

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, February 1, 2023**

The regularly 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, February 1, 2023 at 6:37 p.m., roll call was taken.

PRESENT: Commissioners Shannon Weinberger, Frank Gonzalez, Alexis Braden, William Haarlow, Jim Prisby and Chairman John Bohnen

ABSENT: Commissioner Sarah Barclay

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

Approval of Minutes – January 4, 2023

Chairman Bohnen asked for comments on the draft of the January 4, 2023 Historic Preservation Commission meeting minutes. No comments were heard.

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to approve the draft meeting minutes of the January 4, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with a roll call vote of 6-0 as follows:

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

Public Hearings

a) Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 01-2023

Chairman Bohnen asked for any public comments before beginning the public hearing. No comments were shared.

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to open the Public Hearing for Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 6-0 as follows:

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

Chairman Bohnen stated that the Commission would consider all of the properties proposed for inclusion on the list and asked members of the audience to stand and be sworn in if they wish to speak. No audience members were sworn in.

Ms. Salmon provided a brief overview of the case and the review process required by Village Code. A brief overview of the information provided in the packet was also shared.

As requested by Commissioner Haarlow, Ms. Salmon provided an overview of the Historic Overlay District for the record and the historic preservation incentives offered through the program. Ms. Salmon added that the Historical Society has helped provide additional information on some of the properties for the Commission to utilize where needed.

Chairman Bohnen asked for questions or comments. Commissioner Weinberger acknowledged the effort put forth by Ms. Salmon. It was shared that the packet of information on the proposed properties is available online. No further comments were shared.

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to close the Public Hearing for Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 6-0 as follows:

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

Chairman Bohnen stated that the evaluation of each property for inclusion would be discussed by the Commission. Ms. Salmon explained that she will state each property address for the HPC to deliberate. The Commissioners will be asked to state at least one criteria item for inclusion for each property, discussion would follow for each, and one mass motion and vote take place for a group of properties. Ms. Salmon explained that specific properties could be pulled out from the mass motion and voted on individually if needed.

Ms. Salmon introduced each proposed property for the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. The public hearing transcript detailing the discussion on each property is included in Attachment 1.

Of note, 309 E. Chicago Avenue was discussed to some length and the Commission agreed further information on the property was needed to determine if the property met the criteria for eligibility on the List. It was determined that 309 E. Chicago would not be included in the mass motion and will be revisited at a future meeting where more detailed information can be provided and discussed.

It was decided that 239 E. Walnut St. would be considered for inclusion in a separate motion from the other addresses due to the fact it is owned by Commissioner Weinberger who would recuse herself from the vote.

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to recommend to the Village Board approval of the following properties for inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023 [the property list was read aloud by Ms. Salmon excluding 309 E. Chicago Avenue and 239 E. Walnut Street – See Attachment 1]: 122 S. Adams Street, 25 E. Ayres Street, 46 S. County Line Road, 121 S. County Line Road, 505 S. County Line Road, 644 S. County Line Road, 5901 S. County Line Road, 24 E. Eighth Street, 209 N. Elm Street, 425 S. Elm Street, 740 S. Elm Street, 33 E. Fifth Street, 132 E. Fifth Street, 145 E. Fifth Street, 317 E. First Street, 131 N. Garfield Avenue, 518 S. Garfield Avenue, 217 W. Hickory Street, 111 N. Lincoln Street, 510 N. Lincoln Street, 307 S. Lincoln Street, 515 S. Lincoln Street, 833 S. Lincoln Street, 807 McKinley Lane, 23 S. Oak Street, 35 S. Oak Street, 711 S. Oak Street, 728 S. Oak Street, 420 S. Park Avenue, 640 S. Park Avenue, 420 E. Seventh

Street, 138 E. Sixth Street, 222 E. Sixth Street, 114 S. Stough Street, 701 Taft Road, 810 Taft Road, 148 The Lane, 222 E. Third Street, 417 E. Third Street, 433 E. Third Street, 434 E. Third Street, 605 E. Third Street, 132 N. Vine Street, 640 N. Washington Street, 711 S. Washington Street. The motion carried with a roll call vote of 6-0 as follows:

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

Commissioner Braden made a motion, seconded by Commissioner Haarlow, to recommend to the Village Board approval of 239 E. Walnut Street for inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023. The motion carried with a roll call vote of 5-0 as follows:

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

Commissioner Braden made a motion, seconded by Commissioner Weinberger, to continue the public hearing for Case HPC-01-2023 for consideration of 309 E. Chicago Avenue listed in the public hearing notice for inclusion on the Historically Significant Structures Property List in the Historic Overlay District to the next regular Historic Preservation Commission on March 1, 2023. The motion carried with a roll call vote of 6-0 as follows:

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

Public Comment

No public comments were shared.

New Business

Ms. Salmon provided information on an upcoming event at the Hinsdale Library on February 27, 2023 at 7:00 p.m. Ms. Salmon stated that the Community Conversations topic discussed will be Historic Preservation Incentives and Chairman Bohnen, Commissioner Braden, and Robb McGinnis will be in attendance. Members of the community are invited to take part in a dialogue about participation and incentives offered as part of the Historic Overlay District.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon reported that in addition to the motions approved tonight, she is working on the next list of proposed properties. Ms. Salmon stated that she will reach out to owners of landmarked homes, Zook homes, homes who received plaques from the Historical Society, and homes on the Mary Sterling Map. Approximately 10-15 property owners have requested to be part of the next list for consideration.

Commissioner Braden stated the Historical Society Plaque Program will continue to promote the Village's Historic Overlay District Program.

Commissioner Weinberger asked how homes can be added to the list. Ms. Salmon stated that if Commissioners have properties in mind that they would like to see included, they can send her the address and she would reach out to the owners.

As an addition to New Business, Commissioner Braden shared with the Commission that she applied to include 505 S. County Line Rd on the Landmarks of Illinois Most Endangered Structures List. Commissioner Braden, Ms. Salmon and Mr. McGinnis were all part of a conference call as part of the second round of the process and made a case to include the property. It is hopeful that although the list rarely includes residential properties, that 505 S. County Line would be included when the list publishes in May of 2023.

Chairman Bohnen asked for an update on the Title 14 covenant re-write. Ms. Salmon responded that as soon as all of the administrative tasks are completed with the first property list of the Overlay District, discussion can continue on the topic.

b) Village of Hinsdale 150th Anniversary Celebration

Ms. Salmon reported that a logo was created that will begin being very visible in the near future and input has been gathered for the creation of a plaza outside of Memorial Hall. The HPC would review the potential plaza or roof railing on Memorial Hall. Ms. Salmon reported that planning for some special events, such as the Fourth of July, has begun as well as the possibility of highlighting a specific home every month to promote the Historic Preservation Incentives. More information will be shared with the Commission in the future as it becomes available.

Further discussion took place about highlighting some of the oldest properties, residential and some in the downtown area, as part of the 150th Celebration with social media posts.

Commissioner Braden shared that the Historical District is having an exhibit that opens Thursday, April 20, 2023 and runs through the following Sunday. Interested sponsors are asked to contact the Historical Society.

Commissioner Weinberger shared that the Garden Club is also doing a display for the 150th at the Library in June.

c) Robbins Park Historic Gateway Signs

Ms. Salmon reported no update on the gateway signs. The funds are in the budget but the best process forward for installation is still being evaluated.

d) Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation

Ms. Salmon confirmed that some amendment language was added to the ordinance for the landmark designation to address the concerns with the brick wall. The language states that the brick wall is architecturally significant and that any future changes to the portion of the brick wall on the 701 Taft property will require a certificate of appropriateness. Ms. Salmon stated however that the portion of the brick wall on the neighboring property could not be landmarked. From discussions with the developer of the neighboring property, Ms. Salmon believes there is no plans to remove the wall but perhaps alter the curved portion of it.

