

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE SPECIAL MEETING  
Wednesday, November 6, 2023**

The specially scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, November 6, 2023 at 6:34 p.m., roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Shannon Weinberger, William Haarlow, and Jim Prisby, Chris Elder, and Chairman Bohnen

**ABSENT:** Commissioner Frank Gonzalez

**ALSO PRESENT:** Bethany Salmon, Village Planner and Robert McGinnis, Director of Community Development

**Approval of Minutes – September 6, 2023**

Chairman Bohnen asked for comments on the draft of the September 6, 2023 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to approve the draft meeting minutes of the September 6, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 4-0 as follows.

**AYES:** Commissioners Barclay, Weinberger, Haarlow, and Prisby

**NAYS:** None

**ABSTAIN:** Commissioner Bohnen and Chairman Bohnen

**ABSENT:** Commissioner Gonzalez

**Public Hearing**

**a) Case HPC-14-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 6)**

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC-14-2023.

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to open the Public Hearing for Case HPC-14-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 6). The motion carried with a roll call vote of 6-0 as follows:

**AYES:** Commissioners Barclay, Weinberger, Haarlow, Prisby, and Elder and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Gonzalez

Chairman Bohnen asked for any members of the public wishing to speak to stand and be sworn in.

Ms. Salmon provided a brief summary of the process for consideration of the sixth round of properties, containing five properties, to be discussed. Ms. Salmon introduced each proposed property for the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. Discussion followed relating to information on the individual properties. The public hearing transcript

detailing items of discussion for each property is included in Attachment 1. Commissioners identified appropriate criteria items for each property.

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to close the public hearing for Case HPC-14-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 6). The motion carried with a roll call vote of 6-0 as follows:

- AYES:** Commissioners Barclay, Weinberger, Haarlow, Prisby, and Elder and Chairman Bohnen
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioner Gonzalez

Commissioner Weinberger made a motion, seconded by Commissioner Barclay, to recommend to the Village Board approval of the following properties for inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-14-2023: 232 S. Clay Street, 202 E. Fourth Street, 306 N. Garfield Avenue, 134 S. Park Avenue, and 408 S. Washington Street. The motion carried with a roll call vote of 6-0 as follows:

- AYES:** Commissioners Barclay, Weinberger, Haarlow, Prisby, and Elder and Chairman Bohnen
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioner Gonzalez

**Signage**

**a) Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign**

Cameron Anderson of Right Way Signs gave a brief overview of the proposed sign and the two (2) sandblasted HDU panels to be installed on the front and side of the sign band area. The non-illuminated sign will be made of ¾ inch thick aluminum letters and the gooseneck lighting will be replaced.

Commissioner Prisby confirmed the replacement lights will be black in color.

Commissioner Haarlow confirmed the side panel of the sign was an architectural feature.

It was clarified that the sign was for the second floor tenant who has a separate first floor entrance. It was noted that the sign could cause some confusion for a potential first floor tenant and it was unclear what signage plans the building owner has when the first floor is rented. It was also stated that it would be difficult to rent the first floor space with the signage for this application.

Commissioner Barclay made a motion, seconded by Commissioner Weinberger, to approve Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign. The motion carried with a roll call vote of 6-0 as follows:

- AYES:** Commissioners Barclay, Weinberger, Haarlow, Prisby, and Elder and Chairman Bohnen
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioner Gonzalez

**b) Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign**

Collin Ringelstetter-Ennis, owner of Que Miso, gave a brief overview of the 11.5 square foot halo-lit sign to be installed on the front of the building.

Commissioner Prisby confirmed that the sign will fit inside the sign band and will be centered side to side.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign. The motion carried with a roll call vote of 6-0 as follows:

**AYES:** Commissioners Barclay, Weinberger, Haarlow, Prisby, and Elder and Chairman Bohnen  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Gonzalez

**c) Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign**

Jim Griffin, the attorney representing Rush University Medical Center – Hinsdale, stated a wall sign is proposed for second floor medical offices that have no direct, exclusive entrance from the first floor. Rush will occupy over eighty percent of the second floor tenant space. Mr. Griffin stated that the building permit for the office space has been issued and the application meets the allowable square footage and illumination standards.

Commissioner Prisby asked staff for the approval history of internally-lit letters for other signs. Ms. Salmon responded that the majority of these types of signs have only been approved for this building in the downtown area. Mr. Griffin stated that this sign was designed to be consistent with the other signs on the building. Commissioner Prisby stated that he is not a fan of internally-lit letter signs but does not have a problem with this one since others has been allowed for this building in the past.

Commissioner Weinberger confirmed the sign will be centered on the sign band and only installed on the façade facing First Street. The applicant stated that there is no intention to place a sign facing the parking lot on the rear of the building. It was stated that this application will go to the Plan Commission for approval because of the shared entrance.

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to approve Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign. The motion carried with a roll call vote of 6-0 as follows:

**AYES:** Commissioners Barclay, Weinberger, Haarlow, Prisby, and Elder and Chairman Bohnen  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** Commissioner Gonzalez

### **Public Comment**

No public comments were shared

### **New Business**

#### **a) Preservation Incentive Applications for a Historically Significant Structures Property - Alternative Zoning Regulations and Accessory Structures**

Robert McGinnis, Director of Community Development, was present to listen to the conversation and offer comments. Mr. McGinnis stated that it may not have been anticipated that this program be utilized for relief on accessory structures however if a homeowner makes a large investment into an improvement of an accessory structure, they are not likely inclined to demolish the residence, which is the intended ultimate goal of the program.

Chairman Bohnen stated the counter argument is that although a large investment to an accessory structure might be made to a property for the owner's specific use, the question to be considered is if this improvement is considered a "necessity" and does it result in ultimately saving the home.

