

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, February 7, 2024**

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 7, 2024 at 6:30 p.m. Roll call was taken.

PRESENT: Commissioners Sarah Barclay, Frank Gonzalez, Chris Elder, and Chairman Bohnen

ABSENT: Commissioners Shannon Weinberger, William Haarlow, and Jim Prisby

ALSO PRESENT: Bethany Salmon, Village Planner and Michael Marrs, Attorney representing the Village of Hinsdale

APPROVAL OF MINUTES – January 11, 2024

Chairman Bohnen asked for comments on the January 11, 2024 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve the draft meeting minutes of the January 11, 2024 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 4-0.

AYES: Commissioners Barclay, Gonzalez, Elder, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Weinberger, Haarlow, and Prisby

PUBLIC HEARINGS

a) Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Please refer to Attachment 1 for the transcript for Public Hearing Case HPC-19-2023.

Scott Day, attorney for the applicant, was present at the meeting on behalf of the applicant.

Commissioner Elder made a motion, seconded by Commissioner Barclay, to open the public hearing of Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 4-0 as follows:

AYES: Commissioners Barclay, Gonzalez, Elder, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Weinberger, Haarlow, and Prisby

Mr. Marrs acknowledged frustration expressed by the Commission at past meetings and shared that changes to the process were in the works, but did not apply to this case. It was stated that this home is not landmarked. Due to this, the HPC can provide feedback on the design and only has an advisory role in the process.

Chairman Bohnen shared some of the successes resulting from years of working toward preservation in Hinsdale and some of the challenges with preserving single-family residences. The HPC is charged with

the task of preservation, but under the current process, lacks the ultimate authority to prevent demolition. The concern with this particular home is that it goes a step too far in the design and may open the door for others to follow, and could ultimately result in the possible loss of the Historic District.

Chairman Bohnen confirmed that the client declined to make any modification to the glass bridge / façade on the new home. Chairman Bohnen wanted to be certain that the client understood that by moving forward with the original design, it undermines the existence of the historic district and alienates future neighbors. Buyers purchase homes in the Historic District with the expectation that it will retain its historic charm.

Commissioner Elder agreed with the statements made by Chairman Bohnen and added that the home is not a bad looking home, but it is not a good fit for the Historic District.

Commissioner Barclay concurred with statements made by members of the Commission and added she was disappointed that there was not even a nod to the historic nature of the area in the design. The design and materials selected lack respect for the Historic District.

Commissioner Gonzalez agreed with statements made by other members and added that the home is not only a bad fit for the Historic District but to the historic nature of the entire Village. The current design demonstrates an insensitivity for the neighbors and community members.

Annie Acker, resident of 833 S. Lincoln, was sworn in and addressed the Commission. Ms. Acker stated that her concern was that builders in the area are encouraging buyers to believe that the demolition of historic homes with construction of modern ones is not problematic in the Historic District. Ms. Acker agrees that a stance must be made now to prevent the pattern from continuing.

No other public comments were heard.

Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 0-4 as follows:

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

Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 0-4 as follows:

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

Commissioner Elder made a motion, seconded by Commissioner Barclay, to close the public hearing of Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 4-0 as follows:

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

PUBLIC COMMENT

No public comments were shared

NEW BUSINESS

- a) Sign Code Update - No update

OLD BUSINESS

- a) Amendments to Title 14 Status Update - Ms. Salmon stated that the Commission will be brought updates as the changes to Title 14 progresses. Mr. Marrs added that the process will be expedited.
- b) Robbins Park Historic District Gateway Signs - Ms. Salmon reported that work is currently being done to select a contractor. There are no new updates.
- c) Sixth Street Improvement Project - No update.

Adjournment

Commissioner Elder made a motion, seconded by Commissioner Gonzalez, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of February 7, 2024. The meeting was adjourned at 6:48 p.m. after a unanimous voice vote.

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-19-2023,)
425 E. Eighth Street,)
Certificate of Appropriateness)
to Demolish.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 7th day of
February, 2024, at 6:30 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. SARAH BARCLAY, Member;
- MR. FRANK GONZALEZ, Member;
- MR. CHRIS ELDER, Member.

1 ALSO PRESENT:
 2 MS. BETHANY SALMON, Village Planner;
 3 MR. MICHAEL MARRS, Village Attorney;
 4 MR. SCOTT DAY, Attorney for Applicant.

5
 6 CHAIRMAN BOHNEN: The main item on our
 7 agenda tonight is Public Hearing Case No.
 8 HPC-19-2023, 425 East Eighth Street, certificate
 9 of appropriateness to demolish a single-family
 10 home and construct a new single-family home in
 11 the Robbins Park Historic District.

06:35PM

12 May I ask anybody who is going to
 13 be speaking to rise, please, and be sworn in.

14 (No response.)

15 May I have a motion to open the
 16 Public Hearing, please.

17 MR. ELDER: Motion to open the Public
 18 Hearing.

19 MS. BARCLAY: Second.

06:35PM

20 CHAIRMAN BOHNEN: Roll call.

21 MS. SALMON: Member Barclay?

22 MS. BARCLAY: Aye.

1 MS. SALMON: Member Gonzalez?

2 MR. GONZALEZ: Aye.

3 MS. SALMON: Member Elder?

4 MR. ELDER: Aye.

5 MS. SALMON: Chairman Bohnen?

6 CHAIRMAN BOHNEN: Aye.

7 I do not see the applicant here.

8 Are you speaking for the applicant
 9 this evening? Would you please step to the
 10 podium, please.

06:35PM

11 MR. DAY: My name is Scott Day, D-a-y.

12 I am with the firm of Day and Roberts in
 13 Naperville, Illinois. I am here as attorney for
 14 the applicant. The owner of the property in
 15 question is the JJJ Private Land Trust as
 16 amended 5/22/2018 and I am here in my capacity
 17 as one of the attorneys for that particular land
 18 trust.