Chairman Bohnen acknowledged the tremendous amount of effort Ms. Salmon put into the Historic Overlay District and expressed appreciation for the providing the tools needed for the Commission to move forward in the process.

Commissioner Haarlow inquired about the possibility of land marking the brick streets of Sixth Street between Garfield and County Line and First Street between Park and County Line. Commissioner Haarlow suggested that other portions of streets could be included and that he believes brick streets meet at least eleven (11) of the sixteen (16) land mark criteria. He stated that this would be an appropriate time to land mark because Sixth St. is scheduled to be part of the road program next year. The Commission expressed support for the idea of preserving the brick streets and Commissioner Haarlow asked staff to assist with the process of land marking Village owned streets.

Chairman Bohnen asked if there are storm sewers under Sixth St. Mr. McGinnis stated he is not sure if there are storm sewers currently or if there is a plan is to separate the sewers. He will check into the question and report back.

Commissioner Haarlow stated that he believed that the only storm sewers locations were at the intersections and that the sanitary sewer line under the street was constructed in the 1940s. Further discussion took place about sanitary and storm sewers on First St.

Chairman Bohnen shared information about a study done in the past on asphalt versus brick streets that involved Washington St. north of the train tracks. Chairman Bohnen stated that the study supported the initial higher cost of brick for the lower maintenance costs over the long lifespan. He added it not only improves the area aesthetically but also makes financial sense

Ms. Salmon stated she is unfamiliar with the process of land marking right of ways and will look into the matter further, especially how it relates to the Village Code.

Chairman Bohnen suggested that the topic is also timely because of the opportunity to amend Title Fourteen (14), if needed, could be done.

Chairman Gonzalez suggested the specifications of pavers was provided by the Engineering companies as part of previous projects. Commissioner Gonzalez suggested that these specifications could be used as a secondary source for the longevity of pavers.

Further discussion took place about gathering as much useful information from past studies and projects to be well prepared for future discussions related to preservation of brick streets.

Adjournment

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of February 1, 2023.

The meeting was adjourned at 8:11 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-01-2023,)
Consideration of Properties)
for Inclusion on the)
Historically Significant)
Structures Property List in)
the Historic Overly)
District.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 1st day of
February, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

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

5
6 CHAIRMAN BOHNEN: Call Public Hearing
7 Case No. HPC-01-2023, consideration of
8 properties for inclusion on the historically
9 significant structures property list in the
10 historic overlay district.

06:41PM

11 Do we have a motion to open the
12 public hearing?

13 MS. WEINBERGER: I move to open the
14 Public Hearing for Case HPC-01-2023
15 consideration of properties for inclusion on the
16 historically significant structures property
17 list in the historic overlay district.

18 CHAIRMAN BOHNEN: Second, please.

19 MS. BRADEN: I second.

06:42PM

20 CHAIRMAN BOHNEN: Roll call vote,
21 please.

22 MS. SALMON: Commissioner Weinberger?

1 MS. WEINBERGER: Aye.
2 MS. SALMON: Commissioner Gonzalez?
3 MR. GONZALEZ: Aye.
4 MS. SALMON: Commissioner Braden?
5 MS. BRADEN: Aye.
6 MS. SALMON: Commissioner Haarlow?
7 MR. HAARLOW: Aye.
8 MS. SALMON: Commissioner Prisby?
9 MR. PRISBY: Aye.

06:42PM

10 MS. SALMON: Chairman Bohnen?

11 CHAIRMAN BOHNEN: Aye. The motion
12 carries.

13 During the public hearing we will
14 consider all of the various properties proposed
15 for inclusion on the historically significant
16 structures property list in the historic overlay
17 district. If anyone in the audience wishes to
18 speak on this matter in general or regarding
19 any particular property on the list, please
20 stand, raise your right hand and be sworn in.

06:42PM

21 (No response.)

22 Hearing none, we will proceed.

1 Staff overview, please.

2 MS. SALMON: So we are here tonight to
3 review our first historically significant
4 structures property list. We have a total of 47
5 properties that are going to be considered
6 tonight, 7 of which are in Cook county and 40 of
7 which are in DuPage county. All of these
8 properties are in our currently established
9 historic overlay district and the property
10 owners have given consent to be on this list.

06:43PM

11 The packet includes a couple of
12 materials. The first is some background
13 information and summary information and we have
14 a complete table that shows all 47 properties,
15 that's Exhibit No. 4. It kind of shows an
16 overview of all of the individual sheets that
17 are in your package and these kind of include a
18 summary sheet with a current photo that talks
19 about the basic overview of the architect, dates

06:43PM

20 constructed, the architectural style, zoning
21 district, parcel number, address, and then if we
22 had any past historic surveys on file with the

1 village.
2 The village did surveys of select
3 areas anywhere from 1999 to the late 2000 and so
4 if we have already had a historic preservation
5 consultant do a review on these properties, that
6 information was included at that bottom of that
7 first summary sheet where it talks about which
8 survey it was and how they rated it.

06:44PM

9 One of the other things that's in
10 here is in Exhibit No. 2 there's a definition
11 page for what those ratings mean. So,
12 obviously, significant is something very
13 significant, that's the highest level of rating
14 that we generally have and then there's a lot
15 more details in Exhibit No. 2 if you want to go
16 into it.

06:44PM

17 If something is historically
18 significant, there's some more historic value
19 for it. There are also, you know, it could be
20 contributing, meaning that maybe on its own
21 that's something where it's not -- maybe it's
22 landmarked status or of the highest level of

1 architectural merit that it possibly could be
2 but it contributes to an overall possible
3 historic district so it's not saying that if you
4 are contributing, you are still important
5 historically.

6 And then it will also note anything
7 else. There's a couple of cases here where we
8 got some extra information on homes that we had
9 readily available where the historical society
10 helped us or some of these houses are also
11 proposed landmarks so those applications are in
12 here as well.

06:45PM

13 And then for the procedures for
14 tonight, because we have 47 properties, which is
15 quite a bit to review, we will kind of go
16 through each of these as the packet has them and
17 we want to identify at least one criteria. At
18 this point, you don't get extra credit if you
19 get five criteria and some of these houses might
20 actually meet all the criteria but we only need
21 to identify one for the purposes of the meeting
22 and we do have quite a few properties.

06:45PM

1 So with that, if there's no
2 questions, and I know we had a member of the
3 audience but I don't think she wants to speak.
4 Okay. Just checking.

5 So what we can do is we can just
6 dive right into going -- have the commissioners
7 go through these one by one and then if there's
8 any questions, we can assess them along the way.
9 And then after we review everything, we can go
10 through the motions.

06:46PM

11 MR. HAARLOW: Bethany, can you just,
12 for the record, orally define what constitutes
13 the historic overlay district.

14 MS. SALMON: Yes. So back in September
15 of last year, as you guys remember, it took us a
16 year and a half to establish our new historic
17 overlay district. That amendment went into our
18 village code and it also went into our zoning
19 code, which basically established a new overlay
20 district, and allows the village to provide a
21 suite of historic preservation incentives.
22 The reason we have it in our zoning

06:46PM

1 code is we are providing some alternative zoning
2 relief. So that could be waiving of floor area
3 ratio, some review set backs to help people with
4 building additions, and then we also got people
5 available in the future if they are on this list
6 to apply for the building permit fee waivers,
7 expedited permit processing and application
8 processing, a property tax rebate for the
9 village portion of the tax bill and then
10 potentially matching grant funds.