Ms. Salmon stated that of the seven (7) approved incentive projects so far, four (4) included at least some accessory structure improvement in the scope of work. Design professionals have stated that projects involving accessory structure improvements tend to be the quickest and easiest projects and therefore perhaps these types of projects ended up being some of the first to be considered with larger, more complex house projects in the works.

The concern is that accessory structure improvements could potentially lead to the problem of them becoming ancillary living quarters, which is prohibited in the Village. The question was posed if the Commission was content with continuing to evaluate each application on a case by case basis or is there a need to tighten up the language at this time.

The Commission did not feel a change in the language to tighten the program was needed at this time.

### **OLD BUSINESS**

#### **a) Amendments to Title 14 – Status Update**

Chairman Bohnen requested to hold a conversation at the December HPC meeting about taking a stronger position on tear downs and changes to the existing process. One recommendation would be made to the Village Board, a body of elected officials rather than appointees, a decision maker for final approval of demolitions. Based on previous conversations with some Trustees, it was suggested that they felt comfortable with taking this position.

Ms. Salmon was asked to include the prior proposed code amendments and documents from the former planning consultant on this topic in the next packet so Commissioners can have the opportunity to review previously discussed information and perhaps to discuss at the January meeting.

Commissioner Weinberger asked for the sign code to be added as an item of New Business at a future meeting to move forward the previous work completed by Commissioner Prisby.

#### **b) Robbins Park Historic District Gateway Signs**

Ms. Salmon asked Parvin-Clauss, the sign contractor, for additional design revisions to Option C based on the past recommendations from the Historic Preservation Commission. The options presented tonight are various iterations of the design selected at the last meeting. This year's budget includes the budget

needed to complete the design of the signs. Next year's budget includes the sign fabrication and installation costs.

Commissioner Haarlow asked for the posts to be fluted, similar the existing downtown posts, as the HPC discussed in the past for these signs. Ms. Salmon will have Parvin-Clauss look into that possibility. The Commission as a whole otherwise were in agreement of Option C.

**c) Sixth Street Improvement Project**

Commissioner Haarlow stated that he believed the topic was tabled until next year which could result in additional funding or loss of potential funds from missed deadlines of grant/loan money. The Village also needs to take into consideration deadlines related to the Flagg Creek storm sewer project.

Chairman Bohnen asked for an update on the patio and carillon projects. Ms. Salmon reported the carillon and bells were successfully installed and tested. They should be functional for the Christmas Walk. She added that there have been a substantial amount of donations for the plaza and roof rails and the campaign is expected to wrap up toward the end of the year. Once closed, specific planning for the projects can move forward and the proposal would need to go to the Village Board for approval.

Commissioner Haarlow added that based on discussions with Andrianna Peterson, Assistant Village Manager, about \$52,000 has been raised to date. \$25,000 will be earmarked for the plaza and the remaining funds will go to the roof railing and additional plaza funds. The donations to date are less than what was hoped for by November but other significant donation pledges are expected to be added as the tax year comes to an end. The estimated cost of the roof railing project was between \$80,000- 100,000 and the patio options ranged from \$200-250,000 to as large as \$400,000 based on the design and the former estimates.

Chairman Bohnen suggested it might be helpful to obtain contractor estimates for each of the projects to determine a more accurate cost for each resulting in a better level of understanding and comfort of the donors as to what their money is actually going toward. It was added that the cost for the railing is more of a fixed amount than that of the plaza because of the various design options that can be chosen. It was noted that the plaza cost estimate on the buck slip included in the water bill was for the mid-level design.

**Adjournment**

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to adjourn the special meeting of the Village of Hinsdale Historic Preservation Commission meeting of November 6, 2023.

The meeting was adjourned at 7:32 p.m. after a unanimous voice vote of 6-0.

ATTEST: \_\_\_\_\_  
Jennifer Spires, Community Development Office

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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

In the Matter of: )  
 )  
HPC-14-2023, )  
Consideration of Properties )  
for Inclusion on the )  
Historically Significant )  
Structures Property List )  
In the Historic Overlay )  
District. )

REPORT OF PROCEEDINGS had and testimony  
taken at the hearing of the above-entitled  
matter before the Hinsdale Historic Preservation  
Commission, on the 6th day of November, A.D.  
2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:  
 2 MS. BETHANY SALMON, Village Planner;  
 3 MR. ROBERT MCGINNIS, Community Development  
 Director.

4 \_\_\_\_\_  
 5 CHAIRMAN BOHNEN: First item on our  
 6 agenda is public hearing for Case HPC-14-2023,  
 7 consideration of properties for inclusion on the  
 8 historically significant structures property  
 9 list in the Historic Overlay District.

06:37:06PM

10 This is the sixth group of  
 11 properties brought forward for review by the  
 12 Historic Preservation Commission.

13 Do we have a motion to open the  
 14 public hearing, please.

15 MR. ELDER: I'll move to open the  
 16 public hearing.

17 MS. WEINBERGER: Second.

18 CHAIRMAN BOHNEN: Roll call vote,  
 19 please.

20 MS. SALMON: Commissioner Barclay?

21 MS. BARCLAY: Aye.

22 MS. SALMON: Commissioner Weinberger?

1 MS. WEINBERGER: Aye.  
 2 MS. SALMON: Commissioner Haarlow?  
 3 MR. HAARLOW: Aye.  
 4 MS. SALMON: Commissioner Prisby?  
 5 MR. PRISBY: Aye.  
 6 MS. SALMON: Commissioner Elder?  
 7 MR. ELDER: Aye.  
 8 MS. SALMON: Chairman Bohnen?  
 9 CHAIRMAN BOHNEN: Aye.

06:37:36PM

10 During the public hearing, we're  
 11 going to be considering various properties  
 12 proposed for inclusion on the historically  
 13 significant structures property list in the  
 14 Historic Overlay District.

