

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, April 6, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman John Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, April 6, 2022 at 6:31 p.m., roll call was taken.

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

ABSENT: Commissioner William Haarlow

ALSO PRESENT: Bethany Salmon, Village Planner and Trevor Bosack, Assistant to the Village Manager

Approval of Minutes – March 2, 2022

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay, to approve the March 2, 2022 draft minutes as amended to reflect the change of “conscious” on page three (3), paragraph nine (9), sentence three (3) to “conscience”. The motion carried by the roll call vote of 6-0 as follows:

AYES: Commissioners Barclay, Gonzalez, Weinberger, Braden, Prisby and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Haarlow

Public Hearing

a) Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC-02-2022.

Members of the public speaking about this case were sworn in.

Jean Follett, Historic Preservation Consultant, was present to address the Commission. Ms. Follett provided some historical background on population growth of Hinsdale at the time the home was built and a brief overview of Mr. & Mrs. Bagley and how they came to know Frank Lloyd Wright.

Sharing historical photos of the home, Ms. Follett described some of the exterior and interior marble features, the interior floorplan, the 1985 addition, and other unique features. Ms. Follett stated the library was an overlay on top of the original blueprint drawing, that was added to the home plans at a later date. Ms. Follett stated the original shingles are under the current siding of the home. Ms. Follett added they would like to get the home back to a shingled roof and siding as it was originally.

Lucas Ruecker, the property owner, provided an update on the status of the house project as requested by Chairman Bohnen. Mr. Ruecker reported the house was stabilized and made secure last fall and have selected an architectural team from the pacific northwest to assist with future changes to the home. Mr. Ruecker explained that this year will be spent developing a plan and begin construction next year. Commissioners expressed support for the project.

Ms. Salmon stated that staff would draft findings that will come back to the Historic Preservation Commission next month for formal approval. Ms. Salmon explained that the findings and recommendations would be presented to the Village Board and would be placed in a future ordinance. Ms. Salmon explained the rationale for landmarking the property would be discussed, the recommendation for approval or rejection, and any other pertinent information would be noted as part of that application. It was stated the applicant marked on the application which criteria for landmark status they believed the property met.

Ms. Salmon stated the Historic Preservation Commission should evaluate the criteria met as indicated on the application and ask any questions of the property owner at this time. Commissioner Braden commented on bullet point number four (4), under three (3) A of the application, explaining that criteria box could also be checked for the octagonal library.

Commissioner Braden read the bullet points for the General Considerations criteria in Section A of the application. The Commission agreed with bullet points number one (1) through three (3) being checked and added a check to item number four (4) after a brief discussion of the octagonal library feature. After a brief discussion of Mrs. Bagley's philanthropic contributions, the Commission agreed to add a check to bullet point number five (5) and following a brief discussion with the applicant, it was agreed upon that bullet point number six (6) did not apply.

Commissioner Braden read the bullet points of Section B, Architectural Significance, of the application. The Commission agreed with bullet points number one (1) and two (2) being checked, added a check to bullet point three (3) after discussing the marble features and intact first floor, and agreed that bullet point number four (4) should remain unchecked because it does not apply.

Commissioner Braden read the bullet points of Section C, Historical Significance, of the application. The Commission agreed with bullet points number one (1) and two (2) being checked and added a check to bullet point number three (3) after a brief discussion of Frank Lloyd Wright's significance. The Commissioners agreed that bullet points number four (4), five (5), and six (6) remain unchecked because they do not apply.

Chairman Bohnen asked Ms. Salmon to cut and paste the description into the document and Ms. Salmon gave a brief explanation of the procedure for the landmark process that remains to be completed.

With no further comments from the Commission or the public, Chairman Bohnen asked for a motion to be made. A motion to recommend approval of the application for Landmark Designation for Case HPC-02-2022 – The Bagley House – 121 S. County Line Road was made by Commissioner Braden and seconded by Commissioner Weinberger. The vote carried by a roll call vote as follows:

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

A motion was made by Commissioner Weinberger, seconded by Commissioner Barclay to close the public hearing. The motion carried by a roll call vote as follows:

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

Public Meetings

a) Case HPC-03-2022 – 241 E. First Street – Preliminary Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District

Chairman Bohnen stated the case is for a preliminary application of a vacant lot and there would be no discussion of a demolition, only the proposed home would be discussed. It was also noted the address was incorrect in the staff report, paragraph one (1) and on the map.

Julie Laux, the contractor, Brian and Kristi Richards, the property owners, and Patrick Fortelka from Moment Design, were present to address the Commission. Mr. Fortelka shared renderings of the American Colonial home designed for this location. Mr. Fortelka stated the home would have cedar siding, stone around the base of the home, stone accents on the gable and chimney, and cut limestone on the copings on the fireplace and chimney toppers. Mr. Fortelka stated the roof is slate with standing seam copper components, mostly double hung white windows and a picture window near the front door. Mr. Fortelka stated the home would be simple in design and have a centered front entry. Ms. Laux stated the home will be located on a prominent corner and would front First Street.

Commissioner Weinberger asked if a rendering showing the side view of the house was available. Mr. Fortelka responded the side view was not yet prepared for tonight's presentation.

Commissioner Prisby stated he liked the design of the house, the proportions, the materials such as the stone base, the use of the site with the drive coming in on the west side, and the fire place. Mr. Fortelka confirmed the standing seam would be copper and showed a sample with patina to the Commission.

Commissioner Braden stated the white siding of this home compliments the area and replaces a former home that came down.

Commissioner Gonzalez asked about the windows on the east elevation. Mr. Fortelka stated the windows on the south east side are important for allowing light into the house and will be designed with that idea and the owners' taste in mind. He stated the windows would align with the front picture window shown in the rendering and have thick mullions.

Commissioner Barclay asked what the codes were for the proposed driveway being on First or Elm Street. Ms. Salmon stated the preliminary plans had not been reviewed yet but would be required to meet all driveway codes prior to any formal approval.

Chairman Bohnen stated he appreciated the applicants coming in early in the process for discussion and was looking forward to revisiting the application at a later date.

b) Case HPC-04-2022 – 430 E. Seventh Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Ms. Laux, the contractor, Mr. & Mrs. Shaw, the property owners, and Mr. Fortelka from Moment Design were present to address the Commission.