19 CHAIRMAN BOHNEN: Thank you.

06:36PM

20 MR. MARRS: Mr. Chairman, can I kind of
 21 set the table since this is kind of an unusual
 22 circumstance?

1 CHAIRMAN BOHNEN: Yes.

2 MR. MARRS: Members of the Commission,
 3 I know this was before you two months ago and
 4 the applicant is seeking the certificate of
 5 appropriateness to demolish the existing home
 6 and replace it with a new home.

7 This is not a landmark structure;
 8 it's in the Robbins Historic District. So in
 9 this case, the code provides you review the
 10 request as advisory only. Meaning, even if you
 11 vote no, they get a demolition permit if their
 12 other obligations with the village are
 13 satisfied, which I understand in this case they
 14 are.

06:36PM

15 So while I know from the last
 16 meeting that some of you may have issues with
 17 the design, you are free to express your
 18 concerns to the applicant, or in this case,
 19 their attorney, for him to pass along. We
 20 really can't stop the demolition or make them
 21 change the design.

06:37PM

22 So your obligation is to provide

1 feedback under the code to the applicant on
 2 their designs and their proposed demo and we
 3 brought this matter back to you specifically to
 4 give you the opportunity to provide that
 5 feedback before going to a vote.

6 So I know the Chair has expressed
 7 his frustration with the process overall on a
 8 number of occasions. I'm sure some of you have
 9 your frustrations as well, and I wanted to pass
 10 along we are working on some code changes to
 11 make adjustments to the process, including
 12 requiring applicants to come before you for
 13 mandatory preapplication meetings earlier in the
 14 process when their plans are not as firm in
 15 order to get your feedback before they have made
 16 this big an investment, but those changes are
 17 perspective and don't affect this particular
 18 application.

06:37PM

19 So our real goal for tonight for
 20 this hearing are for you to have the opportunity
 21 to give any feedback that you have on the design
 22 and then to take an advisory vote to conclude

06:38PM

1 this matter. Okay. Thank you.

2 CHAIRMAN BOHNEN: Thank you, Michael.
3 Any comments that I would make have
4 been made, they appear in the minutes of the
5 prior meeting.

6 I want to simply underline the fact
7 that I have been in these trenches for 20 odd
8 years. We like to think we saved the downtown
9 back in 2004 forming the Alliance for Hinsdale,
10 which became 1,300 people that raised over
11 \$340,000, changed the zoning codes so that we
12 have 30-foot heights in Hinsdale, stopped the
13 multistory building on First and Garfield from
14 being 3 stories, and on and on and on.

15 So we have been fighting these
16 battles on behalf of the village for many, many
17 years and my tenure on the preservation
18 commission, I don't know how long it is now but
19 certainly a couple of hands' worth, the concern
20 that we have, we have been successful in
21 preserving our downtown and our historic
22 district downtown which everyone can see it now

06:39PM

06:39PM

1 district and this commission was sanctioned to
2 review things that are going to be built in the
3 historic district and following the guidelines
4 of the Department of Interior and our Title 14
5 which was written specifically for preservation.
6 We do our best to do that.

7 Having said that, our hands are
8 relatively tied. We, again, are not home rule.
9 We don't have any real teeth if you will.

10 So, having said that, when this
11 particular house comes in front of us and we see
12 that it is by all standards a postmodern house,
13 our concern was specifically with the glass
14 bridge.

15 We felt that we have been on record
16 for seven, eight years about fenestration on a
17 lot of the homes that were being built. We felt
18 this one stepped too far and that by allowing
19 this house to be built in the historic district,
20 could, ostensibly, become the nose of the camel
21 getting under the tent which then might set a
22 precedent for other people that might want to

06:41PM

06:42PM

1 is our brand and most everybody cherishes that.

2 We have been trying to save
3 whatever we can of all the historic homes that
4 have been throughout Hinsdale. It's been a much
5 tougher chore, specifically our work has been
6 over in the historic district and the Robbins
7 Historic District and we have had some success.
8 But not being home rule and not being able to
9 change our legislative patterns, in time we have
10 lost quite a few of our historic houses.

11 My concern with this particular
12 house was deeper than just this house. We only
13 have one postmodern house in the Robbins
14 Historic District and it was built prior to the
15 district being formed by the Bunkers over on
16 Eighth Street.

17 In forming the district there's a
18 criteria that we had to meet. We had to be
19 allowed to do it. It was sanctioned by the
20 Department of Interior. We did all our surveys;
21 we had a vote as a community with the
22 understanding that we maintain the historic

06:40PM

06:40PM

1 build a home of that style and in doing that,
2 could actually jeopardize our ability to
3 maintain our historic district status.

4 So my concern was that we meet this
5 precedent head on and that we try and discourage
6 the construction of such a structure knowing
7 that we do not have the legislative ability to
8 control architectural design and that when one
9 gets built, three can get built.