15 If anyone in the audience wishes to  
 16 speak on the matter, in general, regarding any  
 17 particular property, would you, please, stand  
 18 and raise your right hand and be sworn in by our  
 19 recorder.

06:37:58PM

20 (No response.)  
 21 Seeing none.  
 22 The village planner will provide a

1 brief review of the item review process required  
 2 by the village code. The staff will go through  
 3 each property. If staff receives any comments  
 4 from the public or the commissioners, who can't  
 5 attend the meeting, these can be read aloud for  
 6 the record.

7 MS. SALMON: So we are here again on  
 8 our sixth round of properties. Today we have  
 9 five properties that are in front of us for  
 10 review. If you remember, this will be a very  
 11 similar process we have all done before.

06:38:29PM

12 I will go through each of these  
 13 properties. There has been information on the  
 14 history included in the packets. And as we go  
 15 through one by one, we can determine the  
 16 evaluation criteria that each property meets.

17 The evaluation criteria is listed  
 18 on Page 2 of the staff report and it's also  
 19 included in Exhibit 4 as well. With that, I'll  
 20 go through each of these properties.

06:39:00PM

21 The first property we have on our  
 22 list today is 232 South Clay Street. This is in

1 the R-4 Single-Family District, and we received  
 2 some information on this from the Hinsdale  
 3 Historical Society and the homeowner, which,  
 4 depending on which source you look at, it is  
 5 believed this house was constructed in 1898 --  
 6 somewhere between 1898 and 1915. We have past  
 7 surveys that call it historically significant.  
 8 The Reconnaissance Survey from 1999 called it  
 9 significant and it was included in the Town of  
 10 Hinsdale Survey from 2001 that it was  
 11 potentially significant and contributing. So  
 12 there's information included in here and this  
 13 was the information from the Hinsdale Historical  
 14 Society.

06:39:35PM

15 Then we have information from the  
 16 Downers Grove Assessor's Office, as well as a  
 17 Sanborn map that shows the original footprint of  
 18 the house. The biggest changes that happened  
 19 that we found out was that the porch was  
 20 enclosed, which you can see from this.

06:40:04PM

21 With that, we can review the  
 22 criteria.

1 MR. HAARLOW: I would say Criteria 1  
2 and 3 qualifies. I just want to state, for the  
3 record, that I love that in 1903 the property  
4 tax was \$1.02.

5 MS. SALMON: Any other comments?

6 MS. WEINBERGER: I agree with both  
7 comments.

8 MR. PRISBY: 3.

9 MS. SALMON: Criteria No. 3.

06:40:59PM

10 The next house on our list up for  
11 discussion is 202 East Fourth Street. I'm sure  
12 many of you are aware of this house. It is  
13 already a designated local landmark that was  
14 designated by the village in 2003. It is  
15 significant based on 1999 Reconnaissance Survey,  
16 significant from the 2007 Robbins Park Survey,  
17 and we have quite a bit of additional  
18 information in here because this house has been  
19 quite documented over time.

06:41:22PM

20 It's a Queen Anne home built in  
21 1886. It is for sale if anyone is looking to  
22 purchase this home. So we had included quite a

1 bit of information on this house because it is  
2 quite well documented.

3 MR. PRISBY: They should restore that  
4 tower. 3 and 5.

5 MR. HAARLOW: 3 and 5. Maybe 6 as  
6 well.

7 MR. PRISBY: Yes.

8 MS. SALMON: So I have 3, 5, and 6.

9 Any other comments?

10 (No response.)

06:42:28PM

11 Okay. We'll move onto the next  
12 one.

13 The next property is 306 North  
14 Garfield Avenue. This house is in the R-4  
15 Single-Family District. It was constructed  
16 circa 1890. It is considered contributing per  
17 the 1999 Reconnaissance Survey. It was then  
18 considered significant, based on the North  
19 Hinsdale Survey in 2005. Then we did look into  
20 some building permits that have been done. They  
21 have done some renovations to the house since  
22 2005 when the original survey was done,

06:42:53PM

1 including an addition on the north elevation and  
2 Porte Cochere on the south elevation.

3 So the house is in pretty good  
4 condition but there have been a couple  
5 additional changes since that survey. This is  
6 another example of a Queen Anne house.

7 It's definitely No. 3.

8 Any other comments?

9 (No response.)

06:44:03PM

10 The next property on the list is  
11 134 South Park. This is also a designated  
12 historic landmark in the village. It was  
13 designated in 2002. It's considered significant  
14 and historically significant per our 1999  
15 Reconnaissance Survey, significant per the  
16 Robbins Park I Survey. And it's another Queen  
17 Anne style house, circa 1890.

06:44:32PM

18 And we did -- I think the Historic  
19 Preservation did review a certificate of  
20 appropriateness for this house in 2016, where  
21 they did do a first and second floor rear  
22 addition. There is quite a bit of information

1 in here because, once again, it is a landmark  
2 property already.

3 MS. WEINBERGER: Definitely 3.

4 MR. HAARLOW: Maybe 3 and 6.

5 MS. SALMON: Then, I believe, this is  
6 the last house up for consideration. It's

7 408 South Washington. This is also in the R-4  
8 District, constructed circa 1910. It features a

9 Craftsman Style. It's kind of a unique home in  
10 town. It was rated significant and historically

06:45:37PM

11 significant per the 1999 Reconnaissance Survey  
12 and significant per the 2001 Town of Hinsdale  
13 Survey. And the front facade has been  
14 relatively unaltered.

15 MR. HAARLOW: Number 3.

16 MR. PRISBY: 3.

17 MS. SALMON: That's all of the  
18 properties up for consideration. So these will  
19 go to the village board now for final review and  
20 approval.

06:46:24PM

21 If there's no other comments from  
22 the public, you can close the public hearing and



10

1 have the recommended motion.