Commissioner Braden asked about the status of the current home. Ms. Laux responded that the exact status of the home is unknown because it was listed on the private network as a tear down and the previous owner did not allow visitors inside.

Ms. Laux stated the current home was not maintained very well and she brought letters from the homeowners to the east and west of the property in support of the construction of the new home. Commissioner Braden asked if the new property owners had been inside the home. Ms. Shaw responded that she had not.

Commissioner Braden shared that the home was designed by Phillip Duke West, a historically significant architect and the Historical Society was beginning an educational program to highlight his designs and that this home has historical significance.

Commissioner Weinberger stated there are no past demolitions on this block and all the surrounding homes, including the Zook home, are historical, so this this new home would significantly change the streetscape.

Commissioner Gonzalez asked if the homeowners had considered modifying the design of the current home to their lifestyle. Mr. Fortelka stated the owners would like to have a lower level sport court and that would not be possible with the current home. Commissioner Gonzalez disagreed that it is impossible to have a design that incorporates a lower level sport court.

Mr. Fortelka stated the current home is oddly squat but the double gables on the front elevation, the centered front porch and the clean roofline would be incorporated in the design of the new home. Mr. Fortelka stated the design of neighboring homes would also be incorporated into the design of the new home, described as an English hybrid style.

Commissioner Barclay stated it was disappointing there was zero attempt to save the home.

Commissioner Weinberger again stated the proposed home will change the streetscape.

Commissioner Prisby stated that the desired sport court could be installed behind the preserved façade and being sensitive to a historic home is not designing a new structure with the surrounding area in mind but rather trying to keep it, perhaps leaving the façade of the home and redesigning the rear part of the structure. Commissioner Prisby stated that he is frustrated that clients are not often presented with ways to make desired changes and save the home.

Commissioner Weinberger stated more effort needs to be made by real estate agents to properly list historic homes with preservation in mind.

Commissioner Braden requested more detail and the streetscape be shown with the next submittal.

Mr. Fortelka suggested the Commission get out in front of some of the sales marketed as a demolition or take action to prevent demolition by neglect.

Conversation followed by the Commission members about the responsibility of real estate agents to educate the buyers of historic homes, and the increasing frequency of applications like this one as number of buildable lots in town diminish.

Inaudible comments followed from the homeowner. Commissioner Gonzalez stated that even if the homeowners were not aware of the homes historical features, that there were people involved in the process that could have taken the opportunity to educate the buyer.

Chairman Bohnen stated the Commission was in the process of installing street sign toppers in Robbins Park that indicates the historical status of the area as an effort to distinguish it from the other parts of town and to educate people.

Commissioner Braden added that the Historical Society is working to recognize other significant architects besides Zook to aid in the process of education.

Inaudible comments were made by Ms. Laux. Commissioner Prisby responded that many things will change as a result of future amendments to Title 14 in terms of the education of real estate agents, contractors, and homeowners.

Sign Permit Review

a) Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign

Michelle Forys of Aurora Sign Company, representing Zazu Salon & Day Spa, was present to address the Commission. Ms. Forys described the proposed sign cabinet, stating the black background will be opaque and only the font will be illuminated at night. Ms. Forys directed the Commission to the plans showing day/night photos of the proposed sign installed at other locations. Ms. Forys explained the change to a cabinet sign was an attempt to match other Zazu locations.

Commissioner Weinberger asked if the existing sign was illuminated. Ms. Forys responded that she believed it was halo illuminated.

Commissioner Prisby asked Ms. Salmon about locations, other than Jade Dragon, that had cabinet signs. Ms. Salmon responded that there are very few other locations in the downtown with cabinet signs. Ms. Salmon stated the proposed cabinet sign is a little different from the traditional cabinet sign, in that the proposed sign is not completely flat.

Ms. Forys stated that the entire cabinet will not be illuminated, which is typical for other types of cabinet signs, and only the push-through letters will be illuminated. Ms. Forys stated that with the color change of the façade, the cabinet will be less apparent and when illuminated, the sign will appear to be very similar to what is there now.

Commissioner Braden stated the building was painted without coming before the Commission.

Commissioner Prisby stated that there are special considerations in historic areas all over the country for signs of business that want to have uniform signs for branding purposes. Commissioner Prisby also stated that cabinet signs are not favored by the Commission. Commissioner Prisby stated that halo signs can be utilized to give a similar look when illuminated.

Commissioner Weinberger stated the Commission had previous discussions about illuminated signs visible from the train as other nearby areas that were not favored.

Commissioner Prisby asked if there was any lighting around the perimeter. Ms. Forys responded no, only the letters would be illuminated.

Commissioner Prisby asked if there was a way to stipulate the building must remain the current dark color if the proposed cabinet sign was approved. Ms. Salmon responded that the Historic Preservation Commission could make that recommendation but the Plan Commission would make the final approval.

Ms. Salmon added enforcement of a change in building color would be difficult to enforce and she would check if approval was granted for the change in paint color before the next Plan Commission meeting.

Ms. Salmon stated that other signs have used a black backer board to mount the individual illuminated letters of the sign. Concerns were shared by the Commission about using this type of sign.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger to reject Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign as submitted. The motion carried by a roll call vote as follows:

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

Ms. Forsy asked the Commission for an example of the type of sign that they recommend. Members of the Commission stated they favored individual letters.

Public Comment

Chairman Bohnen asked for any public comments. None were heard.

New Business

a) Village of Hinsdale 150th Anniversary Celebration

Trevor Bosack was present to address the Commission about plans for the upcoming 2023 anniversary celebration. Mr. Bosack stated Commissioners received an email about voting that took place on various logos, resulting in Option Three (3) as the current top design. Mr. Bosack stated staff is currently working on securing sponsors for various marketing materials. Mr. Bosack explained that he, Ms. Salmon, and Heather Bereckis, Parks and Recreation Superintendent, will be working together to plan activities.

