] - 28:4 percentage [1] - 28:7 perfect [1] - 10:14 period [5] - 6:7, 11:18, 11:19, 14:9, 15:19 permit [7] - 9:19, 10:10, 10:15, 10:18, 11:3, 11:10, 11:14 photos [1] - 14:1 place [1] - 10:14 plan [4] - 4:18, 4:22, 23:2, 23:4 Plan [3] - 10:1, 10:6, 16:7 Planner [1] - 2:2 Planning [1] - 2:3 plans [4] - 14:11, 16:13, 16:14, 17:16 playing [1] - 23:22 plugging [1] - 36:3 plus [1] - 35:13 point [15] - 5:1, 5:17, 7:15, 11:8, 11:15, 21:4, 23:20, 25:11, 37:21, 38:11, 39:13, 40:3, 40:7, 44:10 poles [1] - 15:14 porch [4] - 20:16, 23:2, 25:3, 28:13 porches [1] - 31:8 possible [3] - 33:22, 34:1, 37:13 post [1] - 29:21 posts [1] - 20:17 potential [2] - 2:21, 18:9 practical [1] - 36:11 precedent [1] - 22:14 predicated [1] - 42:22 prefer [1] - 34:19 preference [1] - 35:8 prepared [2] - 15:18, 34:9 PRESENT [2] - 1:16, 2:1 presented [1] - 5:9 PRESERVATION [1] - 1:3 Preservation [4] - 1:5, 1:12, 7:12, 13:3 previous [1] - 7:6 PRISBY [69] - 1:20, 3:14, 10:8, 10:22, 11:5, 11:19, 16:19, 17:7, 18:6, 18:13, 18:16, 18:21, 19:14, 20:9, 21:8, 21:17,</p>	<p>22:1, 22:4, 22:13, 22:19, 23:10, 23:18, 24:3, 24:6, 24:11, 24:14, 25:1, 25:7, 25:17, 26:11, 26:18, 27:3, 27:5, 27:9, 28:16, 28:20, 29:6, 29:12, 29:17, 29:19, 31:5, 31:21, 33:16, 34:2, 34:19, 35:7, 37:20, 38:1, 38:9, 39:1, 39:5, 39:13, 39:18, 39:22, 40:3, 40:9, 40:15, 41:8, 41:14, 42:6, 42:18, 43:2, 43:6, 43:11, 43:15, 43:22, 44:5, 44:11, 44:14 problem [5] - 11:1, 19:15, 19:16, 19:17, 39:5 problems [1] - 17:15 proceedings [1] - 45:3 PROCEEDINGS [1] - 1:8 process [7] - 4:4, 8:12, 13:9, 13:17, 18:17, 19:5, 21:15 professional [1] - 13:10 Program [1] - 9:14 prohibit [1] - 9:12 project [2] - 21:1, 34:6 projects [1] - 22:22 proof [1] - 13:19 Properties [1] - 8:3 properties [3] - 9:3, 40:4, 40:11 Property [1] - 9:13 property [7] - 13:10, 14:6, 14:20, 27:2, 30:22, 39:12, 39:14 proposed [4] - 8:17, 12:7, 19:19, 26:16 proposing [1] - 29:10 proposition [1] - 7:1 provided [1] - 44:1 public [1] - 15:5 publish [1] - 36:20 purview [1] - 40:21 put [10] - 2:20, 10:14, 15:12, 22:8, 23:7, 26:17, 38:18, 41:20, 41:21, 42:10 putting [1] - 28:5</p>	<p>Q</p> <p>quick [2] - 7:4, 38:9 quite [1] - 27:19</p> <p>R</p> <p>radically [1] - 38:19 rails [1] - 20:17 ramp [2] - 20:14, 21:18 rare [1] - 41:15 rather [2] - 3:4, 3:9 RDR [2] - 46:3, 46:12 read [9] - 4:7, 18:4, 34:5, 34:7, 34:16, 34:17, 37:12, 39:19, 43:10 reading [1] - 37:20 ready [1] - 21:16 really [7] - 3:22, 6:16, 17:14, 21:11, 28:1, 28:16, 33:18 reason [1] - 17:7 received [1] - 7:16 recommend [3] - 11:13, 36:4 recommendation [2] - 9:8, 15:22 recommendations [4] - 3:3, 9:17, 10:4, 17:22 recommended [3] - 12:8, 13:2, 16:11 reconcile [1] - 18:2 record [8] - 34:6, 34:8, 34:16, 34:18, 37:1, 37:3, 37:5, 37:12 referring [1] - 39:21 regarding [1] - 10:11 registered [1] - 32:16 regular [1] - 20:1 Regulation [1] - 2:8 regulations [1] - 7:13 Regulations [2] - 1:6, 1:10 reign [1] - 40:18 reinvigorated [1] - 9:1 related [1] - 18:16 relates [1] - 17:8 relief [1] - 34:15 remain [2] - 9:20, 16:18 remaining [1] - 43:17</p>	<p>remember [2] - 18:3, 35:2 remodelling [1] - 