2 CHAIRMAN BOHNEN: At this time, unless

3 anybody has something more to say, we'll have a

4 motion to close the public hearing.

5 MR. ELDER: I'll move to close the

6 public hearing.

7 CHAIRMAN BOHNEN: Second, please.

8 MS. WEINBERGER: Second.

9 CHAIRMAN BOHNEN: Roll call vote.

06:46:57PM 10 MS. SALMON: Commissioner Barclay?

11 MS. BARCLAY: Aye.

12 MS. SALMON: Commissioner Weinberger?

13 MS. WEINBERGER: Aye.

14 MS. SALMON: Commissioner Haarlow?

15 MR. HAARLOW: Aye.

16 MS. SALMON: Commissioner Prisby?

17 MR. PRISBY: Aye.

18 MS. SALMON: Commissioner Elder?

19 MR. ELDER: Aye.

20 MS. SALMON: Chairman Bohnen?

21 CHAIRMAN BOHNEN: Aye.

22 Okay. Move along now to sign

11

1 permits.

2 MS. SALMON: The recommended motion,

3 before we move on for the recommendation -- So

4 Page 2 to recommend this officially to the

5 board.

6 CHAIRMAN BOHNEN: To the board?

7 MS. SALMON: Yes. I don't think there

8 were any conflicts of interest in this case, so

9 it's Page 2, recommended motion.

06:47:31PM 10 MS. WEINBERGER: I move to recommend to

11 the village board the following properties for

12 inclusion on the historically significant

13 structures property list in the Historic Overlay

14 District under Case HPC-14-2023. And the

15 properties are: 232 South Clay Street,

16 202 East Fourth Street, 306 North Garfield,

17 134 South Park, and 408 South Washington Street.

18 MS. BARCLAY: Second.

19 CHAIRMAN BOHNEN: Roll call vote.

06:48:02PM 20 MS. SALMON: Commissioner Barclay?

21 MS. BARCLAY: Aye.

22 MS. SALMON: Commissioner Weinberger?

12

1 MS. WEINBERGER: Aye.

2 MS. SALMON: Commissioner Haarlow?

3 MR. HAARLOW: Aye.

4 MS. SALMON: Commissioner Prisby?

5 MR. PRISBY: Aye.

6 MS. SALMON: Commissioner Elder?

7 MR. ELDER: Aye.

8 MS. SALMON: Chairman Bohnen?

9 CHAIRMAN BOHNEN: Aye.

06:48:11PM 10 Now we move on to sign permit

11 reviews.

12 (Which were all of the

13 proceedings had in the

14 above-entitled cause.)

15

16

17

18

19

20

21

22

13

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

I, KRISTI LANDOLINA, Certified Shorthand Reporter, Registered Professional Reporter, and Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my electronic signature this 20th day of November, A.D. 2023.

/s/ Kristi Landolina  
 KRISTI LANDOLINA, CSR, RPR  
 C.S.R. No. 084-004611,  
 Notary Public, DuPage County