10 Now, I understand we are taking
11 steps to change that and that's always good to
12 hear and I also know that government takes its
13 time to grind through the process, but I
14 understand that the applicant declined to make
15 any modifications to the glass bridge.

16 MR. MARRS: That's my understanding.

17 CHAIRMAN BOHNEN: That's my
18 understanding.

19 Does the applicant understand that
20 by insisting on building the current design
21 incorporating a glass bridge that this home has
22 the potential of undermining the very existence

06:42PM

06:43PM

1 of the historic district, not to mention
2 possibly alienating the immediate neighbors and
3 other residents that live in the historic
4 district.

5 There are residents that have been
6 in the historic district for many years. I have
7 been in myself for 50 and a lot of people buy
8 real estate they like to be in the historic
9 district and they buy their home with the
10 expectation that things will continue and if
11 something were to happen to that historic
12 district, there could very easily be a backlash
13 on the part of those residents.

06:43PM

14 I could delay this, there's no
15 reason to. I think my feelings are well known.

16 Is there anybody else on the
17 commission that has anything that they would
18 like to add?

19 MR. ELDER: I certainly second what you
20 said and I look at this house, I won't say it's
21 a bad-looking house; but again, as you said, in
22 our role as historic preservation commissioners,

06:44PM

1 because this is happening.

2 It seems like each home gets to be
3 more gaudy than the other one. It's like
4 everybody is trying to uptick each other and
5 this is by far -- this home doesn't even belong
6 here. That's the bottom line. I mean, we are a
7 historic community and it's being very
8 insensitive, selfish owners that just want to do
9 their things and don't care what they think of
10 their neighbors. That's all I have to say.

06:46PM

11 CHAIRMAN BOHNEN: Okay. So I think our
12 point has been made, Scott.

13 MR. MARRS: Mr. Chairman, I do see a
14 couple members of the public. Do you want to
15 see if they want to speak?

16 CHAIRMAN BOHNEN: I'm sorry.

17 MS. ACKER: I'll speak on behalf of a
18 resident.

19 CHAIRMAN BOHNEN: Please be sworn in
20 first.

21 (WHEREUPON, the oath was
22 administered to Ms. Acker.)

1 it would look good somewhere but just not in our
2 historic district, it just doesn't fit.

3 And I share your concerns that if
4 this were to continue, and I look at this and I
5 think Tucson or Arizona or somewhere like that.
6 So again, not a criticism of the design, I'm sure
7 it's a beautiful home inside, but it just does not
8 fit in the neighborhood that we want to put in it.

9 MS. BARCLAY: I concur with everything
10 said. My problems lie in that there is no nod
11 at all to the history or location of the home,
12 the prior home, not in materials, not in massing
13 and has little respect to the historic district.
14 It's frustrating.

06:44PM

15 CHAIRMAN BOHNEN: Frank?

16 MR. GONZALEZ: Yes, I agree with
17 everyone. I mean, this home looks like it
18 landed from space and just been plotted in here.
19 Certainly the owners have no respect for the
20 historical significance of this village. They
21 just want to do their things their way and screw
22 the rest of the neighborhood. And it's sad

06:45PM

1 MS. ACKER: Anne Acker, 833 South
2 Lincoln in a historic Zook home. I feel like we
3 are at the point where there's a few builders in
4 town that are telling these homeowners don't
5 worry, we have a way around the different codes.
6 Like, why are people even thinking they can buy
7 this historic home knowing with the intention
8 they were going to tear it down. We should be
9 at the point they know there's no way in this
10 historic district that these are going to fly.

06:47PM

11 So I just feel like we are at this
12 turning point now to John's point that if we
13 don't do something about this one, there's going
14 to be three in its place. I haven't seen any
15 new Colonials or Tudors built. I've seen a lot
16 of modern farmhouses. I think we are at that
17 quota. So hopefully we can push forward and
18 have a stance that you can't just come in and do
19 what you want in these historic neighborhoods.
20 That's all I have to say.

06:47PM

21 CHAIRMAN BOHNEN: Thank you.
22 Steven?

1 MR. SWANSON: I'm the next-door
2 neighbor so I'm just trying to understand or get
3 a full picture as to what's really going on.

4 CHAIRMAN BOHNEN: Seeing no one else
5 that wants to speak, as much as we have no
6 current legislative ability to limit design
7 characteristics and not being able to discuss
8 this with the applicant, the applicant being
9 absent, we will proceed and vote. We will have
10 two separate motions.

06:48PM

11 So if somebody would like to frame
12 the motion for the certificate of
13 appropriateness for the new construction, please.

14 MR. ELDER: I should make a motion in
15 the positive?

16 CHAIRMAN BOHNEN: Motion in the
17 positive.

18 MR. ELDER: So I'll move to approve Case
19 HPC-19-2023, 425 East Eighth Street, certificate

06:49PM

20 of appropriateness to demolish a single-family
21 home and to construct a new single-family home
22 in the Robbins Park Historic District.

1 CHAIRMAN BOHNEN: That's your
2 demolition motion.

3 MS. SALMON: And for point of
4 clarification. Usually what the HPC has done is
5 to say exactly what you said, just take out that
6 second to construct new single-family home and
7 then make the second motion.

8 Do you mind remaking the motion?

9 MR. ELDER: Sure. I move to approve
10 Case HPC-19-2023, 425 East Eighth Street,
11 certificate of appropriateness to demolish a
12 single-family home in the Robbins Park Historic
13 District.