Mr. Bosack stated the staff is gathering representation from the Parks, Historic Preservation, and Plan Commissions, Village Trustees and other representatives from other community organizations to help plan events for the duration of 2023. Mr. Bosack stated a master calendar of events, commemorative items such as the 125th flag displayed behind the Commissioners and items displayed in the cabinet displayed behind the Commission and a website will be developed. Ms. Salmon added that the goal is to get two members from each Commission to be part of the planning team.

Commissioner Prisby asked how many people were asked to vote on the logos, adding that the number of respondents seemed low. Mr. Bosack responded an email with the invitation to vote was sent to all four (4) of the previously mentioned Commissions and the Village Board of Trustees.

It was stated that another email invitation to vote will be sent out in addition to a letter inviting Commissioners and Trustees to join the planning team.

Commissioner Braden asked if the sign toppers will be installed by the July Fourth Parade which would add to the visibility of the district and its new signs. Ms. Salmon stated she believed the signs would be installed but would check into it. Commissioner Prisby suggested if the signs were delivered with ample time to install, the signs of the streets on the parade route be given priority installation.

b) Robbins Park Historic District Gateway Signs

Ms. Salmon reported the street sign toppers have been ordered. Ms. Salmon stated she would send a follow-up email with anticipated install dates and noted there have been some supply chain issues but would request Public Services make the installation of parade route signs as a priority if possible.

Ms. Salmon stated she was working with Public Services on exact locations to install the Gateway signs, noting some challenges to installation including utility lines and existing signs. Ms. Salmon stated that some items, such as exact install locations and possible samples, will need to be agreed upon since the project will likely go out to bid. Ms. Salmon will report back to the Commission in the near future with updated information.

Commissioner Weinberger asked if the Commission will look into installing a brown sign on the exit ramp of the tollway with the historic district information, similar to what LaGrange has. Ms. Salmon stated she would look into that matter.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon reports that staff continues to work on some procedural items and she is hopeful it can be brought to the next one or two Board meetings with a referral.

Adjournment

There being no further business before the Commission, Chairman Bohnen asked for a motion to adjourn. Commissioner Prisby made a motion, Commissioner Weinberger seconded the motion, to adjourn the regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of April 6, 2022.

The meeting was adjourned at 8:02 PM 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-02-2022,)
121 South County)
Line Road.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 6th day of
April, 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

- 2 MS. BETHANY SALMON, Village Planner;
- 3 MR. TREVOR BOSACK, Assistant to Village
4 Manager;
- 5 MR. LUKAS RUECKER, Applicant;
- 6 MS. JEAN FOLLETT, Applicant's
7 Representative.

8 (WHEREUPON, the oath was
9 administered to Mr. Ruecker
10 and Ms. Follett.)

11 CHAIRMAN BOHNEN: Public hearing about
12 landmarking the Bagley house. I would ask
13 anybody in the audience that's going to be
14 talking to us to please be sworn by our court
15 reporter.

16 This is Case HPC-02-22, Bagley
17 house, 121 South County Line Road, and it's an
18 application for local landmark designation. We
19 have had the good fortune of meeting and working
20 with Lukas and Safina and, of course, Jean
21 Follett we worked with over the years and Jean,
22 you are acting as a consultant.

06:35:18PM

1 things.

2 Mr. Bagley, Frederick Bagley, was a
3 marble merchant. He started in real estate but
4 then he was a marble merchant and owned a marble
5 yard on the south side kind of near where
6 McCormick place is now.

7 Mrs. Bagley heard Julia Ward Howe
8 speak, who was a major suffragist and also a
9 Unitarian, and got very inspired, and her
10 husband owned some tenement houses and she was
11 kind of intrigued about the living conditions
12 and said, Would you mind if I took over the
13 running of the tenement houses?

06:37:07PM

14 So she learned Italian and started
15 running the tenement house and got very involved
16 with Jane Adams' and Hull House and the Chicago
17 Women's Club and she was leading the charge to
18 found the very first juvenile court in the
19 entire country was founded here basically with
20 her leading that effort in 1899. So she was
21 just an amazing, amazing person.

06:37:34PM

22 After she left here she became a

1 MS. FOLLETT: I am.

2 CHAIRMAN BOHNEN: Would you be kind
3 enough to approach the podium.

4 MS. FOLLETT: Thank you for having us
5 here tonight.

6 So I wanted to start tonight --
7 let's see if I can figure out where -- by
8 reminding you of where Hinsdale was at in 1890
9 because it's so easy to forget. This was a
10 period of just incredible growth for the village,
11 that in 1880 819 people lived here. And in
12 1890, 1,584 people lived here, which is like a
13 90 plus percent increase.

06:36:04PM

14 In 1900 we were at 2,578, so you
15 had these sort of three decades where there's
16 just this gigantic amount of growth. And the
17 Bagleys, I think are a really interesting
18 couple. It's so interesting to me they have
19 kind of flown under the radar because they left
20 really quickly after they built this house.

06:36:38PM

21 They only owed it for three or four years but
22 while they were in it, they were doing amazing

1 major mover and shaker in women's suffrage. She
2 was involved with the Chicago kindergarten
3 college and was the keynote speaker for their
4 conference several years in a row. She was just
5 a really incredible person.

6 How did she meet Frank Lloyd
7 Wright? Well, like Frank Lloyd Wright met most
8 of his early clients, this is the very first
9 year he was in independent practice, he met them
10 through his uncle's church. So he went to his
11 uncle's Unitarian Church on the south side and
12 the Bagleys were going to that church and they
13 met there and it's just this whole kind of
14 Unitarian thing going on.

06:38:09PM

15 We had the Unitarian church here in
16 Hinsdale which was founded in 1887 and basically
17 all the leading lights in the Unitarian church
18 came to speak at the dedication of our Unitarian
19 church here in Hinsdale. It was a major nexus.
20 They were the founding fathers for the Fresh Air
21 Home, which 4,000 children and women came
22 through over the 30 years that it was in

06:38:41PM

1 Hinsdale. So the Bagleys, their tenure here was
2 short, but they had a very early impact I think
3 overall.

4 This is what Ogden Avenue looked
5 like when this house was built. I just love --
6 this is basically right in front of where the
7 Fresh Air Home was at the top of Washington
8 Street. It's hard for us to remember that
9 Hinsdale was considered rural. It was where you
10 came literally to get fresh air. The Bagleys
11 built this house to be their weekend house and
12 not where they came to live full time.