<b>\$</b>	<b>5</b>	8:22 <b>board</b> [4] - 9:19, 11:5, 11:6, 11:11 <b>BOARD</b> [1] - 1:14 <b>Bohnen</b> [3] - 3:8, 10:20, 12:8 <b>BOHNEN</b> [11] - 1:15, 2:5, 2:18, 3:9, 10:2, 10:7, 10:9, 10:21, 11:6, 11:19, 12:9 <b>brief</b> [1] - 4:1 <b>brought</b> [1] - 2:11 <b>building</b> [1] - 7:20 <b>built</b> [1] - 6:20	<b>Consideration</b> [1] - 1:6 <b>consideration</b> [3] - 2:7, 9:6, 9:18 <b>considered</b> [3] - 7:16, 7:18, 8:13 <b>considering</b> [1] - 3:11 <b>constructed</b> [3] - 5:5, 7:15, 9:8 <b>contributing</b> [2] - 5:11, 7:16 <b>correct</b> [1] - 13:15 <b>COUNTY</b> [2] - 1:2, 13:2 <b>County</b> [2] - 13:6, 13:22 <b>couple</b> [1] - 8:4 <b>Craftsman</b> [1] - 9:9 <b>Criteria</b> [1] - 6:1 <b>criteria</b> [4] - 4:16, 4:17, 5:22, 6:9 <b>CSR</b> [1] - 13:21	8:2 <b>enclosed</b> [1] - 5:20 <b>entitled</b> [2] - 1:10, 12:14 <b>evaluation</b> [2] - 4:16, 4:17 <b>examination</b> [1] - 13:8 <b>example</b> [1] - 8:6 <b>Exhibit</b> [1] - 4:19
<b>\$1.02</b> [1] - 6:4	<b>5</b> [3] - 7:4, 7:5, 7:8			
<b>/</b>	<b>6</b>			
<b>/s</b> [1] - 13:20	<b>6</b> [3] - 7:5, 7:8, 9:4 <b>6:30</b> [1] - 1:13 <b>6th</b> [1] - 1:12			
<b>0</b>	<b>A</b>			
<b>084-004611</b> [1] - 13:21			<b>F</b>	
<b>1</b>	<b>A.D</b> [2] - 1:12, 13:19 <b>above-entitled</b> [2] - 1:10, 12:14 <b>addition</b> [2] - 8:1, 8:22 <b>additional</b> [2] - 6:17, 8:5 <b>aforesaid</b> [1] - 13:16 <b>agenda</b> [1] - 2:6 <b>agree</b> [1] - 6:6 <b>aloud</b> [1] - 4:5 <b>ALSO</b> [1] - 2:1 <b>Anne</b> [3] - 6:20, 8:6, 8:17 <b>appropriateness</b> [1] - 8:20 <b>approval</b> [1] - 9:20 <b>Assessor's</b> [1] - 5:16 <b>attend</b> [1] - 4:5 <b>audience</b> [1] - 3:15 <b>Avenue</b> [1] - 7:14 <b>aware</b> [1] - 6:12 <b>Aye</b> [12] - 2:21, 3:1, 3:3, 3:5, 10:11, 10:13, 10:15, 10:17, 11:21, 12:1, 12:3, 12:5 <b>aye</b> [6] - 3:7, 3:9, 10:19, 10:21, 12:7, 12:9	<b>C</b>	<b>facade</b> [1] - 9:13 <b>Family</b> [2] - 5:1, 7:15 <b>features</b> [1] - 9:8 <b>final</b> [1] - 9:19 <b>first</b> [3] - 2:5, 4:21, 8:21 <b>five</b> [1] - 4:9 <b>floor</b> [1] - 8:21 <b>following</b> [1] - 11:11 <b>footprint</b> [1] - 5:17 <b>foregoing</b> [1] - 13:14 <b>form</b> [1] - 13:14 <b>forward</b> [1] - 2:11 <b>Fourth</b> [2] - 6:11, 11:16 <b>FRANK</b> [1] - 1:19 <b>front</b> [2] - 4:9, 9:13	
<b>1</b> [1] - 6:1 <b>134</b> [2] - 8:11, 11:17 <b>1886</b> [1] - 6:21 <b>1890</b> [2] - 7:16, 8:17 <b>1898</b> [2] - 5:5, 5:6 <b>1903</b> [1] - 6:3 <b>1910</b> [1] - 9:8 <b>1915</b> [1] - 5:6 <b>1999</b> [5] - 5:8, 6:15, 7:17, 8:14, 9:11		<b>C.S.R</b> [1] - 13:21 <b>Case</b> [2] - 2:6, 11:14 <b>case</b> [1] - 11:8 <b>certificate</b> [1] - 8:19 <b>Certified</b> [1] - 13:3 <b>certify</b> [1] - 13:7 <b>Chairman</b> [1] - 1:15 <b>CHAIRMAN</b> [10] - 2:5, 2:18, 3:9, 10:2, 10:7, 10:9, 10:21, 11:6, 11:19, 12:9 <b>chairman</b> [3] - 3:8, 10:20, 12:8 <b>changes</b> [2] - 5:18, 8:5 <b>circa</b> [3] - 7:16, 8:17, 9:8 <b>Clay</b> [2] - 4:22, 11:15 <b>close</b> [3] - 9:22, 10:4, 10:5 <b>Cochere</b> [1] - 8:2 <b>code</b> [1] - 4:2 <b>commencement</b> [1] - 13:7 <b>comments</b> [6] - 4:3, 6:5, 6:7, 7:9, 8:8, 9:21 <b>COMMISSION</b> [1] - 1:3 <b>Commission</b> [2] - 1:12, 2:12 <b>commissioner</b> [15] - 2:20, 2:22, 3:2, 3:4, 3:6, 10:10, 10:12, 10:14, 10:16, 10:18, 11:20, 11:22, 12:2, 12:4, 12:6 <b>commissioners</b> [1] - 4:4 <b>Community</b> [1] - 2:3 <b>complete</b> [1] - 13:15 <b>condition</b> [1] - 8:4 <b>conflicts</b> [1] - 11:8	<b>D</b>	
<b>2</b>	<b>B</b>		<b>definitely</b> [2] - 8:7, 9:3 <b>designated</b> [4] - 6:13, 6:14, 8:11, 8:13 <b>determine</b> [1] - 4:15 <b>Development</b> [1] - 2:3 <b>Director</b> [1] - 2:3 <b>discussion</b> [1] - 6:11 <b>District</b> [7] - 1:8, 2:9, 3:14, 5:1, 7:15, 9:8, 11:14 <b>documented</b> [2] - 6:19, 7:2 <b>done</b> [4] - 4:11, 7:20, 7:21, 7:22 <b>Downers</b> [1] - 5:16 <b>DU</b> [2] - 1:2, 13:2 <b>duly</b> [1] - 13:9 <b>DuPage</b> [2] - 13:6, 13:22 <b>during</b> [1] - 3:10	
<b>2</b> [3] - 4:18, 11:4, 11:9 <b>2001</b> [2] - 5:10, 9:12 <b>2002</b> [1] - 8:13 <b>2003</b> [1] - 6:14 <b>2005</b> [2] - 7:19, 7:22 <b>2007</b> [1] - 6:16 <b>2016</b> [1] - 8:20 <b>202</b> [2] - 6:11, 11:16 <b>2023</b> [2] - 1:13, 13:19 <b>20th</b> [1] - 13:19 <b>232</b> [2] - 4:22, 11:15			<b>E</b>	
<b>3</b>			<b>East</b> [2] - 6:11, 11:16 <b>ELDER</b> [5] - 2:15, 3:7, 10:5, 10:19, 12:7 <b>Elder</b> [3] - 3:6, 10:18, 12:6 <b>electronic</b> [1] - 13:18 <b>elevation</b> [2] - 8:1,	<b>G</b>
<b>3</b> [11] - 6:2, 6:8, 6:9, 7:4, 7:5, 7:8, 8:7, 9:3, 9:4, 9:15, 9:16 <b>306</b> [2] - 7:13, 11:16	<b>BARCLAY</b> [5] - 1:20, 2:21, 10:11, 11:18, 11:21 <b>Barclay</b> [3] - 2:20, 10:10, 11:20 <b>based</b> [2] - 6:15, 7:18 <b>BEFORE</b> [1] - 1:3 <b>BETHANY</b> [1] - 2:2 <b>between</b> [1] - 5:6 <b>biggest</b> [1] - 5:18 <b>BILL</b> [1] - 1:18 <b>bit</b> [3] - 6:17, 7:1,			<b>Garfield</b> [2] - 7:14, 11:16 <b>general</b> [1] - 3:16 <b>given</b> [1] - 13:11 <b>GONZALEZ</b> [1] - 1:19 <b>group</b> [1] - 2:10 <b>Grove</b> [1] - 5:16
<b>4</b>			<b>H</b>	
<b>4</b> [1] - 4:19 <b>408</b> [2] - 9:7, 11:17			<b>Haarlow</b> [3] - 3:2, 10:14, 12:2 <b>HAARLOW</b> [8] - 1:18, 3:3, 6:1, 7:5, 9:4, 9:15, 10:15, 12:3 <b>hand</b> [1] - 3:18 <b>hearing</b> [8] - 1:10, 2:6, 2:14, 2:16, 3:10, 9:22, 10:4, 10:6 <b>hereby</b> [1] - 13:6 <b>herein</b> [1] - 13:9 <b>hereto</b> [1] - 13:11 <b>hereunto</b> [1] - 13:18 <b>HINSDALE</b> [1] - 1:3	