06:47PM

11 So all of these 47 properties if
12 they are going to be added officially to the
13 list, which will have final approval by the
14 village board, they would be able to come
15 forward in the future with an application for
16 any of these incentives, which depending on
17 which application, which incentive it is, some
18 can go directly to HPC, some go to the HPC and
19 the village board.

06:47PM

20 MR. HAARLOW: Okay. Thank you. And
21 can you also state the boundaries of the
22 district?

1 MS. SALMON: There is in here if you
2 look in your packet on Exhibit No. 1, we do have
3 the zoning map with the historic overlay and as
4 approved, it basically includes the majority of
5 the village with a couple of zoning districts
6 that were excluded because there wasn't found to
7 be a lot of buildings that had architectural
8 significance.

06:48PM

9 So the districts that were excluded
10 are the O-3 district, the B-3 district, the R-5
11 and R-6 districts. Every other district you can
12 basically be eligible for inclusion on this list
13 and subject to meeting the criteria that we are
14 going to review tonight.

15 MR. HAARLOW: So it's almost all of the
16 homes in Hinsdale are within the district?

17 MS. SALMON: Correct. And that was
18 really important to us because if you remember,
19 we have seen a lot of homes that have come down
20 in our Robbins Park District but we wanted to
21 make sure that we had a way to make this
22 eligible for basically anywhere in the village.

06:48PM

1 But being in the historical overlay district
 2 doesn't automatically put you on the
 3 historically significant structures property
 4 list. We do want to make sure we review these
 5 homes, make sure they are still historic and
 6 there's reason to be on this list.
 7 MR. HAARLOW: Thank you. I appreciate
 8 you making these clarifications and having it in
 9 the record. Thank you.
 10 CHAIRMAN BOHNEN: Do we have any
 11 questions from our commissioners?
 12 MS. WEINBERGER: No questions, but I
 13 just really want to thank Bethany. This is a
 14 lot of work and it's fabulous. It's fabulous.
 15 Thank you. I know it was a lot of work.
 16 MS. SALMON: Yes. And I will say I
 17 have one more chance to say one thing.
 18 Anything that's in here, it doesn't
 19 mean this is everything on these properties.
 20 The Historical Society actually has a lot more
 21 information on a lot of these properties but
 22 what we have included in here at least is what

06:49PM

06:49PM

1 at least for right now we think is enough to
 2 bring forward for review. So if there's
 3 something that we want to look into further, we
 4 can always do that at a next public hearing.
 5 And I will say just for your guys purposes, I
 6 have quite a pending list already for the next
 7 round. It probably won't be 47 properties again
 8 because that's a lot but we do have a lot of
 9 people that have reached out and said, when can
 10 I get on the next round. So it's a great thing
 11 and if approved, we have more properties on this
 12 list than we have landmarked already.
 13 MS. BRADEN: We can put it on the
 14 agenda next month and we can push through.
 15 CHAIRMAN BOHNEN: Is there any members
 16 of the public that wish to speak on this matter
 17 or any particular property tonight?
 18 (No response.)
 19 Hearing none, we --
 20 MS. SALMON: The packet is online, to
 21 answer your question. If you want to contact me
 22 tomorrow, I'd be happy to send it to you.

06:50PM

06:51PM

1 MR. PRISBY: Bethany, I have the one
 2 you have us at the last meeting.
 3 CHAIRMAN BOHNEN: Unless anyone else
 4 has something to say, we are going to close the
 5 Public Hearing and discuss this matter.
 6 Do I have a motion to close the
 7 public hearing?
 8 MS. WEINBERGER: I move to close the
 9 public hearing.
 10 CHAIRMAN BOHNEN: Second, please.
 11 MR. PRISBY: I'll second.
 12 MS. SALMON: Commissioner Weinberger?
 13 MS. WEINBERGER: Aye.
 14 MS. SALMON: Commissioner Gonzalez?
 15 MR. GONZALEZ: Aye.
 16 MS. SALMON: Commissioner Braden?
 17 MS. BRADEN: Aye.
 18 MS. SALMON: Commissioner Haarlow?
 19 MR. HAARLOW: Aye.
 20 MS. SALMON: Commissioner Prisby?
 21 MR. PRISBY: Aye.
 22 MS. SALMON: Chairman Bohnen?

06:51PM

06:51PM

1 CHAIRMAN BOHNEN: Aye.
 2 So now we will proceed to work
 3 through our list.
 4 MS. SALMON: Would it be easier if I --
 5 I'm happy to introduce the house and state the
 6 address. We will be going through hopefully in
 7 order as they are in the packet and as they are
 8 in the spreadsheet that was included in the
 9 packet.
 10 The first one on our list is 122
 11 South Adams Street. Now that we are looking, as
 12 an example, like I said, each of them have a
 13 consistent cover page and then that last box in
 14 there will say what the previous survey
 15 information was.
 16 MS. BRADEN: Do we need to review or
 17 just chime in with our thoughts on a criteria?
 18 MS. SALMON: Yes. And then if there's
 19 any debate or disagreement or if everyone
 20 agrees, we can just go on to the next one.
 21 MS. BRADEN: I'd select No. 5 criteria
 22 given it's historically significant given the

06:53PM

06:53PM

1 local landmark.

2 MS. WEINBERGER: I would agree.

3 MR. GONZALEZ: Says it's designated as
4 a landmark so

5 MS. SALMON: We will do a mass motion
6 at the end. As long as we can identify at least
7 one criteria and everyone agrees on it, that's
8 great, and then I'll mark down for the record
9 which every one agrees on.

06:54PM 10 If someone really feels strongly
11 they want to have more criteria, that's fine but
12 you only need to meet one. If there's any
13 discussion or deliberation that's needed, we can
14 stop and discuss it and like I said, if we need
15 to continue certain ones or set those aside for
16 a separate motion, we can.

17 So is everyone feeling okay about
18 122 South Adams, and I'll mark in the record
19 that it meets criteria 5.

06:55PM 20 MS. BRADEN: Yes.

21 MR. GONZALEZ: Yes.

22 MS. SALMON: Okay. That brings us to

1 25 East Ayres Street.

2 MR. PRISBY: I think it still falls
3 under No. 5. Queen Anne style home,
4 architecturally significant.

5 MS. WEINBERGER: Yes. Agree.

6 MR. PRISBY: Pretty straightforward as
7 far as I'm concerned.

8 MS. WEINBERGER: Yes.

9 MS. SALMON: So I think there's
06:56PM 10 consensus we also agree on No. 5.

11 The next one on the list is
12 309 East Chicago Avenue.

13 MS. BRADEN: This one I may have
14 questions about off line but it wouldn't impact
15 our agreeing on this.

16 MS. WEINBERGER: Which criteria? I'm
17 grateful it was saved but I'm struggling with
18 criteria because if this would have been saved
19 and done in the style of the home, that would
06:56PM 20 have helped but it looks brand new.

21 MR. PRISBY: I think I'd use the

22 example that Bethany gave the other day that if

1 someone drove up to this house on the historic
2 list they would be like why or how because
3 enough of the exterior has changed to look like
4 a new home that I was also struggling with this
5 one.