06:39:14PM

13 They moved here because they were a
14 block and a half from the highland station.
15 They were members of the Unitarian church, I
16 still would like to know who the architect of
17 that was. They were very involved. Mrs. Bagley
18 was on the board, I think she was the vice-
19 president for the Fresh Air Home, which was just
20 an amazingly interesting -- I mean, that
21 deserves like a whole article all by itself
22 because Western Springs, LaGrange, Hinsdale and

06:39:41PM

1 Riverside all cooperated and each of them got to
2 pick the 2-week slot during the summer and then
3 they would go into the city and pick the charity
4 where they would bring the kids out to spend
5 their two weeks at the Fresh Air Home. So it
6 was sort of from the end of June until the
7 beginning of September there were 2-week runs of
8 24 people through the Fresh Air Home.

9 This is the Highland subdivision,
10 which I, actually, until I started this project,
11 I didn't really know it was a thing. So in 1891
12 this subdivision was platted, which basically
13 went from Chicago Avenue down to 6th Street and
14 from what's now the tri-state across to County
15 Line Road. It was a very, very large piece of
16 land, a very big subdivision, and the Bagleys
17 were only the second people to build there.
18 There was another house built on County Line
19 Road just the year before they built their
20 house.

06:40:18PM

06:40:49PM

21 The interesting thing about the
22 Bagley house I think is because Mr. Bagley was a

1 marble merchant, there is a ton of marble in
2 this house and some of it you would not even
3 recognize. So the porch columns are marble.
4 The front pots are marble. The bases of the
5 pots are marble, but also things like the
6 chimney is based with marble if you look closely
7 at it, and the foundation is based with marble.
8 Everything on this house. And then there was,
9 of course, marble inside, which we will talk
10 about later.

06:41:20PM

11 Here's some of that marble that
12 goes all the way around the foundation for the
13 whole original house.

14 We think because the Bagleys sold
15 the house in 1897, we think a lot of changes
16 happened really early in the 20th century and
17 some of those happened in this front entry hall.
18 We think originally this had kind of a very
19 Frank Lloyd Wright screen instead of this low
20 railing. We think these absolutely gorgeous
21 entry doors and side lights with the bronze
22 fittings are from that early 20th century

06:41:48PM

1 period. We don't know yet but I think we are
2 going to find out that these all date from early
3 on.

4 The living room is just as it was
5 built with the addition of this southern window
6 at the far end of the room but they always had
7 these doors that went out to the front porch.

8 This plan is a very typical of
9 Wright's early plans where you come in the front
10 door and you can essentially make a circle
11 through the whole first floor in the public
12 rooms. So you come in the front door, you go in
13 the living room, you are going to the dining
14 room and then you can go right back out to the
15 back porch at that time or you can go into the
16 service area on the first floor.

06:42:20PM

17 And a lot of original woodwork in
18 this house. So I honestly have never seen
19 pocket doors like these where they are single
20 panel. They are just amazing and they are in
21 perfect condition. The baseboards, which are
22 these really tall sort of 14, 16-inch

06:42:47PM

1 baseboards, those are all original. A lot of
2 the woodwork in the front halls on the doors,
3 around the arch doorways and the service doors.
4 The pantry is all there. There's a lot of
5 original woodwork on this first floor.

6 The only thing we think that's
7 missing really is there were beams in the
8 ceilings in the dining room and probably
9 different beams that are there now in the living
10 room but we don't have any -- they aren't on the
11 drawings but we just know from what owners have
12 told us that they used to be there.

06:43:21PM

13 And then of course the thing that
14 really tips you off if you drive by this house
15 and you think, well, that's not a Frank Lloyd
16 Wright, well, the octagonal library is the
17 giveaway. Because this library actually was
18 built before the octagonal library at the home
19 and studio in Oak Park but it's a form that he
20 really liked. The Winslow house in River Forest
21 he wanted to build an octagonal gazebo onto
22 that. He loved the octagon, it was kind of one

06:43:45PM

1 head. Your house is probably like that, too.
2 The yellow bedroom is actually
3 probably the most original of all the second
4 floor bedrooms. The master bedroom is where
5 there used to be two rooms and it's now been
6 made into one and the blue bedroom is pretty
7 original as well.

8 The green bedroom has -- is
9 extended out over the kitchen but it's really
10 interesting to me they reused original windows.
11 They took the windows out that were on the back
12 of the house and reused them in this little
13 addition.

06:45:21PM

14 The biggest change upstairs, as you
15 all know because you have been there, is in the
16 bathroom area in that southeast corner and we
17 don't know what was there originally. We think
18 it was actually extended over the dining room,
19 that it never was that deep, and because we know
20 there was a bedroom in that corner originally.
21 There was literally only one bathroom in this
22 house when it was originally built on that

06:45:45PM

1 of his things.
2 So the shelves are not original but
3 the ceiling shape is definitely what is
4 reflected on the original plan, this kind of
5 slight dome to the ceiling and it has its
6 original flooring and it really was an after
7 thought. I'll show you a picture of the
8 drawing, it's a really interesting thing that it
9 was added on.

06:44:16PM

10 This addition on the back of the
11 house was put on in 1985 by a firm that is still
12 in business today in Oakbrook Terrace and
13 actually won an AIA award the following year for
14 being a very sympathetic addition. It's a very
15 interesting addition.

16 Upstairs the bedrooms, I was saying
17 to Lukas at dinner that if you look at the
18 original plans, every single bedroom on the
19 second floor was connected to the room next to
20 it by a door. You could literally go around the
21 entire circumference of the second floor without
22 going in the hall. I see Shannon shaking her

06:44:49PM

1 second floor. But all the original doors are
2 there. The stair railings. It's really a lot
3 of original material left.

4 And then on the third floor it's
5 the same, a lot of original doors, original
6 woodwork. This little bay window on the right
7 there is over the addition. We think it was
8 built for egress for people living up there.