<p><b>Hinsdale</b> [6] - 1:11, 5:2, 5:10, 5:13, 7:19, 9:12</p> <p><b>historic</b> [1] - 8:12</p> <p><b>HISTORIC</b> [1] - 1:3</p> <p><b>Historic</b> [7] - 1:8, 1:11, 2:9, 2:12, 3:14, 8:18, 11:13</p> <p><b>Historical</b> [2] - 5:3, 5:13</p> <p><b>historically</b> [6] - 2:8, 3:12, 5:7, 8:14, 9:10, 11:12</p> <p><b>Historically</b> [1] - 1:7</p> <p><b>history</b> [1] - 4:14</p> <p><b>home</b> [3] - 6:20, 6:22, 9:9</p> <p><b>homeowner</b> [1] - 5:3</p> <p><b>house</b> [13] - 5:5, 5:18, 6:10, 6:12, 6:18, 7:1, 7:14, 7:21, 8:3, 8:6, 8:17, 8:20, 9:6</p> <p><b>HPC-14-2023</b> [3] - 1:5, 2:6, 11:14</p>	<p style="text-align: center;"><b>L</b></p> <p><b>landmark</b> [3] - 6:13, 8:12, 9:1</p> <p><b>LANDOLINA</b> [2] - 13:3, 13:21</p> <p><b>Landolina</b> [1] - 13:20</p> <p><b>last</b> [1] - 9:6</p> <p><b>List</b> [1] - 1:7</p> <p><b>list</b> [6] - 2:9, 3:13, 4:22, 6:10, 8:10, 11:13</p> <p><b>listed</b> [1] - 4:17</p> <p><b>local</b> [1] - 6:13</p> <p><b>look</b> [2] - 5:4, 7:19</p> <p><b>looking</b> [1] - 6:21</p> <p><b>love</b> [1] - 6:3</p>	<p style="text-align: center;"><b>N</b></p> <p><b>next</b> [4] - 6:10, 7:11, 7:13, 8:10</p> <p><b>none</b> [1] - 3:21</p> <p><b>north</b> [1] - 8:1</p> <p><b>North</b> [3] - 7:13, 7:18, 11:16</p> <p><b>Notary</b> [2] - 13:5, 13:22</p> <p><b>notes</b> [1] - 13:16</p> <p><b>November</b> [2] - 1:12, 13:19</p> <p><b>number</b> [1] - 9:15</p>	<p>1:11, 2:12, 8:19</p> <p><b>pretty</b> [1] - 8:3</p> <p><b>previous</b> [1] - 13:7</p> <p><b>PRISBY</b> [8] - 1:16, 3:5, 6:8, 7:3, 7:7, 9:16, 10:17, 12:5</p> <p><b>Prisby</b> [3] - 3:4, 10:16, 12:4</p> <p><b>proceedings</b> [1] - 12:13</p> <p><b>PROCEEDINGS</b> [1] - 1:9</p> <p><b>process</b> [2] - 4:1, 4:11</p> <p><b>Professional</b> [1] - 13:4</p> <p><b>Properties</b> [1] - 1:6</p> <p><b>properties</b> [10] - 2:7, 2:11, 3:11, 4:8, 4:9, 4:13, 4:20, 9:18, 11:11, 11:15</p> <p><b>Property</b> [1] - 1:7</p> <p><b>property</b> [11] - 2:8, 3:13, 3:17, 4:3, 4:16, 4:21, 6:3, 7:13, 8:10, 9:2, 11:13</p> <p><b>proposed</b> [1] - 3:12</p> <p><b>provide</b> [1] - 3:22</p> <p><b>Public</b> [2] - 13:5, 13:22</p> <p><b>public</b> [9] - 2:6, 2:14, 2:16, 3:10, 4:4, 9:22, 10:4, 10:6</p> <p><b>purchase</b> [1] - 6:22</p>	<p>10:1, 11:2, 11:9</p> <p><b>Reconnaissance</b> [5] - 5:8, 6:15, 7:17, 8:15, 9:11</p> <p><b>record</b> [2] - 4:6, 6:3</p> <p><b>recorder</b> [1] - 3:19</p> <p><b>reduced</b> [1] - 13:12</p> <p><b>regarding</b> [1] - 3:16</p> <p><b>Registered</b> [1] - 13:4</p> <p><b>relation</b> [1] - 13:10</p> <p><b>relatively</b> [1] - 9:14</p> <p><b>remember</b> [1] - 4:10</p> <p><b>renovations</b> [1] - 7:21</p> <p><b>REPORT</b> [1] - 1:9</p> <p><b>report</b> [1] - 4:18</p> <p><b>Reporter</b> [2] - 13:4, 13:5</p> <p><b>required</b> [1] - 4:1</p> <p><b>response</b> [3] - 3:20, 7:10, 8:9</p> <p><b>restore</b> [1] - 7:3</p> <p><b>review</b> [7] - 2:11, 4:1, 4:10, 5:21, 8:19, 9:19</p> <p><b>reviews</b> [1] - 12:11</p> <p><b>Robbins</b> [2] - 6:16, 8:16</p> <p><b>ROBERT</b> [1] - 2:3</p> <p><b>roll</b> [3] - 2:18, 10:9, 11:19</p> <p><b>round</b> [1] - 4:8</p> <p><b>RPR</b> [1] - 13:21</p>
<p style="text-align: center;"><b>I</b></p>	<p style="text-align: center;"><b>M</b></p> <p><b>map</b> [1] - 5:17</p> <p><b>Matter</b> [1] - 1:4</p> <p><b>matter</b> [2] - 1:11, 3:16</p> <p><b>matters</b> [1] - 13:10</p> <p><b>McGINNIS</b> [1] - 2:3</p> <p><b>means</b> [1] - 13:12</p> <p><b>meeting</b> [1] - 4:5</p> <p><b>meets</b> [1] - 4:16</p> <p><b>Member</b> [5] - 1:16, 1:17, 1:18, 1:19, 1:20</p> <p><b>MEMBERS</b> [1] - 1:14</p> <p><b>motion</b> [5] - 2:13, 10:1, 10:4, 11:2, 11:9</p> <p><b>move</b> [7] - 2:15, 7:11, 10:5, 10:22, 11:3, 11:10, 12:10</p> <p><b>MR</b> [24] - 1:15, 1:16, 1:18, 1:19, 2:3, 2:15, 3:3, 3:5, 3:7, 6:1, 6:8, 7:3, 7:5, 7:7, 9:4, 9:15, 9:16, 10:5, 10:15, 10:17, 10:19, 12:3, 12:5, 12:7</p> <p><b>MS</b> [41] - 1:17, 1:20, 2:2, 