6 MS. BRADEN: But they didn't teardown,
7 which --

8 MS. WEINBERGER: They didn't.

9 MS. BRADEN: But they didn't keep
06:57PM 10 enough of the facade to --

11 MR. PRISBY: They kept the bay, they
12 kept the gable, they kept the dormer with that
13 large roof that looks very much like the old
14 house, but then the porch is radically
15 different. They did the extension, it doesn't
16 look like the original house. They didn't try
17 to maintain that image or that style. So when I
18 relate to what we used for the first two, No. 5,
19 to me it's no longer an architectural style so
06:57PM 20 what would this fall under?

21 MS. WEINBERGER: Correct.

22 MR. PRISBY: Does it still fall under

1 one of the other five?

2 MR. WEINBERGER: We don't have enough
3 information.

4 CHAIRMAN BOHNEN: I think the fact that
5 it was saved, right. I mean, when you look at
6 the original structure and look at the number of
7 pictures of the exterior facade, it mirrored the
8 old house.

9 What we are trying to do is to save
06:58PM 10 old houses not necessarily reconstruct it in the
11 exact style.

12 I, frankly, think that the people
13 along Chicago Avenue have done a great job on a
14 number of those old houses that go from the Oak
15 Street bridge west that look very nice now and
16 otherwise would have been torn down. I don't
17 know what criteria.

18 MS. BRADEN: Should we say 5 because it
19 still has the bones of the architecture?

06:59PM 20 MR. PRISBY: I'm just wondering if we
21 need more information on this one. I mean, was
22 the house simply saved because of -- maybe Robb

1 knows -- zoning aspects of this, it was over a
2 setback line or was there a reason for keeping
3 the structure? Is it more of a zoning criteria?

4 MR. MCGINNIS: I wouldn't know.

5 MR. PRISBY: I'm just wondering if we
6 need more information on this one. You can keep
7 this house simply because how it relates to the
8 newer zoning with the older structure as opposed
9 to tearing it down and building it new, which to
10 me, I have a bit of an issue then saying that
11 this is historic.

06:59PM

12 CHAIRMAN BOHNEN: I don't think that
13 people would typically buy that, tear it down
14 and build a new house with the railroad in their
15 backyard.

16 MR. PRISBY: Probably not.

17 CHAIRMAN BOHNEN: So I think it was
18 either refit a house like this or have nothing
19 there. These houses, many of them, were in
20 disrepair and the people who have been working
21 on them showed a lot of ingenuity.

07:00PM

22 I think they should be credited for

1 the fact that they saved houses in Hinsdale and
2 if perhaps their renovation ends up being a
3 little hard to identify in terms of style, I can
4 get by that.

5 MS. WEINBERGER: Does No. 3 fit,
6 criteria 3 fit?

7 MR. PRISBY: No. 3?

8 MS. BRADEN: I just don't know who the
9 architect is.

07:00PM

10 MR. GONZALEZ: I think that's going to
11 happen many times.

12 MS. WEINBERGER: No. 3, one or more
13 structures on the property embodies the
14 distinctive characteristics of a type, period,
15 or method of construction, or represents the
16 work of a master, or possesses high artistic
17 values, or represents a significant and
18 distinguishable entity whose components may lack
19 individual distinction. Those are all or so
20 you don't need to have the work by a master.

07:00PM

21 CHAIRMAN BOHNEN: By guess would be if
22 somebody didn't come along and renovate these,

1 they would just deteriorate and probably not
2 have anything built on those lots.

3 MS. SALMON: One thing I'll offer as an
4 option here, not that this is the way we need to
5 go, but we did think about this, like, what the
6 information that was included for each of these
7 properties is kind of like a windshield survey,
8 right, they are kind of higher level.

9 We do have some historic survey
10 sheets that are really good to go off of, but
11 this particular property has had some recent
12 renovations and we didn't do like a deep dive
13 into everything they actually did. We didn't
14 look into that specifically. Maybe there is
15 more information historically that the
16 Historical Society has on this house or the
17 homeowners might have.

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18 So for cases like this, if you guys
19 would like additional information, we could add
20 this to the list and continue it to the next
21 meeting and be able to see if we can find
22 anything else that you guys might be interested

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1 in and bring it back for review.

2 MS. BRADEN: Because maybe the person
3 who built it is noteworthy or was noteworthy
4 rather, because that would fit a criteria.

5 MS. SALMON: Right.

6 MS. BRADEN: Do you know why it was
7 significant in the reconnaissance survey and
8 then contributing in the Robbins Park or is that
9 just the opinion of the surveyor?

07:02PM

10 MS. SALMON: That's a good question.

11 But I will say the one thing I know
12 is that the reconnaissance survey done in 1999,
13 it's my understanding, that it was trying to
14 kind of look at the village as a whole and
15 that's a really big thing for a historic survey
16 to do.

17 So I think they did it more as a
18 windshield survey truly where you are kind of
19 just like not really deep diving into building
20 permit and you are not going that one level
21 deeper and then it set up kind of like little
22 districts and that became the foundation for how

07:02PM

1 they decided where to do the additional historic
2 surveys and identify which areas might be their
3 own stand-alone districts.

4 That's actually how Robbins Park
5 became a historic district and some of the other
6 areas that we have in town, they didn't become
7 historic districts later but they did the survey
8 information for it.

9 So I think when they started
10 looking into it further in 2002, it may have
11 gotten reclassified when they started doing a
12 deeper level or something could have happened to
13 the building permit between the one survey and
14 the other survey.

15 MR. MCGINNIS: I might suggest if --
16 you are going to struggle with others and like
17 Jim's point, we have a month, if we continue
18 this, we don't get through the entire list
19 tonight, we can do some research on some of
20 these properties and maybe help identify some of
21 that specific criteria. Maybe there were some
22 setbacks that somebody was trying to take

07:03PM

07:03PM

1 style house would not be rated significant.
2 So it seems like the stucco siding
3 is perhaps not there anymore, or it's been
4 covered up, but it does still have the side
5 one-story addition and so if we are looking for
6 a criterion that matches, I would argue that
7 No. 5 could be applied here. So I'm okay with
8 continuing it.

9 MS. SALMON: I think, Commissioner
10 Haarlow, what you are saying is that that stucco
11 that used to be there was actually added on
12 after and might not have been something that
13 they should have done and actually maybe them
14 putting back that siding is more appropriate.

15 MS. WEINBERGER: Correct.
16 MR. HAARLOW: So, actually, I guess I
17 read this incorrectly. Because I guess what
18 they are saying is that those would be
19 detractors.

20 MS. SALMON: I think the stucco
21 cladding, if you look at the last box at the end
22 of the page, they are saying that that stucco

07:05PM

07:05PM

1 advantage of or maybe there was some
2 significance to this that wasn't included in the
3 detail tonight.

4 MS. WEINBERGER: Do we need to make a
5 motion to table this?

6 MS. SALMON: I think we will make a
7 motion but if you guys can agree right now,
8 maybe take another month. I will make a note on
9 my sheet because we are going to do a bulk
10 motion for the ones that everyone seems to
11 easily agree on and the ones -- we have a
12 separate motion to continue.

13 MS. BRADEN: So we will set that aside
14 then?

15 MS. SALMON: Yes.

16 MS. BRADEN: Great.

17 MR. HAARLOW: Can I just offer on this
18 one before we leave it. On the survey, it was
19 done by the Illinois Urban Architectural
20 Historical Survey, it says, reason for
21 significance. If not for the stucco siding and
22 the side one-story addition, this Queen Anne

07:04PM

07:04PM

1 actually is not original from whoever did this
2 survey.

3 MR. HAARLOW: Okay. Well, then I just
4 retract what I said.

5 MS. SALMON: But what we can do is we
6 can do a dive for building permits, we can see
7 if Historical Society has some information and I
8 can hopefully bring that information back to the
9 next meeting and then we can review it all
10 together.