06:46:17PM

9 And then that little eyebrow
10 window, which looks like it could be from 1894
11 but it's not. It's definitely later and we
12 don't really know why it was put on. I'm
13 assuming either they had folks living up here
14 full time or whatever. It blends beautifully.
15 If you look at the early photographs of the
16 house with that window in it, it's like painted
17 out. It's not painted as trim, it's painted
18 kind of the color of the body of the house so it
19 would just blend in with the shingles.

06:46:47PM

20 So these -- I show you these
21 because it's really hard. I gave you the links
22 in the landmark nomination for these drawings,

1 you cannot download them at a decent size, but
2 they are okay for power point.

3 This shows you that first floor
4 plan. It is absolutely identical today except
5 for the back porch that's gone and the kitchen
6 has been extended but it's in the same exact
7 place, basically the same configuration. And
8 then the second floor has a lot of the same
9 rooms that it originally had with some
10 alterations to add another bathroom.

06:47:18PM

11 Here's what else was going on for
12 Frank Lloyd Wright at this time. This is one of
13 the Gale houses in Oak Park. The Gale house he
14 actually built when he was still working for
15 Sullivan. He worked for Louis Sullivan just
16 prior to going out on his own. He was working
17 for Sullivan for five years.

18 This is -- on the lower left and
19 the lower right that's his house, you can see
20 the octagonal library on the far right of his
21 house and then the octagonal studio as well.
22 And the home and studio basically has a very,

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1 very, similar floor plan to the Bagley house if
2 you go there. It's really very -- it's sort of
3 like this is the plan I know how to do at this
4 point in time. It's really interesting because
5 there's a couple of other houses that have very,
6 very similar first floor plan.

7 And then what's shocking to me is
8 the Winslow house in River Forest, which is
9 built the same year, is just nothing like these
10 other houses. It's got brick. It's got terra
11 cotta. It's just completely different set of
12 materials. A hipped roof. It's sort of you are
13 starting to see him getting a feel for oh, I
14 really want to do something different and it's
15 going to be eventually prairie style but these
16 first houses are very much in this kind of
17 Victorian mode.

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18 So here's on the left is the
19 drawing where you can see how the library
20 actually was something either the Bagleys
21 requested it or he suggested it because it's
22 definitely an overlay on to the drawings. It's

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1 very interesting that it's not on the original
2 plan.

3 But I love the way it worked out
4 because actually when you are standing at the
5 top of the landing at the library door and you
6 are looking kind of down through the living
7 room, it's a beautiful view. It gives you a
8 great feeling for the house when you're at that
9 landing I think.

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10 This is a great view. This is the
11 house all buttoned up for the winter. You see
12 the planters are boxed up and the storm doors on
13 the front. But we are hoping to get back to
14 this because we really want to put -- we know
15 the shingles are actually under the siding, we
16 have lifted it up in a couple of places. They
17 are under there. I'm sure they are in pretty
18 bad shape but we're hoping to get it back to a
19 place where the roof is shingled and the siding
20 is shingled because that's really what it was
21 meant to be from the beginning.

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22 I think that's it. Thank you.

1 CHAIRMAN BOHNEN: Thank you, Jean.
2 Thank you very much.

3 MS. FOLLETT: No need to prolong it.

4 MS. BRADEN: Wonderful research.

5 CHAIRMAN BOHNEN: Would it be possible
6 to get a little summary on the progress of the
7 house, sort of where we are headed at this point
8 in time?

9 MS. FOLLETT: Sure.

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10 MR. RUECKER: Thank you very much.
11 Wonderful to see you all again.

12 Progress has been made. We have
13 stabilized the house. That's what we did in
14 fall. There were quite a bit of areas that were
15 high risk and we spent time making sure that the
16 house is secure. Happy to report it is secure
17 at this point in time.

18 We have made some decisions
19 regarding our architecture team going forward.
20 The last time we talked I think you heard us say
21 that we would like to work with Gunnie Harboe
22 and his firm.

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1 Since then, for a number of
2 different reasons, we decided that this is not
3 quite at the level that he would like to work at
4 and we have decided on a different architectural
5 firm. So we and Gunnie Harboe have split.

6 The firm we are currently in final
7 negotiation with is a firm from the pacific
8 northwest. George Suyama is an award-winning
9 architect and a very close friend of Frank Lloyd

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10 Wright's architecture. We believe he will do a
11 fantastic job and our plan is to do some early
12 assessment work, as Jean alluded to, to begin to
13 understand what the status of the house is.

14 Our plan is to begin the summer
15 after this season is over. Again, we are at
16 hard work on assessing where we are, getting
17 behind everything and really beginning to finish
18 our plans. Our idea is to get a lot of the
19 planning in place, assessing and planning in

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20 place this year and basically start next year
21 with full-fledged construction.

22 MS. BRADEN: We are so lucky to have

1 think is worthwhile to note as part of the
2 application.

3 And then if you do go look at what
4 the applicant has submitted on their landmark
5 nomination application, they did mark which of
6 the criteria they think that they are meeting.

7 CHAIRMAN BOHNEN: Right. So you all
8 see the attachments that Bethany sent to you and
9 the application here.

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10 Bethany, is it appropriate that we
11 go through this now as a group?

12 MS. SALMON: Yes. I would recommend
13 that you -- you don't need to probably be as
14 detailed as the findings I sent to you because
15 some of that can be filled in.

16 I think it's important to go
17 through the criteria that they had selected and
18 say whether you agree or disagree for certain
19 reasons with at least each of the ones where the

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20 check boxes are and then of course if you have
21 any questions, the applicant can help answer
22 some of those and why they selected.

1 you.

2 MR. RUECKER: Thank you. Thank you
3 very much. Wonderful welcome. I can't tell you
4 how happy we are to be here.

5 MR. GONZALEZ: Very exciting.

6 CHAIRMAN BOHNEN: Thank you very much.
7 Our best to Safina, too.

8 Okay. Bethany, so how do we
9 progress from here?

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10 MS. SALMON: So per the village code,
11 and I think I included this in the staff report,
12 the recommendation for a landmark designation
13 should contain the following information.

14 So staff will draft formal
15 findings, it will come back to you guys next
16 month for formal approval and then that would be
17 put into the final ordinance that would move
18 forward to the village board.