06:49PM

14 CHAIRMAN BOHNEN: Second, please.

15 MR. GONZALEZ: Second.

16 CHAIRMAN BOHNEN: Roll call vote, please.

17 MS. SALMON: Commissioner Barclay?

18 MS. BARCLAY: Nay.

19 MS. SALMON: Commissioner Gonzalez?

06:50PM

20 MR. GONZALEZ: Nay.

21 MS. SALMON: Commissioner Elder?

22 MR. ELDER: No.

1 MS. SALMON: Chairman Bohnen?

2 CHAIRMAN BOHNEN: Nay.

3 That motion is defeated.

4 Now I need a second motion to
5 approve the construction of the proposed house.

6 MS. BARCLAY: I move to construct a new
7 single-family home in the Robbins Park Historic
8 District, 425 East Eighth Street.

9 MR. ELDER: Second.

06:50PM

10 CHAIRMAN BOHNEN: Roll call vote,
11 please.

12 MS. SALMON: Commissioner Barclay?

13 MS. BARCLAY: Nay.

14 MS. SALMON: Commissioner Gonzalez?

15 MR. GONZALEZ: Nay.

16 MS. SALMON: Commissioner Elder?

17 MR. ELDER: No.

18 MS. SALMON: Chairman Bohnen?

19 CHAIRMAN BOHNEN: Nay.

06:50PM

20 That motion also is defeated.

21 Okay, Scott, you are done for the
22 evening I guess.

1 MR. DAY: Thank you, very much.

2 MS. SALMON: Can we have a motion to
3 close the Public Hearing.

4 CHAIRMAN BOHNEN: Motion to close the
5 Public Hearing.

6 MR. ELDER: I'll make the motion to
7 close the Public Hearing.

8 MS. BARCLAY: Second.

9 CHAIRMAN BOHNEN: Roll call, please.

06:50PM

10 MS. SALMON: Commissioner Barclay?

11 MS. BARCLAY: Aye.

12 MS. SALMON: Commissioner Gonzalez?

13 MR. GONZALEZ: Aye.

14 MS. SALMON: Commissioner Elder?

15 MR. ELDER: Aye.

16 MS. SALMON: Chairman Bohnen?

17 CHAIRMAN BOHNEN: Aye.

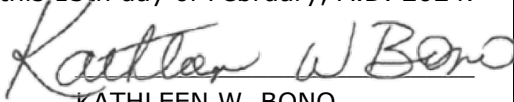
18 Public hearing is closed.

19 (WHICH, were all of the
20 proceedings had, evidence
21 offered or received in the
22 above entitled cause.)

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 13th day of February, A.D. 2024.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