11 Does that sound okay to everyone?
12 We will add it to the future list.

13 MR. GONZALEZ: I'm good with it.

14 MS. WEINBERGER: That's fine.

15 MR. PRISBY: This one is just really a
16 good example of whether the changes are
17 significant enough to render it no longer
18 historically significant.

19 At the same time, to John's point,
20 we don't want these people to not keep these
21 houses and if they want to take the exterior and
22 update it to a more modern style or something

07:06PM

07:06PM

1 that's a little more trendy, at least they are
 2 keeping the house, so where do we draw that
 3 line. And I think we will probably, in the next
 4 run of houses, probably see a lot more of those
 5 than we are seeing tonight. I think we are
 6 going to see a lot more that have been renovated
 7 significantly that they may no longer look
 8 historically significant or historic at all and
 9 what do you do with those. This is a good
 10 benchmark to start with.

07:07PM

11 CHAIRMAN BOHNEN: Frankly, again, I
 12 drive down there all the time going to Western
 13 Springs, and I feel civic pride about the fact
 14 they have taken these little houses and
 15 renovated them so nicely.

16 So for me, I can stretch it for
 17 No. 6 even though maybe historically may not be
 18 significant enough. I think it shows innovation
 19 and it shows civic concern and I think the town

07:07PM

20 is better off for them because over the years
 21 these houses have sort of dwindled and now
 22 there's three or four of them that have shown

1 real solid renovation.
 2 MR. GONZALEZ: Something to consider
 3 that the proportion has pretty much stayed with
 4 a very few exceptions. So I take the old view,
 5 it's very relatable, it's not like they bumped
 6 out the side, the front and side that the side
 7 changed so drastically that doesn't look
 8 anything like that. It still does resemble the
 9 original home, at least 80, 90 percent.

07:08PM

10 CHAIRMAN BOHNEN: I like it.

11 MR. GONZALEZ: Just some thoughts.

12 MS. BRADEN: Now, do we all have to be
 13 in agreement in moving the home along, or is
 14 this, like, how we vote?

15 MS. SALMON: I think if there's any
 16 where there's debate like this, we should have
 17 them as a separate motion. I think that's the
 18 easiest way to do it and if there are people
 19 saying hey, why don't we take another month we
 20 can add it to review next month.

07:08PM

21 MR. PRISBY: If we vote on it and it's
 22 3-3, is it dead or is that a good reason to

1 continue it?

2 MS. SALMON: It wouldn't be dead. Your
 3 recommendation of the HPC will be forwarded to
 4 the village board and they are going to make the
 5 final decision. They will obviously take HPC's
 6 recommendation as part of their decision making.

7 CHAIRMAN BOHNEN: Okay.

8 MR. GONZALEZ: Let's move one.

9 MS. SALMON: So we will hold that one.

07:09PM

10 46 South County Line Road.

11 MS. BRADEN: Criteria 3 and 5.

12 MR. GONZALEZ: No brainer.

13 MS. WEINBERGER: And 2, yes.

14 MS. SALMON: Any other discussion on
 15 that one?

16 MS. WEINBERGER: No.

17 MS. SALMON: Okay. The next property
 18 on the list is 121 South County Line Road, which
 19 I believe everyone is familiar with.

07:10PM

20 MR. BRADEN: Very familiar. 3, 5, 6.

21 MS. WEINBERGER: 2.

22 MS. SALMON: So I will add 2, 3, 5 and

1 do you want me to also add 6?

2 MS. BRADEN: In my opinion, it was
 3 Frank Lloyd Wright.

4 MS. SALMON: Okay. It did recently
 5 become landmarked, so that landmark ordinance is
 6 in here.

7 The next property for consideration
 8 is 505 South County Line Road.

9 MS. BRADEN: Another one that I have
 10 been hooked to in the past 48 hours.

07:10PM

11 MS. WEINBERGER: 2.

12 MS. BRADEN: Yes. 2, 3, 5 and 6. The

13 owners, the original owners, I know the wife
 14 started infant welfare. She was a very big
 15 advocate for the American Red Cross when it came
 16 to Hinsdale, so the owners themselves have made
 17 huge contributions to this community. I'm not
 18 even bringing to light the architectural
 19 significance on the Lyon and Healy owners and
 20 David Adler.

07:11PM

21 MS. SALMON: Any other comments on 505
 22 South County Line?

1 The next house on the list is 644
 2 South County Line Road.
 3 MR. GONZALEZ: 5.
 4 CHAIRMAN BOHNEN: What about 6?
 5 MR. GONZALEZ: 6, too.
 6 MS. WEINBERGER: 5.
 7 MS. SALMON: Okay.
 8 Any other comments?
 9 MR. GONZALEZ: It's classical --
 10 actually colonial, so I think it should be 6,
 11 too.
 12 MS. SALMON: So we will put down 5 and
 13 6.
 14 The next house on property up for
 15 consideration is 5901 South County Line Road.
 16 This is our Harold Zook home and studio that's
 17 at KLM Park.
 18 Just for the record here, because I
 19 know this might be a little confusing, the
 20 survey sheets that we had on file for when it
 21 was previously located at 327 South Oak Street
 22 but obviously it's the house.

07:12PM

07:13PM

1 recovery. And after that subsided, they split
 2 the house.
 3 MS. WEINBERGER: I didn't know that.
 4 MS. SALMON: I will put down No. 3 and
 5 No. 5.
 6 MS. BRADEN: Probably No. 2, the
 7 history Chairman Bohnen just shared about the
 8 history.
 9 MS. WEINBERGER: Agree.
 10 MS. SALMON: The next property on the
 11 list is 425 South Elm Street.
 12 MS. WEINBERGER: 5.
 13 MS. BRADEN: 5.
 14 CHAIRMAN BOHNEN: They did a real neat
 15 job on that.
 16 MS. SALMON: Any other comments?
 17 If not, we will move to 740 South
 18 Elm Street.
 19 MS. BRADEN: Definitely 5. I'd say 2,
 20 Phillip Duke West.
 21 MS. WEINBERGER: 2 and 3.
 22 MR. HAARLOW: I'd say 3 as well.

07:16PM

07:17PM

1 MS. WEINBERGER: Well, I would say it's
 2 1, 2, 3, 4, 5, 6.
 3 MS. SALMON: Any other comments? Okay.
 4 The next house on the list is 24
 5 East Eighth Street.
 6 MR. PRISBY: I was good with this one,
 7 especially since it was the home of a local
 8 architect, Harford Field, so this would fall
 9 under 2.
 10 MS. WEINBERGER: 2.
 11 MS. BRADEN: For sure.
 12 MS. SALMON: Okay. The next house on
 13 the list is 209 North Elm Street.
 14 MS. WEINBERGER: 3 and, interestingly,
 15 5. If we had more history on the house, this is
 16 actually a portion of a larger home that was on
 17 that corner. The history is really interesting
 18 and I would love to get their neighbor to be on
 19 this list because it was originally one large
 20 house and after World War II they split into
 21 two.
 22 CHAIRMAN BOHNEN: It was the TB

07:14PM

07:15PM

1 MR. PRISBY: 3.
 2 MS. BRADEN: 100 percent 3.
 3 MS. SALMON: Okay. Moving on -- we
 4 have 2, 3, 5 for that property.
 5 Moving on to the next property we
 6 have 33 East Fifth Street.
 7 MR. GONZALEZ: 1 through 6.
 8 MS. BRADEN: Yes.
 9 MS. SALMON: Any other comments?
 10 I'll put 1 through 6.
 11 The next house is 132 East Fifth
 12 Street.
 13 MS. BRADEN: 2, 3 and 5.
 14 MS. WEINBERGER: Agree.
 15 MR. PRISBY: Agree.
 16 MS. SALMON: Okay.
 17 The next house on the list is 145
 18 East Fifth Street.
 19 MS. WEINBERGER: For sure 5.
 20 MR. GONZALEZ: Yes.
 21 MS. SALMON: Okay. I have No. 5
 22 listed.