19 So we want to look at your
20 rationale for landmarking it, obviously
21 recommendation for approval or rejection, and
22 then any other pertinent information that you

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1 CHAIRMAN BOHNEN: So I would direct
2 each of you to the application for local
3 landmark designation. It's about four pages in
4 which Lukas and Jean checked off certain items.

5 If we can move to point No. 3, the
6 criteria for designation. Are we all on the
7 same page there? Okay. Good.

8 Alexis, why don't you start us out
9 and we can start going through these.

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10 MS. BRADEN: Sure. I wanted to
11 backtrack real quick.

12 Bullet point No. 4 under 3A, due to
13 it's unique location or its singular physical
14 characteristic. In my opinion, I feel like we
15 could also check that box given the octagonal
16 library feature and its rarity and that it was
17 modeled -- or his home and studio was modeled
18 after that. It's just my opinion. But, yes, we
19 can start to present to read the list.

20 CHAIRMAN BOHNEN: Yes. Why don't we go
21 down the ones that they had checked off and see
22 if there are any comments.

1 MS. BRADEN: Sure. So the first one:
 2 Has significant character, interest, or value as
 3 part of the historic, aesthetic, or architectural
 4 heritage of the village, the state of Illinois,
 5 and the United States.
 6 CHAIRMAN BOHNEN: I think a comment, I
 7 mean, we all agree on that.
 8 MS. BRADEN: Go to No. 2?
 9 CHAIRMAN BOHNEN: Yes.
 10 MS. BRADEN: Is closely identified with
 11 a person or persons who significantly
 12 contributed to the development of the village,
 13 state of Illinois or the United States.
 14 Bullet point No. 3: Represents
 15 notable efforts of, or is the only known example
 16 of work by a master builder, designer, architect,
 17 architectural firm or artist whose individual
 18 accomplishment has influenced the development of
 19 the village, the state of Illinois, or the
 20 United States.
 21 On to bullet point No. 4 is an
 22 established or familiar visual feature due to

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1 CHAIRMAN BOHNEN: Correct.
 2 MS. BRADEN: Says activities associated
 3 with it.
 4 MR. PRISBY: Could be the fresh house
 5 activities and then could that history fall
 6 under that category.
 7 MS. BRADEN: Owners' contribution to
 8 Hinsdale heritage. I'm not sure if I'm
 9 expanding on that bullet erroneously.
 10 CHAIRMAN BOHNEN: Well, I would think
 11 there would be a lot of general interest in the
 12 process as this house is deconstructed and
 13 reconstructed. I know we intended to have open
 14 houses, did we not?
 15 MR. RUECKER: Absolutely. We would
 16 like to share this with the village. We did
 17 this for Hinsdale. Absolutely, we plan to have
 18 lots of open houses and entertain all interest
 19 in the village.
 20 CHAIRMAN BOHNEN: Lukas, we discussed
 21 that.
 22 MR. RUECKER: Absolutely.

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06:57:56PM

1 its unique location or its singular physical
 2 characteristics.
 3 CHAIRMAN BOHNEN: Thank you.
 4 MR. PRISBY: I would include that.
 5 MS. WEINBERGER: I would agree with
 6 that.
 7 MS. BRADEN: So we are check marking
 8 that fourth bullet point.
 9 Fifth: Was or is a historical
 10 focal point in the village because of its
 11 activities associated with it.
 12 I argue maybe based on Jean's
 13 research and Mrs. Bagley's philanthropical
 14 contributions to Hinsdale that could be
 15 something that we ponder on.
 16 CHAIRMAN BOHNEN: Yes. I would
 17 certainly think that it will become, probably
 18 hasn't in the past, has not gained that stature
 19 just because of the lack of general knowledge
 20 about the history of the home.
 21 MR. PRISBY: But the bullet point says
 22 was or is not will be.

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1 CHAIRMAN BOHNEN: It would be in
 2 everybody's interest to educate people as you
 3 progress with the work on the home.
 4 MR. RUECKER: A hundred percent you
 5 have my commitment on that and you guys know I'm
 6 good for it.
 7 CHAIRMAN BOHNEN: I'm going to suggest
 8 that we check that.
 9 MS. BRADEN: Last bullet point: Is of
 10 a type or associated with use once common but
 11 now rare, or is a particularly fine or unique
 12 example of a utilitarian structure and possesses
 13 a high level of integrity or architectural
 14 significance.
 15 Bethany, what's your thoughts on
 16 here.
 17 MS. SALMON: It's the applicant who
 18 decided which ones they wanted to check so maybe
 19 it would be a good idea to ask them.
 20 MS. FOLLETT: Read that one again.
 21 Honestly, Bethany encouraged me to add more than
 22 I originally added. Read that one again.

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1 MS. BRADEN: Sure thing. Is of a type
2 or associated with a use once common but now
3 rare or is a particularly fine or unique example
4 of a utilitarian structure and possesses a high
5 level of integrity or architectural
6 significance.

7 MS. FOLLETT: See, I don't think that
8 applies. That's more for or if it's an
9 exceptional fire station or whatever.

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10 I forgot to tell you this house was
11 built by Adolph Froscher, the man. He did like
12 37 houses. I mean, all the big houses in
13 Hinsdale at this time were built by him.

14 MS. BRADEN: Would you like me to go
15 into Section B?

16 CHAIRMAN BOHNEN: Please.

17 MS. BRADEN: Architectural. The
18 proposed landmark. The first bullet point,
19 which is checked: Represents distinguishing
20 characteristics of architecture inherently
21 valuable for the study of a time period, type of
22 property, method of construction, or use of

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1 No. 4, and lastly for Section B:
2 Is, or is part of, a contiguous grouping that
3 has a sense of cohesiveness expressed through a
4 similarity of style, time period, type of
5 property, method of construction, or use of
6 materials.

7 MR. PRISBY: I'm not sure how that
8 applies. I don't think that applies.

9 MS. WEINBERGER: No.

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10 MS. BRADEN: Moving on to Section C,
11 historical significance. The first bullet
12 point: Is an exceptional example of a
13 historical or vernacular style, or is one of the
14 few such remaining properties of its kind in the
15 village.