\$	Acker [2] - 12:22, 13:1	17:8, 17:11	Chairman [7] - 1:17, 3:5, 3:20, 12:13, 16:1, 16:18, 17:16	9:6, 14:13, 16:5
\$340,000 [1] - 6:11	add [1] - 10:18	battles [1] - 6:16	CHAIRMAN [23] - 2:6, 2:20, 3:6, 3:19, 4:1, 6:2, 9:17, 11:15, 12:11, 12:16, 12:19, 13:21, 14:4, 14:16, 15:1, 15:14, 15:16, 16:2, 16:10, 16:19, 17:4, 17:9, 17:17	continue [2] - 10:10, 11:4
1	adjustments [1] - 5:11	beautiful [1] - 11:7	change [3] - 4:21, 7:9, 9:11	control [1] - 9:8
1,300 [1] - 6:10 13th [1] - 18:18 14 [1] - 8:4	administered [1] - 12:22	became [1] - 6:10	changed [1] - 6:11	correct [1] - 18:14
2	advised [2] - 4:10, 5:22	become [1] - 8:20	changes [2] - 5:10, 5:16	COUNTY [2] - 1:2, 18:2
20 [1] - 6:7 2004 [1] - 6:9 2024 [2] - 1:14, 18:18	advisory [2] - 4:10, 5:22	BEFORE [1] - 1:3	characteristics [1] - 14:7	County [2] - 18:5, 18:21
3	affect [1] - 5:17	behalf [2] - 6:16, 12:17	cherishes [1] - 7:1	couple [2] - 6:19, 12:14
2	affix [1] - 18:17	belong [1] - 12:5	CHRIS [1] - 1:20	criteria [1] - 7:18
20 [1] - 6:7 2004 [1] - 6:9 2024 [2] - 1:14, 18:18	aforesaid [1] - 18:15	best [1] - 8:6	circumstance [1] - 3:22	criticism [1] - 11:6
3	agenda [1] - 2:7	BETHANY [1] - 2:2	clarification [1] - 15:4	current [2] - 9:20, 14:6
3	ago [1] - 4:3	big [1] - 5:16	close [3] - 17:3, 17:4, 17:7	D
3 [1] - 6:14 30-foot [1] - 6:12	agree [1] - 11:16	BOARD [1] - 1:16	closed [1] - 17:18	D-a-y [1] - 3:11
4	alienating [1] - 10:2	Bohnen [4] - 3:5, 16:1, 16:18, 17:16	code [3] - 4:9, 5:1, 5:10	DAY [3] - 2:4, 3:11, 17:1
425 [5] - 1:7, 2:8, 14:19, 15:10, 16:8	Alliance [1] - 6:9	BOHNEN [24] - 1:17, 2:6, 2:20, 3:6, 3:19, 4:1, 6:2, 9:17, 11:15, 12:11, 12:16, 12:19, 13:21, 14:4, 14:16, 15:1, 15:14, 15:16, 16:2, 16:10, 16:19, 17:4, 17:9, 17:17	codes [2] - 6:11, 13:5	declined [1] - 9:14
5	allowed [1] - 7:19	BONO [2] - 18:3, 18:20	Colonials [1] - 13:15	deeper [1] - 7:12
3	allowing [1] - 8:18	bottom [1] - 12:6	commencement [1] - 18:6	defeated [2] - 16:3, 16:20
3 [1] - 6:14 30-foot [1] - 6:12	ALSO [1] - 2:1	brand [1] - 7:1	comments [1] - 6:3	delay [1] - 10:14
4	amended [1] - 3:16	bridge [3] - 8:14, 9:15, 9:21	COMMISSION [1] - 1:3	demo [1] - 5:2
425 [5] - 1:7, 2:8, 14:19, 15:10, 16:8	Anne [1] - 13:1	brought [1] - 5:3	commission [3] - 6:18, 8:1, 10:17	Demolish [1] - 1:8
5	appear [1] - 6:4	build [1] - 9:1	Commission [2] - 1:13, 4:2	demolish [4] - 2:9, 4:5, 14:20, 15:11
5/22/2018 [1] - 3:16 50 [1] - 10:7	Applicant [1] - 2:4	builders [1] - 13:3	Commissioner [9] - 15:17, 15:19, 15:21, 16:12, 16:14, 16:16, 17:10, 17:12, 17:14	demolition [3] - 4:11, 4:20, 15:2
6	applicant [10] - 3:7, 3:8, 3:14, 4:4, 4:18, 5:1, 9:14, 9:19, 14:8	building [2] - 6:13, 9:20	commissioners [1] - 10:22	Department [2] - 7:20, 8:4
6:30 [1] - 1:14	applications [1] - 5:12	built [7] - 7:14, 8:2, 8:17, 8:19, 9:9, 13:15	community [2] - 7:21, 12:7	design [7] - 4:17, 4:21, 5:21, 9:8, 9:20, 11:6, 14:6
7	Application [1] - 1:7	Bunkers [1] - 7:15	complete [1] - 18:14	designs [1] - 5:2
5/22/2018 [1] - 3:16 50 [1] - 10:7	appropriateness [1] - 1:7	buy [3] - 10:7, 10:9, 13:6	concern [4] - 6:19, 7:11, 8:13, 9:4	different [1] - 13:5
6	appropriateness [5] - 2:9, 4:5, 14:13, 14:20, 15:11	C	concerns [2] - 4:18, 11:3	discourage [1] - 9:5
6:30 [1] - 1:14	approve [3] - 14:18, 15:9, 16:5	C.S.R [1] - 18:21	concur [1] - 11:9	discuss [1] - 14:7
7	architectural [1] - 9:8	camel [1] - 8:20	construct [4] - 2:10, 14:21, 15:6, 16:6	District [7] - 2:11, 4:8, 7:7, 7:14, 14:22, 15:13, 16:8
6:30 [1] - 1:14	Arizona [1] - 11:5	capacity [1] - 3:16	construction [3] - 7:21, 12:7	district [16] - 6:22, 7:6, 7:15, 7:17, 8:1, 8:3, 8:19, 9:3, 10:1, 10:4, 10:6, 10:9, 10:12, 11:2, 11:13, 13:10
8	attorney [2] - 3:13, 4:19	care [1] - 12:9	conclude [1] - 5:22	done [2] - 15:4, 16:21
7th [1] - 1:13	Attorney [2] - 2:3, 2:4	case [3] - 4:9, 4:13, 4:18	concur [1] - 11:9	door [1] - 14:1
8	attorneys [1] - 3:17	Case [3] - 2:7, 14:18, 15:10	construct [4] - 2:10, 14:21, 15:6, 16:6	down [1] - 13:8
833 [1] - 13:1 84-1423 [1] - 18:21	aye [8] - 2:22, 3:2, 3:4, 3:6, 17:11, 17:13, 17:15, 17:17	certainly [3] - 6:19, 10:19, 11:19	construc [1] - 11:9	downtown [3] - 6:8, 6:21, 6:22
A	B	Certificate [1] - 1:7	construct [4] - 2:10, 14:21, 15:6, 16:6	DU [2] - 1:2, 18:2
A.D [1] - 18:18	backlash [1] - 10:12	certificate [5] - 2:8, 4:4, 14:12, 14:19, 15:11	construction [3] - 7:21, 12:7	duly [1] - 18:8
ability [3] - 9:2, 9:7, 14:6	bad [1] - 10:21	Certified [1] - 18:3		DuPage [2] - 18:5,
able [2] - 7:8, 14:7	bad-looking [1] - 10:21	certify [1] - 18:6		
absent [1] - 14:9	Barclay [4] - 2:21, 15:17, 16:12, 17:10	Chair [1] - 5:6		
ACKER [2] - 12:17, 13:1	BARCLAY [9] - 1:18, 2:19, 2:22, 11:9, 15:18, 16:6, 16:13,			