22:22 renovation [1] - 23:9 repair [1] - 28:20 replace [4] - 17:19, 20:18, 23:20, 28:13 replacement [2] - 23:6, 29:21 replacing [1] - 20:15 REPORT [1] - 1:8 reported [1] - 46:6 reporter [1] - 46:4 request [1] - 35:18 requested [1] - 34:16 require [2] - 15:5, 25:13 requires [2] - 10:15, 13:20 requiring [3] - 9:19, 10:10, 11:3 respect [5] - 7:12, 7:18, 9:6, 9:16, 13:1 review [12] - 7:5, 7:14, 9:18, 9:20, 9:21, 9:22, 10:9, 11:16, 15:3, 15:5, 17:22, 22:16 Review [3] - 1:6, 1:10, 2:8 reviewed [3] - 10:16, 16:16, 38:14 reviewing [1] - 42:14 reviews [1] - 22:21 revised [3] - 3:10, 16:2, 16:14 revising [1] - 38:3 revisions [2] - 16:10, 16:14 revocation [1] - 5:16 right-of-way [3] - 15:5, 18:2, 24:15 road [2] - 4:1, 41:18 Robb [2] - 10:22, 41:10 Robbins [10] - 4:17, 8:3, 8:13, 12:8, 13:1, 26:21, 27:4, 30:3, 30:13, 32:1 rules [2] - 39:2, 39:3 run [2] - 27:20, 34:11</p> <p>S</p> <p>salt [1] - 3:9 Sandra [1] - 3:16 SANDRA [1] - 1:21 Sandy [3] - 31:2,</p>	<p>33:18, 37:11 sat [1] - 35:12 satisfies [1] - 43:13 saw [1] - 25:7 scale [1] - 43:1 scenario [1] - 24:7 schools [2] - 6:14, 6:15 second [8] - 8:4, 8:11, 9:20, 15:2, 16:20, 36:8, 44:17, 44:20 section [3] - 4:14, 14:22, 16:2 Section [2] - 9:9, 16:6 see [10] - 9:3, 13:15, 18:1, 20:22, 21:14, 24:14, 34:10, 34:11, 34:19, 43:13 seem [1] - 16:9 sense [3] - 5:17, 28:19, 35:1 sent [1] - 10:5 sentence [1] - 16:21 serve [1] - 6:9 set [2] - 39:2 several [1] - 27:7 shakes [1] - 8:19 shorter [2] - 23:1, 23:8 shorthand [2] - 46:6, 46:8 show [1] - 5:7 showing [2] - 14:4, 16:14 shutter [1] - 23:6 shutters [2] - 17:19, 23:20 side [3] - 20:12, 20:14, 24:11 signed [1] - 13:21 silent [2] - 25:16, 25:19 similar [1] - 20:22 simple [2] - 17:9, 22:5 simply [1] - 37:19 sit [1] - 6:12 situation [2] - 5:19, 29:1 size [3] - 14:5, 27:17, 43:1 skip [1] - 43:7 slate [1] - 24:18 small [2] - 4:14, 25:10 smaller [1] - 21:2 solid [1] - 31:8 solve [1] - 19:16</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>someone [5] - 5:6, 17:18, 20:22, 28:22, 41:19</p> <p>sometimes [1] - 24:16</p> <p>somewhere [1] - 27:6</p> <p>soon [1] - 37:13</p> <p>sorry [3] - 14:15, 32:22, 33:10</p> <p>south [2] - 20:14, 30:15</p> <p>specific [2] - 14:1, 44:12</p> <p>specifically [1] - 8:10</p> <p>speculating [1] - 6:10</p> <p>spelled [1] - 43:6</p> <p>square [4] - 28:4, 29:13, 31:10, 31:15</p> <p>ss [2] - 1:1, 46:1</p> <p>standard [1] - 34:5</p> <p>standards [4] - 16:3, 16:5, 35:22, 37:20</p> <p>start [1] - 12:7</p> <p>started [4] - 4:12, 6:6, 12:18, 38:15</p> <p>State [1] - 46:5</p> <p>state [3] - 32:9, 32:11, 33:10</p> <p>STATE [2] - 1:1, 46:1</p> <p>status [1] - 30:7</p> <p>step [1] - 21:10</p> <p>still [5] - 5:3, 12:1, 12:15, 29:2, 41:19</p> <p>Street [1] - 20:11</p> <p>street [1] - 20:12</p> <p>streetscape [3] - 15:11, 38:22, 42:19</p> <p>strike [1] - 11:14</p> <p>strongly [1] - 36:21</p> <p>structure [6] - 4:17, 4:19, 13:15, 19:10, 19:19, 42:10</p> <p>structures [5] - 18:5, 18:10, 38:13, 38:20, 40:15</p> <p>stuff [3] - 25:10, 41:14, 43:5</p> <p>subdivide [1] - 5:12</p> <p>subject [2] - 15:3, 29:4</p> <p>submittal [1] - 14:1</p> <p>submitted [2] - 13:18, 17:13</p> <p>sudden [1] - 36:2</p> <p>sugar [2] - 3:9, 34:21</p> <p>suggested [1] - 15:9</p> <p>Summary [3] - 1:6,</p>	<p>1:10, 2:8</p> <p>supposed [2] - 34:20, 40:16</p> <p>survey [2] - 14:3, 14:4</p> <p>switch [1] - 5:10</p>	<p>23:5</p> <p>tussle [1] - 3:2</p> <p>two [6] - 5:2, 5:13, 6:18, 13:5, 41:1, 43:9</p> <p>type [7] - 5:15, 13:13, 14:5, 15:2, 15:4, 15:6, 17:1</p>	<p>wise [1] - 34:9</p> <p>wishing [1] - 14:16</p> <p>withdrawal [3] - 8:5, 9:6, 9:12</p> <p>wonder [1] - 17:20</p> <p>wondering [4] - 18:13, 18:18, 19:3, 33:17</p> <p>word [1] - 33:9</p> <p>wording [1] - 30:21</p> <p>works [2] - 17:18, 33:11</p> <p>worst [1] - 24:7</p> <p>worst-case [1] - 24:7</p> <p>written [5] - 3:20, 11:2, 15:17, 20:7, 34:9</p> <p>written-wise [1] - 34:9</p> <p>wrote [1] - 43:8</p>	
	T	U	Y	
	<p>tactic [1] - 6:2</p> <p>talks [2] - 10:8, 11:2</p> <p>tax [2] - 6:14, 6:16</p> <p>Tax [1] - 9:13</p> <p>taxed [1] - 6:17</p> <p>tear [1] - 39:15</p> <p>technically [1] - 39:9</p> <p>teeth [1] - 3:13</p> <p>telephone [1] - 1:21</p> <p>template [1] - 36:2</p> <p>term [1] - 26:11</p> <p>terms [3] - 19:12, 31:18, 33:12</p> <p>testimony [2] - 1:8, 46:6</p> <p>text [3] - 5:22, 6:20, 7:1</p> <p>THE [2] - 1:3, 1:4</p> <p>theoretical [1] - 36:10</p> <p>thinking [3] - 24:6, 31:17, 35:16</p> <p>third [3] - 8:5, 8:11, 14:2</p> <p>three [4] - 7:5, 7:6, 27:10, 32:9</p> <p>timeline [2] - 18:17, 23:1</p> <p>timely [1] - 16:9</p> <p>Title [4] - 1:6, 2:8, 3:10, 4:15</p> <p>tonight [2] - 10:2, 17:16</p> <p>top [1] - 27:10</p> <p>topographic [1] - 14:3</p> <p>transcript [1] - 46:8</p> <p>tree [2] - 14:4, 36:13</p> <p>trees [1] - 14:5</p> <p>true [1] - 46:8</p> <p>try [4] - 3:8, 5:12, 6:1, 29:7</p> <p>trying [4] - 19:13, 20:18, 24:17, 31:17</p> <p>tubing [1] - 43:4</p> <p>tuck [1] - 23:20</p> <p>Tuesday [2] - 4:13, 4:14</p> <p>turn [1] - 23:5</p> <p>turn-around [1] -</p>	<p>under [2] - 25:2, 25:20</p> <p>underway [1] - 16:13</p> <p>Union [1] - 27:21</p> <p>unless [1] - 26:16</p> <p>unworthy [1] - 5:18</p> <p>up [11] - 5:5, 6:19, 10:11, 15:13, 18:14, 20:14, 25:11, 26:10, 28:4, 41:15, 42:10</p> <p>update [1] - 20:18</p>	<p>vacant [4] - 6:8, 6:11, 6:12, 6:17</p> <p>via [1] - 1:21</p> <p>Village [8] - 2:2, 4:13, 6:13, 7:7, 7:20, 10:5, 16:6, 27:20</p> <p>VILLAGE [1] - 1:3</p> <p>village [1] - 6:8</p> <p>vote [1] - 2:21</p> <p>voted [1] - 4:8</p>	<p>yard [1] - 42:14</p> <p>yards [1] - 42:2</p> <p>years [7] - 6:13, 35:13, 38:17, 41:18, 42:13, 43:9</p> <p>yourself [1] - 2:10</p> <p>YU [2] - 2:2, 4:14</p>
		V	Z	
		W	<p>zero [2] - 25:17, 25:19</p> <p>zoning [3] - 34:14, 34:15, 35:15</p>	
		<p>wait [7] - 19:2, 21:1, 23:19, 26:8, 28:5, 32:7, 34:21</p> <p>waiting [1] - 39:6</p> <p>walk [2] - 40:13, 40:21</p> <p>wants [4] - 17:19, 23:3, 38:18, 41:19</p> <p>watch [1] - 2:14</p> <p>weeds [1] - 44:9</p> <p>week [3] - 23:2, 25:4, 41:11</p> <p>weighed [1] - 17:12</p> <p>west [1] - 20:12</p> <p>whole [1] - 4:4</p> <p>WILLIAMS [14] - 1:21, 3:17, 11:20, 12:3, 30:21, 31:4, 31:7, 32:12, 33:5, 33:22, 35:2, 37:13, 37:16, 38:2</p>		