2:17, 2:20, 2:21, 2:22, 3:1, 3:2, 3:4, 3:6, 3:8, 4:7, 6:5, 6:6, 6:9, 7:8, 9:3, 9:5, 9:17, 10:8, 10:10, 10:11, 10:12, 10:13, 10:14, 10:16, 10:18, 10:20, 11:2, 11:7, 11:10, 11:18, 11:20, 11:21, 11:22, 12:1, 12:2, 12:4, 12:6, 12:8</p>	<p style="text-align: center;"><b>O</b></p> <p><b>OF</b> [6] - 1:1, 1:2, 1:3, 1:9, 13:1, 13:2</p> <p><b>Office</b> [1] - 5:16</p> <p><b>officially</b> [1] - 11:4</p> <p><b>once</b> [1] - 9:1</p> <p><b>one</b> [3] - 4:15, 7:12</p> <p><b>open</b> [2] - 2:13, 2:15</p> <p><b>original</b> [2] - 5:17, 7:22</p> <p><b>Overlay</b> [4] - 1:8, 2:9, 3:14, 11:13</p>	<p style="text-align: center;"><b>P</b></p> <p><b>p.m</b> [1] - 1:13</p> <p><b>packets</b> [1] - 4:14</p> <p><b>PAGE</b> [2] - 1:2, 13:2</p> <p><b>Page</b> [3] - 4:18, 11:4, 11:9</p> <p><b>Park</b> [4] - 6:16, 8:11, 8:16, 11:17</p> <p><b>particular</b> [1] - 3:17</p> <p><b>past</b> [1] - 5:6</p> <p><b>per</b> [5] - 7:16, 8:14, 8:15, 9:11, 9:12</p> <p><b>permit</b> [1] - 12:10</p> <p><b>permits</b> [2] - 7:20, 11:1</p> <p><b>pertaining</b> [1] - 13:11</p> <p><b>Planner</b> [1] - 2:2</p> <p><b>planner</b> [1] - 3:22</p> <p><b>porch</b> [1] - 5:19</p> <p><b>Porte</b> [1] - 8:2</p> <p><b>potentially</b> [1] - 5:11</p> <p><b>PRESENT</b> [2] - 1:14, 2:1</p> <p><b>PRESERVATION</b> [1] - 1:3</p> <p><b>Preservation</b> [3] -</p>	<p style="text-align: center;"><b>S</b></p>
<p><b>Illinois</b> [1] - 13:6</p> <p><b>ILLINOIS</b> [2] - 1:1, 13:1</p> <p><b>IN</b> [1] - 13:17</p> <p><b>included</b> [5] - 4:14, 4:19, 5:9, 5:12, 6:22</p> <p><b>including</b> [1] - 8:1</p> <p><b>Inclusion</b> [1] - 1:6</p> <p><b>inclusion</b> [3] - 2:7, 3:12, 11:12</p> <p><b>information</b> [8] - 4:13, 5:2, 5:12, 5:13, 5:15, 6:18, 7:1, 8:22</p> <p><b>interest</b> [1] - 11:8</p> <p><b>item</b> [2] - 2:5, 4:1</p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>P</b></p>	<p style="text-align: center;"><b>Q</b></p> <p><b>qualifies</b> [1] - 6:2</p> <p><b>Queen</b> [3] - 6:20, 8:6, 8:16</p> <p><b>quite</b> [5] - 6:17, 6:19, 6:22, 7:2, 8:22</p>	<p><b>sale</b> [1] - 6:21</p> <p><b>SALMON</b> [27] - 2:2, 2:20, 2:22, 3:2, 3:4, 3:6, 3:8, 4:7, 6:5, 6:9, 7:8, 9:5, 9:17, 10:10, 10:12, 10:14, 10:16, 10:18, 10:20, 11:2, 11:7, 11:20, 11:22, 12:2, 12:4, 12:6, 12:8</p> <p><b>Sanborn</b> [1] - 5:17</p> <p><b>SARAH</b> [1] - 1:20</p> <p><b>second</b> [5] - 2:17, 8:21, 10:7, 10:8, 11:18</p> <p><b>see</b> [1] - 5:20</p> <p><b>seeing</b> [1] - 3:21</p> <p><b>set</b> [1] - 13:18</p> <p><b>SHANNON</b> [1] - 1:17</p> <p><b>Shorthand</b> [1] - 13:4</p> <p><b>shorthand</b> [2] - 13:13, 13:16</p> <p><b>shows</b> [1] - 5:17</p> <p><b>sign</b> [2] - 10:22, 12:10</p>
<p style="text-align: center;"><b>J</b></p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>P</b></p>	<p style="text-align: center;"><b>R</b></p> <p><b>R-4</b> [3] - 5:1, 7:14, 9:7</p> <p><b>raise</b> [1] - 3:18</p> <p><b>rated</b> [1] - 9:10</p> <p><b>read</b> [1] - 4:5</p> <p><b>rear</b> [1] - 8:21</p> <p><b>received</b> [1] - 5:1</p> <p><b>receives</b> [1] - 4:3</p> <p><b>recommend</b> [2] - 11:4, 11:10</p> <p><b>recommendation</b> [1] - 11:3</p> <p><b>recommended</b> [3] -</p>	<p style="text-align: center;"><b>S</b></p>
<p><b>JIM</b> [1] - 1:16</p> <p><b>JOHN</b> [1] - 1:15</p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>P</b></p>	<p style="text-align: center;"><b>R</b></p>	<p style="text-align: center;"><b>S</b></p>
<p style="text-align: center;"><b>K</b></p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>P</b></p>	<p style="text-align: center;"><b>R</b></p>	<p style="text-align: center;"><b>S</b></p>
<p><b>kind</b> [1] - 9:9</p> <p><b>Kristi</b> [1] - 13:20</p> <p><b>KRISTI</b> [2] - 13:3, 13:21</p>	<p style="text-align: center;"><b>M</b></p>	<p style="text-align: center;"><b>P</b></p>	<p style="text-align: center;"><b>R</b></p>	<p style="text-align: center;"><b>S</b></p>