<p>18:21</p>	<p>fly [1] - 13:10 following [1] - 8:3 foregoing [1] - 18:13 form [1] - 18:13 formed [1] - 7:15 forming [2] - 6:9, 7:17 forward [1] - 13:17 frame [1] - 14:11 FRANK [1] - 1:19 Frank [1] - 11:15 free [1] - 4:17 front [1] - 8:11 frustrating [1] - 11:14 frustration [1] - 5:7 frustrations [1] - 5:9 full [1] - 14:3</p>	<p>6:9, 6:12, 7:4 historic [21] - 6:21, 7:3, 7:6, 7:10, 7:22, 8:3, 8:19, 9:3, 10:1, 10:3, 10:6, 10:8, 10:11, 10:22, 11:2, 11:13, 12:7, 13:2, 13:7, 13:10, 13:19 HISTORIC [1] - 1:3 Historic [8] - 1:12, 2:11, 4:8, 7:7, 7:14, 14:22, 15:12, 16:7 historical [1] - 11:20 history [1] - 11:11 home [22] - 2:10, 4:5, 4:6, 7:8, 8:8, 9:1, 9:21, 10:9, 11:7, 11:11, 11:12, 11:17, 12:2, 12:5, 13:2, 13:7, 14:21, 15:6, 15:12, 16:7 homeowners [1] - 13:4 homes [2] - 7:3, 8:17 hopefully [1] - 13:17 house [9] - 7:12, 7:13, 8:11, 8:12, 8:19, 10:20, 10:21, 16:5 houses [1] - 7:10 HPC [1] - 15:4 HPC-19-2023 [4] - 1:6, 2:8, 14:19, 15:10</p>	<p>JOHN [1] - 1:17 John's [1] - 13:12</p>	<p>members [2] - 4:2, 12:14 MEMBERS [1] - 1:16 mention [1] - 10:1 Michael [1] - 6:2 MICHAEL [1] - 2:3 might [2] - 8:21, 8:22 mind [1] - 15:8 minutes [1] - 6:4 modern [1] - 13:16 modifications [1] - 9:15 months [1] - 4:3 most [1] - 7:1 motion [14] - 2:15, 2:17, 14:12, 14:14, 14:16, 15:2, 15:7, 15:8, 16:3, 16:4, 16:20, 17:2, 17:4, 17:6 motions [1] - 14:10 move [3] - 14:18, 15:9, 16:6 MR [29] - 1:17, 1:19, 1:20, 2:3, 2:4, 2:17, 3:2, 3:4, 3:11, 3:20, 4:2, 9:16, 10:19, 11:16, 12:13, 14:1, 14:14, 14:18, 15:9, 15:15, 15:20, 15:22, 16:9, 16:15, 16:17, 17:1, 17:6, 17:13, 17:15 MS [30] - 1:18, 2:2, 2:19, 2:21, 2:22, 3:1, 3:3, 3:5, 11:9, 12:17, 13:1, 15:3, 15:17, 15:18, 15:19, 15:21, 16:1, 16:6, 16:12, 16:13, 16:14, 16:16, 16:18, 17:2, 17:8, 17:10, 17:11, 17:12, 17:14, 17:16 multistory [1] - 6:13</p>
<p>E</p>			<p>K</p>	
<p>easily [1] - 10:12 East [4] - 2:8, 14:19, 15:10, 16:8 eight [1] - 8:16 Eighth [6] - 1:7, 2:8, 7:16, 14:19, 15:10, 16:8 Elder [4] - 3:3, 15:21, 16:16, 17:14 ELDER [12] - 1:20, 2:17, 3:4, 10:19, 14:14, 14:18, 15:9, 15:22, 16:9, 16:17, 17:6, 17:15 electronic [1] - 18:17 entitled [2] - 1:12, 17:22 estate [1] - 10:8 evening [2] - 3:9, 16:22 evidence [1] - 17:20 exactly [1] - 15:5 examination [1] - 18:7 existence [1] - 9:22 existing [1] - 4:5 expectation [1] - 10:10 express [1] - 4:17 expressed [1] - 5:6</p>	<p>G</p>		<p>L</p>	
<p>Garfield [1] - 6:13 gaudy [1] - 12:3 given [1] - 18:10 glass [3] - 8:13, 9:15, 9:21 goal [1] - 5:19 Gonzalez [4] - 3:1, 15:19, 16:14, 17:12 GONZALEZ [7] - 1:19, 3:2, 11:16, 15:15, 15:20, 16:15, 17:13 government [1] - 9:12 grind [1] - 9:13 guess [1] - 16:22 guidelines [1] - 8:3</p>	<p>H</p>	<p>I</p>	<p>M</p>	
<p>F</p>		<p>Illinois [2] - 3:13, 18:5 ILLINOIS [2] - 1:1, 18:1 immediate [1] - 10:2 IN [2] - 1:5, 18:16 including [1] - 5:11 incorporating [1] - 9:21 insensitive [1] - 12:8 inside [1] - 11:7 insisting [1] - 9:20 intention [1] - 13:7 Interior [2] - 7:20, 8:4 investment [1] - 5:16 issues [1] - 4:16 item [1] - 2:6</p>	<p>Land [1] - 3:15 land [1] - 3:17 landed [1] - 11:18 landmark [1] - 4:7 last [1] - 4:15 legislative [3] - 7:9, 9:7, 14:6 lie [1] - 11:10 limit [1] - 14:6 Lincoln [1] - 13:2 line [1] - 12:6 live [1] - 10:3 location [1] - 11:11 look [3] - 10:20, 11:1, 11:4 looking [1] - 10:21 looks [1] - 11:17 lost [1] - 7:10</p>	<p>main [1] - 2:6 maintain [2] - 7:22, 9:3 mandatory [1] - 5:13 MARRS [5] - 2:3, 3:20, 4:2, 9:16, 12:13 massing [1] - 11:12 materials [1] - 11:12 MATTER [1] - 1:5 matter [3] - 1:12, 5:3, 6:1 matters [1] - 18:9 mean [2] - 11:17, 12:6 meaning [1] - 4:10 means [1] - 18:11 meet [2] - 7:18, 9:4 meeting [2] - 4:16, 6:5 meetings [1] - 5:13 Member [6] - 1:18, 1:19, 1:20, 2:21, 3:1, 3:3</p>
<p>fact [1] - 6:6 family [7] - 2:9, 2:10, 14:20, 14:21, 15:6, 15:12, 16:7 far [2] - 8:18, 12:5 farmhouses [1] - 13:16 February [2] - 1:14, 18:18 feedback [4] - 5:1, 5:5, 5:15, 5:21 feelings [1] - 10:15 felt [2] - 8:15, 8:17 fenestration [1] - 8:16 few [2] - 7:10, 13:3 fighting [1] - 6:15 firm [2] - 3:12, 5:14 first [1] - 12:20 First [1] - 6:13 fit [2] - 11:2, 11:8</p>	<p>hand [1] - 18:17 hands [1] - 8:7 hands' [1] - 6:19 head [1] - 9:5 hear [1] - 9:12 Hearing [7] - 1:11, 2:7, 2:16, 2:18, 17:3, 17:5, 17:7 hearing [2] - 5:20, 17:18 heights [1] - 6:12 hereby [1] - 18:5 herein [1] - 18:8 hereto [1] - 18:10 hereunto [1] - 18:17 HINSDALE [1] - 1:3 Hinsdale [4] - 1:12,</p>	<p>J</p>	<p>N</p>	<p>name [1] - 3:11 Naperville [1] - 3:13 Nay [2] - 15:18, 15:20 nay [4] - 16:2, 16:13, 16:15, 16:19 need [1] - 16:4 neighbor [1] - 14:2 neighborhood [2] - 11:8, 11:22 neighborhoods [1] - 13:19</p>