16 Bullet point No. 2: Has a strong
17 association with the life or activities of a
18 person or persons who has significantly
19 contributed to, or participated in the historic
20 events of the United States, the state of
21 Illinois or the village.

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22 MS. WEINBERGER: Yes.

1 materials.

2 No. 2. Embodies elements of
3 design, detail, material, or craftsmanship of
4 exceptional quality.

5 No. 3. Exemplifies or is one of
6 the few remaining examples of a particular
7 architectural style in terms of detail, material,
8 and workmanship which has resulted in little or
9 no alteration to its original construction.

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10 Now, I'd argue it has a marble
11 foundation; how many homes have marble
12 foundations?

13 MS. FOLLETT: That's true. Or marble
14 columns on the front porch.

15 MS. WEINBERGER: And the fact that it's
16 been in town for as long as it has been and that
17 first floor is really very intact.

18 MS. FOLLETT: I agree.

19 CHAIRMAN BOHNEN: So what do we think?

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20 MS. WEINBERGER: I would check it.

21 MS. BRADEN: So we are going to
22 checkmark bullet point No. 3.

1 MS. BRADEN: Bullet point No. 3: Is
2 associated with an organization or group,
3 whether formal or informal, through which
4 persons have significantly contributed to or
5 participated in historic events of the United
6 States, the state of Illinois or the village.

7 MS. WEINBERGER: That one I think to me
8 the way I read it the first one is the Bagleys
9 themselves and then the one you just read is
10 really Frank Lloyd Wright.

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11 MS. BRADEN: I agree. So I think we
12 are proposing, Chairman, to check the third
13 bullet point of Section C.

14 CHAIRMAN BOHNEN: Okay. C 3.

15 MS. BRADEN: Of historic significance.
16 C 3, correct.

17 Bullet point No. 4: Is associated
18 with a notable historic event.

19 MS. FOLLETT: (Shaking head) no.

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20 MS. BRADEN: Next bullet point: Is
21 associated with an antiquated use due to
22 technological or social advances.

1 MS. FOLLETT: No.
 2 MS. BRADEN: Last bullet: Is a
 3 monument to, or cemetery of, a historic person
 4 or persons.
 5 MR. PRISBY: That's a no.
 6 MS. BRADEN: Not that we know of.
 7 CHAIRMAN BOHNEN: Okay. So at that
 8 point, Bethany, I would think that we can cut
 9 and paste a description and we can assign that
 10 to a member of the commission, Alexis, and that
 11 would complete our work at this for the
 12 application.
 13 MS. BRADEN: Bethany, we can talk
 14 offline about what exactly you need but I'm
 15 happy to draft a recommendation on behalf of our
 16 commission.
 17 CHAIRMAN BOHNEN: That would be great.
 18 MS. SALMON: Just to state staff will
 19 prepare these and like I said, if there's
 20 anything we need to change at the next meeting,
 21 it will be brought forth for formal approval at
 22 the next meeting. So if there's anything you

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1 want to add or staff missed, you can always add
 2 it as well.
 3 MS. BRADEN: Okay. But you still need
 4 a recommendation from our commission?
 5 MS. SALMON: Correct, tonight.
 6 MS. BRADEN: But in writing?
 7 MS. SALMON: Yes. So this is the
 8 procedure that I know you guys don't see as much
 9 but this is a procedure that the plan commission
 10 does where after the meeting and you guys have
 11 your formal recommendation, staff will go back
 12 and put these formal findings together, which
 13 pretty much is a summary of what happened at the
 14 meeting tonight as well as why you are
 15 recommending this or denying this to move
 16 forward to the village board. Then that way the
 17 village board actually has something. It's also
 18 put as a hard copy in the ordinance that pretty
 19 much is justifying your decision. You can kind
 20 of think about it like that. So it will live on
 21 forever.
 22 MS. WEINBERGER: What is the wording

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1 tonight? What are we motioning?
 2 CHAIRMAN BOHNEN: Recommend.
 3 MS. SALMON: You recommend approval,
 4 denial, approval with conditions.
 5 CHAIRMAN BOHNEN: A form of a motion.
 6 MS. SALMON: Yes, normal motion. And
 7 then the findings next month would come back and
 8 you would recommend approval of the findings.
 9 CHAIRMAN BOHNEN: Okay. Do we have any
 10 further discussion?
 11 I think we are all familiar with
 12 the Bagley house, certainly more so than we
 13 were. Some of us knew that it was existent but
 14 something now the village does. We have had two
 15 very successful open houses over there and as
 16 Lukas discussed, the first of many, but it's fun
 17 to be working on a project like this. We are
 18 thrilled as a commission and I'm thrilled
 19 personally as a citizen and Jean, it's great to
 20 have you back in our midst.
 21 MS. FOLLETT: It's great to be home
 22 again. You never actually move out of Hinsdale,

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1 as you know.
 2 CHAIRMAN BOHNEN: That's great. It
 3 will be fun. I guess we are all on board.
 4 At this point, if I can have a
 5 motion to make a recommendation and a second so
 6 we can move this along to the next meeting. So
 7 if somebody would make that motion.
 8 MS. BRADEN: I motion in regards to
 9 Case HPC-02-22 the Bagley house, 121 South
 10 County Line Road, recommend application for
 11 local landmark designation.
 12 Do I have a second?
 13 MS. WEINBERGER: Second.
 14 CHAIRMAN BOHNEN: Voice vote?
 15 MS. SALMON: Can I do a roll call vote?
 16 CHAIRMAN BOHNEN: Yes.
 17 MS. SALMON: Commissioner Barclay?
 18 MS. BARCLAY: Aye.
 19 MS. SALMON: Commissioner Weinberger?
 20 MS. WEINBERGER: Aye.
 21 MS. SALMON: Commissioner Gonzalez?
 22 MR. GONZALEZ: Aye.