07:17PM

07:18PM

1 The next house is 317 East First
 2 Street.
 3 MR. PRISBY: Can we go fast on this
 4 one, guys. For transparency reasons, this is
 5 one of three houses that our office did work on
 6 that are on this list. I'll get to the other
 7 two later when we get to them.

8 These were -- all three houses, we
 9 did architectural work on them more than
 10 20 years ago. They were all in the last century
 11 so our office did this porch, an addition to the
 12 north and a revised kitchen back in I think this
 13 was '95 and I'm not recusing myself from voting
 14 on any of these. I'm not getting any more work
 15 from them. All three have new owners, pretty
 16 straightforward for me. I think it just needed
 17 to be on the record that I was associated with
 18 the work on that house.

19 MS. BRADEN: Okay. 5.

20 MS. SALMON: There's no further
 21 comments on that.

22 The next one is 131 North Garfield

07:19PM

07:20PM

1 MS. SALMON: Okay.
 2 MS. BRADEN: Or No. 2 also.
 3 MR. GONZALEZ: Yes. 2 and 5.
 4 MS. BRADEN: Yes, 5.
 5 MS. SALMON: And No. 2? The last page
 6 of the survey sheet does have some historic
 7 information on it too. I don't know if that's
 8 what you were looking at.

9 MS. BRADEN: I'm looking at Stough sold
 10 it to Bruner in 1873 but I was just thinking
 11 about that No. 2. We have identified No. 5 for
 12 sure, I'm okay with that.

13 MS. SALMON: Okay. No. 5.

14 Next is 510 North Lincoln Street.

15 MR. GONZALEZ: Full disclosure, I just
 16 finished this work about four weeks ago maybe,
 17 yes, four week ago, where we replaced the
 18 damaged limestone steps on both sides on the
 19 east and south of the facade. But as far as my
 20 work, it's been closed and it was closed last
 21 year. I took a lot of pride trying to get this
 22 -- Robb helped me with the railing issues and

07:23PM

07:24PM

1 Avenue.
 2 MS. WEINBERGER: It's definitely a 5.
 3 MS. BRADEN: Yes.
 4 MS. SALMON: Okay. I will put 5 down
 5 for the criteria.

6 The next house is 518 South
 7 Garfield Avenue.

8 MS. BRADEN: 5.

9 MR. GONZALEZ: 5.

10 MR. PRISBY: 5 for sure.

11 MS. SALMON: Okay. No. 5.

12 The next house is 217 West Hickory
 13 Street.

14 MR. GONZALEZ: Yes, this is a
 15 landmarked home. 1 through 6.

16 MS. WEINBERGER: Definitely.

17 MS. SALMON: Okay. Everyone in
 18 agreement, so I'll put down 1 through 6.

19 The next house on the list is 111
 20 North Lincoln Street.

21 MR. PRISBY: 5 again.

22 MS. WEINBERGER: Yes.

07:21PM

07:22PM

1 the height, loose stone trying to keep the
 2 character of the home the best as we could.

3 MS. WEINBERGER: Definitely a 5.

4 MS. BRADEN: Yes.

5 MS. SALMON: Okay. The next house is
 6 307 South Lincoln Street.

7 MR. PRISBY: Definitely a 5.

8 MS. WEINBERGER: Yes.

9 MS. SALMON: Any other comments? We
 10 will list that as meeting criteria 5.

11 The next house is 515 South Lincoln
 12 Street.

13 MR. PRISBY: This is also another
 14 project our office worked on, front porch was
 15 done in '98.

16 MS. WEINBERGER: This is definitely a 5
 17 as well.

18 MS. SALMON: Okay. I'll put down
 19 criteria 5.

20 The next house is 833 South
 21 Lincoln.

22 MR. GONZALEZ: It resembles a little

07:25PM

07:25PM

1 bit of a Zook?
 2 MS. WEINBERGER: Yes.
 3 MS. SALMON: I heard rumors that Zook
 4 may have done an addition on this house but I
 5 don't know if we can verify that.
 6 MS. BRADEN: Definitely 5.
 7 MR. GONZALEZ: Definitely 5.
 8 MS. SALMON: Okay. I'll list this as
 9 No. 5.
 07:26PM 10 MS. WEINBERGER: This actually was a
 11 Sears Roebuck catalogue design.
 12 MR. GONZALEZ: That's a big home for
 13 sure.
 14 MS. SALMON: The current homeowner when
 15 we spoke with them in the past, has said I think
 16 there's a rear addition that she believes Zook
 17 may have been involved in. We obviously need to
 18 do additional research because I don't see it
 19 noted here.
 07:26PM 20 MR. GONZALEZ: Okay.
 21 MS. SALMON: I'll list that as No. 5.
 22 The next house is 807 McKinley

1 Lane.
 2 MS. WEINBERGER: No. 5.
 3 MR. GONZALEZ: 5.
 4 MS. SALMON: Okay. The next house is
 5 23 South Oak Street.
 6 MR. GONZALEZ: Definitely 5.
 7 MS. SALMON: All right.
 8 The next house is 35 South Oak
 9 Street.
 07:27PM 10 MS. BRADEN: 5.
 11 MR. GONZALEZ: 5.
 12 MS. SALMON: Okay. The next house is
 13 711 South Oak Street.
 14 MS. WEINBERGER: For sure 5 but then
 15 also with the history of the Olympics, that's
 16 pretty cool.
 17 MS. SALMON: The homeowner gave me that
 18 information after we published this packet.
 19 MS. WEINBERGER: So I would say
 07:28PM 20 definitely 2 and 5.
 21 MS. SALMON: Okay. So that I will put
 22 a No. 2 and a No. 5.

1 The next house is 728 South Oak
 2 Street.
 3 MR. PRISBY: 5 for sure. Great example
 4 of a French Eclectic house.
 5 MS. BRADEN: Wait, this is the --
 6 MR. PRISBY: 728.
 7 MS. BRADEN: 728 we have this as the
 8 Foss home.
 9 MS. WEINBERGER: No.
 07:29PM 10 MS. BRADEN: That's confusing because I
 11 just pulled the summary sheet.
 12 MS. WEINBERGER: It's definitely a 5.
 13 MS. SALMON: The pole vaulter, I think
 14 he's associated with 711 South Oak.
 15 MS. BRADEN: I'm sorry. I reviewed all
 16 of this over the weekend and then I pulled the
 17 summary sheets because I thought it would be
 18 easier to have the quick facts. It's my fault.
 19 MS. SALMON: So 728 South Oak I'll put
 07:29PM 20 No. 5 down.
 21 MR. GONZALEZ: Yes.
 22 MS. SALMON: The next house on the list