<p><b>signature</b> [1] - 13:18  <b>significant</b> [15] - 2:8, 3:13, 5:7, 5:9, 5:11, 6:15, 6:16, 7:18, 8:13, 8:14, 8:15, 9:10, 9:11, 9:12, 11:12  <b>Significant</b> [1] - 1:7  <b>similar</b> [1] - 4:11  <b>Single</b> [2] - 5:1, 7:15  <b>Single-Family</b> [2] - 5:1, 7:15  <b>sixth</b> [2] - 2:10, 4:8  <b>Society</b> [2] - 5:3, 5:14  <b>somewhere</b> [1] - 5:6  <b>source</b> [1] - 5:4  <b>south</b> [1] - 8:2  <b>South</b> [6] - 4:22, 8:11, 9:7, 11:15, 11:17  <b>ss</b> [2] - 1:1, 13:1  <b>staff</b> [3] - 4:2, 4:3, 4:18  <b>stand</b> [1] - 3:17  <b>state</b> [1] - 6:2  <b>State</b> [1] - 13:6  <b>STATE</b> [2] - 1:1, 13:1  <b>Street</b> [5] - 4:22, 6:11, 11:15, 11:16, 11:17  <b>structures</b> [3] - 2:8, 3:13, 11:13  <b>Structures</b> [1] - 1:7  <b>style</b> [1] - 8:17  <b>Style</b> [1] - 9:9  <b>Survey</b> [10] - 5:8, 5:10, 6:15, 6:16, 7:17, 7:19, 8:15, 8:16, 9:11, 9:13  <b>survey</b> [2] - 7:22, 8:5  <b>surveys</b> [1] - 5:7  <b>sworn</b> [2] - 3:18, 13:9</p>	<p>13:13  <b>transcript</b> [1] - 13:15  <b>true</b> [1] - 13:15  <b>truth</b> [1] - 13:10  <b>typewritten</b> [1] - 13:14</p>
<p><b>T</b></p>	<p><b>U</b></p>
<p><b>tax</b> [1] - 6:4  <b>testify</b> [1] - 13:10  <b>testimony</b> [3] - 1:9, 13:8, 13:11  <b>TESTIMONY</b> [1] - 13:17  <b>THE</b> [1] - 1:3  <b>thereafter</b> [1] - 13:13  <b>today</b> [2] - 4:8, 4:22  <b>tower</b> [1] - 7:4  <b>town</b> [1] - 9:10  <b>Town</b> [2] - 5:9, 9:12  <b>transcribed</b> [1] -</p>	<p><b>unaltered</b> [1] - 9:14  <b>under</b> [1] - 11:14  <b>unique</b> [1] - 9:9  <b>unless</b> [1] - 10:2  <b>up</b> [3] - 6:10, 9:6, 9:18</p>
<p><b>T</b></p>	<p><b>V</b></p>
	<p><b>various</b> [2] - 3:11, 13:8  <b>VILLAGE</b> [1] - 1:3  <b>Village</b> [1] - 2:2  <b>village</b> [6] - 3:22, 4:2, 6:14, 8:12, 9:19, 11:11  <b>vote</b> [3] - 2:18, 10:9, 11:19</p>
	<p><b>W</b></p>
	<p><b>Washington</b> [2] - 9:7, 11:17  <b>WEINBERGER</b> [9] - 1:17, 2:17, 3:1, 6:6, 9:3, 10:8, 10:13, 11:10, 12:1  <b>Weinberger</b> [3] - 2:22, 10:12, 11:22  <b>WHEREOF</b> [1] - 13:17  <b>wishes</b> [1] - 3:15  <b>witnesses</b> [2] - 13:9, 13:12  <b>writing</b> [1] - 13:12</p>