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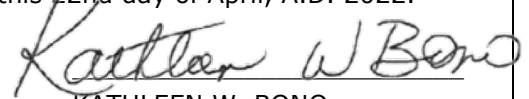
1 MS. SALMON: Commissioner Braden?
 2 MS. BRADEN: Aye.
 3 MS. SALMON: Commissioner Prisby?
 4 MR. PRISBY: Aye.
 5 MS. SALMON: Chairman Bohnen?
 6 CHAIRMAN BOHNEN: Aye.
 7 Great. Thank you, guys, very much.
 8 Can I have a motion to close the
 9 Public Hearing, please.
 10 MS. WEINBERGER: I move to close the
 11 Public Hearing.
 12 CHAIRMAN BOHNEN: Second, please.
 13 MS. BARCLAY: Second.
 14 CHAIRMAN BOHNEN: Bethany, do you want
 15 a roll call vote on that?
 16 MS. SALMON: I can do a roll call vote.
 17 Commissioner Barclay?
 18 MS. BARCLAY: Aye.
 19 MS. SALMON: Commissioner Weinberger?
 20 MS. WEINBERGER: Aye.
 21 MS. SALMON: Commissioner Gonzalez?
 22 MR. GONZALEZ: Aye.

07:07:49PM

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 22nd day of April, A.D. 2022.



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

1 MS. SALMON: Commissioner Braden?
 2 MS. BRADEN: Aye.
 3 MS. SALMON: Commissioner Prisby?
 4 MR. PRISBY: Aye.
 5 MS. SALMON: Chairman Bohnen?
 6 CHAIRMAN BOHNEN: Aye.
 7 The Public Hearing is now closed.
 8 (WHICH, were all of the
 9 proceedings had, evidence
 10 offered or received in the
 11 above entitled cause.)
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<p>century [2] - 8:16, 8:22 certain [2] - 20:18, 21:4 certainly [2] - 23:17, 32:12 Certified [1] - 36:3 certify [1] - 36:6 CHAIRMAN [32] - 2:11, 3:2, 17:1, 17:5, 19:6, 20:7, 21:1, 21:20, 22:6, 22:9, 23:3, 23:16, 24:1, 24:10, 24:20, 25:1, 25:7, 26:16, 27:19, 29:14, 30:7, 30:17, 32:2, 32:5, 32:9, 33:2, 33:14, 33:16, 34:6, 34:12, 34:14, 35:6 chairman [2] - 34:5, 35:5 Chairman [2] - 1:16, 29:12 change [2] - 12:14, 30:20 changes [1] - 8:15 character [1] - 22:2 characteristic [1] - 21:14 characteristics [2] - 23:2, 26:20 charge [1] - 4:17 charity [1] - 7:3 check [7] - 20:20, 21:15, 23:7, 25:8, 25:18, 27:20, 29:12 checked [3] - 21:4, 21:21, 26:19 checkmark [1] - 27:22 Chicago [3] - 4:16, 5:2, 7:13 children [1] - 5:21 chimney [1] - 8:6 church [6] - 5:10, 5:12, 5:15, 5:17, 5:19, 6:15 Church [1] - 5:11 circle [1] - 9:10 circumference [1] - 11:21 citizen [1] - 32:19 city [1] - 7:3 clients [1] - 5:8 close [3] - 18:9, 34:8, 34:10 closed [1] - 35:7 closely [2] - 8:6, 22:10 Club [1] - 4:17</p>	<p>code [1] - 19:10 cohesiveness [1] - 28:3 college [1] - 5:3 color [1] - 13:18 columns [2] - 8:3, 27:14 commencement [1] - 36:6 comment [1] - 22:6 comments [1] - 21:22 commission [5] - 30:10, 30:16, 31:4, 31:9, 32:18 COMMISSION [1] - 1:3 Commission [1] - 1:12 Commissioner [10] - 33:17, 33:19, 33:21, 34:1, 34:3, 34:17, 34:19, 34:21, 35:1, 35:3 commitment [1] - 25:5 common [2] - 25:10, 26:2 complete [2] - 30:11, 36:14 completely [1] - 15:11 condition [1] - 9:21 conditions [2] - 4:11, 32:4 conference [1] - 5:4 configuration [1] - 14:7 connected [1] - 11:19 considered [1] - 6:9 construction [4] - 18:21, 26:22, 27:9, 28:5 consultant [1] - 2:22 contain [1] - 19:13 contiguous [1] - 28:2 contributed [3] - 22:12, 28:19, 29:4 contribution [1] - 24:7 contributions [1] - 23:14 cooperated [1] - 7:1 copy [1] - 31:18 corner [2] - 12:16, 12:20 correct [4] - 24:1, 29:16, 31:5, 36:14</p>	<p>cotta [1] - 15:11 country [1] - 4:19 COUNTRY [2] - 1:2, 36:2 County [7] - 1:7, 2:17, 7:14, 7:18, 33:10, 36:5, 36:21 couple [3] - 3:18, 15:5, 16:16 course [4] - 2:20, 8:9, 10:13, 20:20 court [2] - 2:14, 4:18 craftsmanship [1] - 27:3 criteria [3] - 20:6, 20:17, 21:6 cut [1] - 30:8</p>	<p>distinguishing [1] - 26:19 dome [1] - 11:5 door [4] - 9:10, 9:12, 11:20, 16:5 doors [8] - 8:21, 9:7, 9:19, 10:2, 10:3, 13:1, 13:5, 16:12 doorways [1] - 10:3 down [3] - 7:13, 16:6, 21:21 download [1] - 14:1 draft [2] - 19:14, 30:15 drawing [2] - 11:8, 15:19 drawings [3] - 10:11, 13:22, 15:22 drive [1] - 10:14 DU [2] - 1:2, 36:2 due [3] - 21:12, 22:22, 29:21 duly [1] - 36:8 DuPage [2] - 36:5, 36:21 during [1] - 7:2</p>	<p>29:5 eventually [1] - 15:15 evidence [1] - 35:9 exact [1] - 14:6 exactly [1] - 30:14 examination [1] - 36:7 example [4] - 22:15, 25:12, 26:3, 28:12 examples [1] - 27:6 except [1] - 14:4 exceptional [3] - 26:9, 27:4, 28:12 exciting [1] - 19:5 exemplifies [1] - 27:5 existent [1] - 32:13 expanding [1] - 24:9 expressed [1] - 28:3 extended [3] - 12:9, 12:18, 14:6 eyebrow [1] - 13:9</p>
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