1 is 420 South Park.
 2 MS. BRADEN: 2 and 5.
 3 MS. WEINBERGER: Yes, I agree.
 4 MR. HAARLOW: Can we include 3 in that
 5 as well just for the characteristic and the
 6 type?
 7 MS. SALMON: Yes, No. 2, No. 3 and
 8 No. 5.
 9 MS. BRADEN: He apparently painted
 07:30PM 10 Lincoln's first official portrait.
 11 MS. SALMON: Okay. The next house is
 12 640 South Park Avenue.
 13 MS. WEINBERGER: 5.
 14 MS. BRADEN: The same, 2 and 5.
 15 MR. HAARLOW: John, isn't this where --
 16 CHAIRMAN BOHNEN: His uncle.
 17 MR. HAARLOW: His uncle. Okay. Can we
 18 include criterion 2 as well, lives of persons of
 19 significance.
 07:31PM 20 MS. SALMON: So we will include No. 2
 21 and No. 5. Okay.
 22 The next house on the list is 420

1 East Seventh Street.
 2 MS. BRADEN: 5.
 3 MR. GONZALEZ: Definitely 5. This is
 4 an interesting home. I did a walk through.
 5 MS. SALMON: We will list criteria 5.
 6 The next house on the list is 138
 7 East Sixth Street.
 8 CHAIRMAN BOHNEN: In Charleston that's
 9 where houses were taxed by the house width
 10 that's why all the houses in Charleston are
 11 sideways, and this house was built in the same
 12 mode of entry on the side.
 13 MS. BRADEN: I love this home.
 14 MS. WEINBERGER: For sure 5.
 15 MS. SALMON: I will list criteria
 16 No. 5.
 17 The next house is 222 East Sixth
 18 Street.
 19 MS. WEINBERGER: I would say a 2 and a
 20 5.
 21 MS. SALMON: Okay. No. 2 and No. 5
 22 will be listed.

07:32PM

07:32PM

1 landmark now, just one item of clarity.
 2 MS. WEINBERGER: 1 through 6.
 3 MS. SALMON: Okay. The next house is
 4 810 Taft Road.
 5 MR. GONZALEZ: 5.
 6 MS. SALMON: Okay. We will list No. 5.
 7 The next house is 148 The Lane.
 8 MR. GONZALEZ: Agree, 5.
 9 MR. PRISBY: Only thing that fits.
 10 MS. SALMON: Okay. We will list No. 5.
 11 The next house is 222 East Third
 12 Street.
 13 MR. PRISBY: This is the last one that
 14 our office worked on. Restored the tower up,
 15 put the curved glass up at the top, did the wrap
 16 around front porch, the stained glass for the
 17 front door and the garage addition on the
 18 southwest side.
 19 MR. GONZALEZ: I think this is 1
 20 through 6 too.
 21 MS. SALMON: 1 through 6.
 22 The next house is 417 East Third

07:35PM

07:36PM

1 The next house to review is 114
 2 South Stough Street.
 3 MR. GONZALEZ: This could be 1 through
 4 6.
 5 MS. BRADEN: It could be.
 6 MR. GONZALEZ: There's a lot of
 7 history.
 8 MS. SALMON: 1 through 6 for this
 9 house? And other comments?
 10 MR. GONZALEZ: Yes.
 11 MS. SALMON: The next house is 701 Taft
 12 Road, which you are all familiar with as well.
 13 MR. GONZALEZ: That's an interesting
 14 home. That's a little bit of an international
 15 style. The addition seems to relate really well
 16 with the home.
 17 MS. SALMON: And it was an addition
 18 done by the original architect. I would note
 19 when we put this original survey sheet together,
 20 I don't think they had gotten official landmark
 21 status so the ordinance was not included in here
 22 but they have officially been approved as a

07:34PM

07:34PM

1 Street.
 2 MR. GONZALEZ: 1895, yes.
 3 MS. BRADEN: And Zook remodeled it
 4 after the fire, right.
 5 MR. GONZALEZ: Yes, and they did a nice
 6 job.
 7 MS. WEINBERGER: For sure 5 and 2.
 8 MS. SALMON: Okay, we will list No. 2
 9 and No. 5.
 10 The next house is 433 East Third
 11 Street. This property is owned by Commissioner
 12 Barclay. She's obviously not present at the
 13 meeting tonight but if she were, she was
 14 planning on recusing herself from the vote. She
 15 doesn't need to now but I just wanted to make
 16 that for transparency sake on the record.
 17 MR. GONZALEZ: Definitely 5.
 18 MS. BARCLAY: Can I say 2 because she's
 19 a commissioner?
 20 MR. PRISBY: Nice try.
 21 MS. SALMON: We will list No. 5.
 22 Next house is 434 East Third

07:37PM

07:37PM

1 Street.
 2 MS. WEINBERGER: 2, 6.
 3 MS. BRADEN: It's interesting on this
 4 one though it's not contributing.
 5 MS. WEINBERGER: It's because the
 6 facade. For sure 2.
 7 MS. SALMON: Okay. I will mark that as
 8 meeting criteria No. 2.
 9 The next house for review is 605
 10 East Third Street.
 11 MS. WEINBERGER: 5.
 12 MS. BRADEN: 5.
 13 MS. SALMON: I will mark down criteria
 14 No. 5.
 15 The next is 132 North Vine Street.
 16 MS. WEINBERGER: This is a 2 for sure.
 17 Probably a 5.
 18 MS. BRADEN: Agree.
 19 MS. SALMON: Criteria No. 2 and
 20 criteria No. 5.
 21 The next house is 239 East Walnut
 22 Street.

07:38PM

07:39PM

1 MS. SALMON: No. 3 and No. 5, did I
 2 hear that right for the criteria?
 3 MR. HAARLOW: For 239 East Walnut, yes.
 4 MS. SALMON: Okay, No. 3 and 5.
 5 The next house is 640 North
 6 Washington.
 7 MR. GONZALEZ: You know, one second.
 8 For 239 East Walnut I'd like to do 1 through 6;
 9 it's a landmarked home.
 10 MS. SALMON: Okay. We will amend 239
 11 East Walnut to include 1 through 6.
 12 The next house 640 North Washington
 13 Street.
 14 MR. PRISBY: 5.
 15 MS. WEINBERGER: 5.
 16 MS. SALMON: Okay. We will include
 17 criteria No. 5.
 18 And the final house is 711 South
 19 Washington Street.
 20 MS. BRADEN: I'd say 5 and 2, the
 21 former home of the cofounder of the Kitchen
 22 Walk. I'm not being facetious.

07:41PM

07:42PM

1 I can make a little note on this
 2 for transparency as well. This particular house
 3 is owned by Commissioner Weinberger, so we will
 4 make a separate motion for this house, kind of
 5 separate it off so that she can recuse herself
 6 on this vote down the road.
 7 MR. GONZALEZ: So we are skipping it
 8 for now is what you're saying?
 9 MS. SALMON: You can still discuss it
 10 now but when we get to the motion, we will have
 11 a separate motion for her house so she can
 12 recuse herself.
 13 MS. BRADEN: She can't weight in on the
 14 criteria, right?
 15 MR. GONZALEZ: Okay.
 16 MS. SALMON: No, she should recuse
 17 herself from that discussion.
 18 MS. WEINBERGER: But if you have any
 19 questions.
 20 MS. SALMON: This house is a landmark
 21 status.
 22 MR. HAARLOW: Certainly 3 and 5.

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07:40PM

1 MS. WEINBERGER: I would agree.
 2 MS. BRADEN: It's a very important
 3 building.
 4 MS. SALMON: Okay. I will add criteria
 5 No. 5 and No. 2.
 6 We can give one more opportunity if
 7 anyone wants to talk about 309 East Chicago.
 8 That was the only one we had discussion on it if
 9 you guys want to go back to it, we can or we can
 10 still bring more information for next month.
 11 MR. PRISBY: We can pull it and vote
 12 separate.
 13 MS. SALMON: You can do that too.
 14 MS. BRADEN: So it would be separate
 15 vote and it would be like a motion.
 16 MS. SALMON: Yes.
 17 So based on the discussion we are
 18 going to do a separate motion for 239 East
 19 Walnut Street to allow Commissioner Weinberger
 20 to recuse herself from the vote and then we did
 21 have discussion come up about 309 East Chicago
 22 Avenue.