<p>neighbors [2] - 10:2, 12:10 new [7] - 2:10, 4:6, 13:15, 14:13, 14:21, 15:6, 16:6 next [1] - 14:1 next-door [1] - 14:1 nose [1] - 8:20 Notary [2] - 18:4, 18:21 notes [1] - 18:15 number [1] - 5:8</p>	<p>plotted [1] - 11:18 podium [1] - 3:10 point [6] - 12:12, 13:3, 13:9, 13:12, 15:3 positive [2] - 14:15, 14:17 possibly [1] - 10:2 postmodern [2] - 7:13, 8:12 potential [1] - 9:22 preapplication [1] - 5:13 precedent [2] - 8:22, 9:5 PRESENT [2] - 1:16, 2:1 preservation [3] - 6:17, 8:5, 10:22 PRESERVATION [1] - 1:3 Preservation [1] - 1:13 preserving [1] - 6:21 previous [1] - 18:6 Private [1] - 3:15 problems [1] - 11:10 proceed [1] - 14:9 PROCEEDINGS [1] - 1:10 proceedings [1] - 17:20 process [4] - 5:7, 5:11, 5:14, 9:13 property [1] - 3:14 proposed [2] - 5:2, 16:5 provide [2] - 4:22, 5:4 provides [1] - 4:9 public [2] - 12:14, 17:18 Public [9] - 1:11, 2:7, 2:16, 2:17, 17:3, 17:5, 17:7, 18:4, 18:21 push [1] - 13:17 put [1] - 11:8</p>	<p>really [2] - 4:20, 14:3 reason [1] - 10:15 received [1] - 17:21 record [1] - 8:15 reduced [1] - 18:11 relation [1] - 18:9 relatively [1] - 8:8 remaking [1] - 15:8 replace [1] - 4:6 REPORT [1] - 1:10 Reporter [1] - 18:4 request [1] - 4:10 requiring [1] - 5:12 resident [1] - 12:18 residents [3] - 10:3, 10:5, 10:13 respect [2] - 11:13, 11:19 response [1] - 2:14 rest [1] - 11:22 review [2] - 4:9, 8:2 rise [1] - 2:13 Robbins [7] - 2:11, 4:8, 7:6, 7:13, 14:22, 15:12, 16:7 Roberts [1] - 3:12 role [1] - 10:22 roll [3] - 2:20, 15:16, 16:10 Roll [1] - 17:9 rule [2] - 7:8, 8:8</p>	<p>seeing [1] - 14:4 seeking [1] - 4:4 selfish [1] - 12:8 separate [1] - 14:10 set [3] - 3:21, 8:21, 18:17 seven [1] - 8:16 share [1] - 11:3 Shorthand [1] - 18:4 shorthand [2] - 18:12, 18:15 signature [1] - 18:18 significance [1] - 11:20 simply [1] - 6:6 single [7] - 2:9, 2:10, 14:20, 14:21, 15:6, 15:12, 16:7 single-family [7] - 2:9, 2:10, 14:20, 14:21, 15:6, 15:12, 16:7 somewhere [2] - 11:1, 11:5 sorry [1] - 12:16 South [1] - 13:1 space [1] - 11:18 speaking [2] - 2:13, 3:8 specifically [4] - 5:3, 7:5, 8:5, 8:13 ss [1] - 18:1 SS [1] - 1:1 stance [1] - 13:18 standards [1] - 8:12 STATE [2] - 1:1, 18:1 State [1] - 18:5 status [1] - 9:3 step [1] - 3:9 stepped [1] - 8:18 steps [1] - 9:11 Steven [1] - 13:22 stop [1] - 4:20 stopped [1] - 6:12 stories [1] - 6:14 Street [6] - 1:7, 2:8, 7:16, 14:19, 15:10, 16:8 structure [2] - 4:7, 9:6 style [1] - 9:1 success [1] - 7:7 successful [1] - 6:20 surveys [1] - 7:20 SWANSON [1] - 14:1 sworn [3] - 2:13, 12:19, 18:8</p>	<p style="text-align: center;">T</p> <p>table [1] - 3:21 tear [1] - 13:8 teeth [1] - 8:9 tent [1] - 8:21 tenure [1] - 6:17 testify [1] - 18:9 TESTIMONY [1] - 18:16 testimony [3] - 