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1 But we can, for the properties that
 2 we just identified that meet specific criteria,
 3 we can have someone state the motion and either
 4 the commissioners can read out the entire list
 5 of properties or I'm happy to do it as well.
 6 As long as someone makes the
 7 motion, I'll say the list of properties and
 8 remove those two from the list.
 9 MS. WEINBERGER: So I move to recommend
 10 to the village board approval of the following
 11 properties for inclusion on the historically
 12 significant structures property list in the
 13 historic overlay district under Case No.
 14 HPC-01-2023. And I'm going to let Bethany
 15 handle this.
 16 MS. SALMON: Okay. So the list
 17 includes 122 South Adams Street, 25 East Ayres
 18 Street, 46 South County Line Road, 121 South
 19 County Line Road, 505 South County Line Road,
 20 644 South County Line Road, 5901 South County
 21 Line Road, 24 East Eighth Street, 209 North Elm
 22 Street, 425 South Elm Street, 740 South Elm

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1 Street, 33 East Fifth Street, 132 East Fifth
 2 Street, 145 East Fifth Street, 317 East First
 3 Street, 131 North Garfield Avenue, 518 South
 4 Garfield Avenue, 217 West Hickory Street, 111
 5 North Lincoln Street, 510 North Lincoln Street,
 6 307 South Lincoln Street, 515 South Lincoln
 7 Street, 833 South Lincoln Street, 807 McKinley
 8 Lane, 23 South Oak Street, 35 South Oak Street,
 9 711 South Oak Street, 428 South Oak Street, 420
 10 South Park Avenue, 640 South Park Avenue, 420
 11 East Seventh Street, 138 East Sixth Street, 222
 12 East Sixth Street, 114 South Stough Street, 701
 13 Taft Road, 810 Taft Road, 148 The Lane, 222 East
 14 Third Street, 417 East Third Street, 433 East
 15 Third Street, 434 East Third Street, 605 East
 16 Third Street, 132 North Vine Street, 640 North
 17 Washington Street, 711 South Washington Street.
 18 MR. PRISBY: I'll second.
 19 CHAIRMAN BOHNEN: Roll call vote,
 20 please.
 21 MS. SALMON: Commissioner Weinberger?
 22 MS. WEINBERGER: Aye.

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1 MS. SALMON: Commissioner Gonzalez?
 2 MR. GONZALEZ: Aye.
 3 MS. SALMON: Commissioner Braden?
 4 MS. BRADEN: Aye.
 5 MS. SALMON: Commissioner Haarlow?
 6 MR. HAARLOW: Aye.
 7 MS. SALMON: Commissioner Prisby?
 8 MR. PRISBY: Aye.
 9 MS. SALMON: Chairman Bohnen?
 10 CHAIRMAN BOHNEN: Aye. Motion carries.
 11 Now we need a motion for 239 East
 12 Walnut.
 13 MS. SALMON: Yes.
 14 CHAIRMAN BOHNEN: Can I have a motion,
 15 please.
 16 MS. BRADEN: I move to recommend to the
 17 village board approval of the following property
 18 for inclusion on the historically significant
 19 structures property list in the historic overlay
 20 district under Case No. HPC-01-2023 at 239 East
 21 Walnut Street.
 22 CHAIRMAN BOHNEN: Second, please?

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1 MR. HAARLOW: Second.
 2 CHAIRMAN BOHNEN: Roll call vote,
 3 please.
 4 MS. SALMON: Commissioner Weinberger?
 5 MS. WEINBERGER: Abstain.
 6 MS. SALMON: Commissioner Gonzalez?
 7 MR. GONZALEZ: Aye.
 8 MS. SALMON: Commissioner Braden?
 9 MS. BRADEN: Aye.
 10 MS. SALMON: Commissioner Haarlow?
 11 MR. HAARLOW: Aye.
 12 MS. SALMON: Commissioner Prisby?
 13 MR. PRISBY: Aye.
 14 MS. SALMON: Chairman Bohnen?
 15 CHAIRMAN BOHNEN: Aye. Motion carries.
 16 MS. SALMON: I believe the final house
 17 that we need to make a recommendation for is 309
 18 East Chicago Avenue.
 19 So there's the two motions options
 20 here. You can either just have a separate
 21 motion of asking if everyone wants to recommend
 22 it or if everyone wants more information, that

1 would be under No. 4 of continuing the following
2 public hearing and make sure we mention a date
3 certain, which is March 1, 2023.

4 MS. BRADEN: I'm happy to make that
5 motion if we are in agreement.

6 MS. WEINBERGER: I would like a little
7 more information.

8 MR. PRISBY: I just think this is one
9 we need to do a little deeper dive on it to

07:48PM 10 where I'd being comfortable with it.

11 MS. WEINBERGER: I agree.

12 CHAIRMAN BOHNEN: You want a
13 continuation?

14 MR. PRISBY: Yes.

15 MS. SALMON: Okay. If someone can make
16 the motion on the last page.

17 MS. BRADEN: I move to continue the
18 Public Hearing on Case No. HPC-01-2023 for the
19 consideration of 309 East Chicago Avenue listed

07:49PM 20 in the Public Hearing notice for inclusion on
21 the historically significant structures property
22 list in the historic overlay district under Case

1 No. HPC-01-2023 to the next regular Historic
2 Preservation Commission on March 1, 2023.

3 MS. WEINBERGER: Second.

4 CHAIRMAN BOHNEN: Roll call vote,
5 please.

6 MS. SALMON: Commissioner Weinberger?

7 MS. WEINBERGER: Abstain.

8 MS. SALMON: Commissioner Gonzalez?

9 MR. GONZALEZ: Aye.

10 MS. SALMON: Commissioner Braden?

11 MS. BRADEN: Aye.

12 MS. SALMON: Commissioner Haarlow?

13 MR. HAARLOW: Aye.

14 MS. SALMON: Commissioner Prisby?

15 MR. PRISBY: Aye.

16 MS. SALMON: Chairman Bohnen?

17 CHAIRMAN BOHNEN: Aye. Motion carries.

18 MS. SALMON: So with that what we will
19 do is we will try and gather as much information

07:49PM 20 as we can on the property for the next meeting

21 and we will continue the Public Hearing at that

22 time.

1 In the meantime, we have been told
2 for the properties that were just recommended
3 for approval, we can start moving on those and
4 bringing them forward to the village board. So
5 it's okay if they kind of take divergent paths,
6 they will all get to the same place eventually.

7 And then I think the last thing to
8 do -- I think that's it.

07:50PM 9 CHAIRMAN BOHNEN: Is there any public
10 comment?

11 (No response.)

12 Hearing none, we will move on to
13 new business.

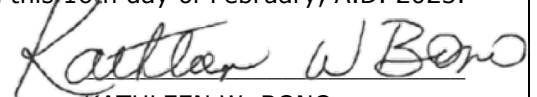
14 (WHICH, were all of the
15 proceedings had, evidence
16 offered or received in the
17 above entitled cause.)

18
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20
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22

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

I, KATHLEEN W. BONO, Certified
Shorthand Reporter, 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 hand and affix my electronic
signature this 16th day of February, A.D. 2023.



KATHLEEN W. BONO
C.S.R. No. 84-1423
Notary Public, DuPage County

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