1:10, 18:7, 18:10 THE [2] - 1:3, 1:5 thereafter [1] - 18:12 thinking [1] - 13:6 three [2] - 9:9, 13:14 throughout [1] - 7:4 tied [1] - 8:8 Title [1] - 8:4 tonight [2] - 2:7, 5:19 tougher [1] - 7:5 town [1] - 13:4 transcribed [1] - 18:12 transcript [1] - 18:14 trenches [1] - 6:7 true [1] - 18:14 Trust [1] - 3:15 trust [1] - 3:18 truth [1] - 18:9 try [1] - 9:5 trying [3] - 7:2, 12:4, 14:2 Tucson [1] - 11:5 Tudors [1] - 13:15 turning [1] - 13:12 two [2] - 4:3, 14:10 typewritten [1] - 18:13</p> <p style="text-align: center;">U</p> <p>under [2] - 5:1, 8:21 underline [1] - 6:6 undermining [1] - 9:22 unusual [1] - 3:21 uptick [1] - 12:4</p> <p style="text-align: center;">V</p> <p>various [1] - 18:7 village [3] - 4:12, 6:16, 11:20 VILLAGE [1] - 1:3 Village [2] - 2:2, 2:3 vote [7] - 4:11, 5:5,</p>
<p style="text-align: center;">O</p> <p>oath [1] - 12:21 obligation [1] - 4:22 obligations [1] - 4:12 occasions [1] - 5:8 odd [1] - 6:7 OF [7] - 1:1, 1:2, 1:3, 1:5, 1:10, 18:1, 18:2 offered [1] - 17:21 one [7] - 3:17, 7:13, 8:18, 9:8, 12:3, 13:13, 14:4 open [2] - 2:15, 2:17 opportunity [2] - 5:4, 5:20 order [1] - 5:15 ostensibly [1] - 8:20 overall [1] - 5:7 owner [1] - 3:14 owners [2] - 11:19, 12:8</p>	<p style="text-align: center;">Q</p> <p>quite [1] - 7:10 quota [1] - 13:17</p>	<p style="text-align: center;">S</p> <p>sad [1] - 11:22 SALMON [19] - 2:2, 2:21, 3:1, 3:3, 3:5, 15:3, 15:17, 15:19, 15:21, 16:1, 16:12, 16:14, 16:16, 16:18, 17:2, 17:10, 17:12, 17:14, 17:16 sanctioned [2] - 7:19, 8:1 SARAH [1] - 1:18 satisfied [1] - 4:13 save [1] - 7:2 saved [1] - 6:8 SCOTT [1] - 2:4 Scott [3] - 3:11, 12:12, 16:21 screw [1] - 11:21 Second [1] - 15:14 second [8] - 2:19, 10:19, 15:6, 15:7, 15:15, 16:4, 16:9, 17:8 see [5] - 3:7, 6:22, 8:11, 12:13, 12:15</p>	<p style="text-align: center;">U</p> <p style="text-align: center;">V</p>	<p style="text-align: center;">U</p> <p style="text-align: center;">V</p>
<p style="text-align: center;">P</p> <p>p.m [1] - 1:14 PAGE [2] - 1:2, 18:2 Park [4] - 2:11, 14:22, 15:12, 16:7 part [1] - 10:13 particular [4] - 3:17, 5:17, 7:11, 8:11 pass [2] - 4:19, 5:9 patterns [1] - 7:9 people [4] - 6:10, 8:22, 10:7, 13:6 permit [1] - 4:11 perspective [1] - 5:17 pertaining [1] - 18:10 picture [1] - 14:3 place [1] - 13:14 Planner [1] - 2:2 plans [1] - 5:14</p>	<p style="text-align: center;">R</p> <p>raised [1] - 6:10 real [3] - 5:19, 8:9, 10:8</p>			

5:22, 7:21, 14:9, 15:16, 16:10
W
wants [1] - 14:5 WHEREOF [1] - 18:16 WHEREUPON [1] - 12:21 WHICH [1] - 17:19 witnesses [2] - 18:8, 18:11 worry [1] - 13:5 worth [1] - 6:19 writing [1] - 18:11 written [1] - 8:5
Y
years [4] - 6:8, 6:17, 8:16, 10:6
Z
zoning [1] - 6:11 Zook [1] - 13:2