

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, June 7, 2023**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, June 7, 2023 at 6:33 p.m., roll call was taken.

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

**ABSENT:** Commissioner Sarah Barclay

**ALSO PRESENT:** Bethany Salmon, Village Planner

**Approval of Minutes – May 3, 2023**

Chairman Bohnen asked for comments on the draft of the May 3, 2023 Historic Preservation Commission meeting minutes. Commissioner Prisby noted that the word “caliber” should be replaced with “diameter” in paragraph five of page two. Commissioner Weinberger noted that the word “replaced” be changed to “replacing” in paragraph two, page 3. Commissioner Haarlow noted that “trustee” should be plural in paragraph one, page 2.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to approve the draft meeting minutes of the May 3, 2023 Historic Preservation Commission meeting minutes as corrected/amended. The motion carried with unanimous voice vote of 5-0.

**Public Meetings**

**a) Case HPC-8-2023 – 420 E. Seventh Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Detached Garage**

Ted Frankel, the property owner, Mike Abraham and Kevin Geist, the project architects, were present to address the Commission. Mr. Frankel stated additional garage parking is needed for his children that are approaching driving age. The detached garage would also include an area above the garage containing a bathroom and yoga studio/office space. Mr. Frankel stated the structure would mirror the existing home and create a courtyard space in the rear yard.

Commissioner Weinberger stated the garage reflects the home’s architecture and looks fabulous. It was stated that the former owner of the property expressed how difficult the existing garage space is and cars were returned to the dealership because they did not fit in the existing garage.

Commissioners expressed appreciation for the first application for a Preservation Incentive for the Historically Significant Structures Property List in the Historic Overlay District.

Commissioner Haarlow stated that this project meets the application criteria. The setback falls within what is allowed and it was stated the structure looks fantastic.

Commissioner Prisby commented on the great effort put forth by the design team to match the architectural details of the house.

Commissioner Gonzalez agreed with the comments of the Commissioners shared at the meeting and added that the garage is in character with the house.

Chairman Bohnen stated that the project makes an excellent application and clarified that zoning regulations would not allow for the space to be used as a dwelling unit.

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to approve Case HPC-8-2023 – 420 E. Seventh Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Detached Garage. The motion carried with a roll call vote of 5-0.

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

### **Public Hearings**

**a) Case HPC-6-2023 – 225 E. First 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- 06-2023.

Chairman Bohnen invited individuals wishing to speak to stand and be sworn in.

Patrick McGinnis, attorney with Donatelli and Coules, and Joe Ghaben, property owner, were present to address the Commission. Mr. McGinnis stated the property is located in the historic district, is not a historic landmark and is not on the National Register of Historic Places. The existing home was constructed around 1900, an addition was added in the late 1980s and renovations were made in 2002. The Illinois Architectural and Urban survey noted the architectural integrity was comprised due to changes made to the house by previous owners.

The new home will be a two-stories, with a detached garage, pool house and pickle ball court. Mr. McGinnis stated the plans were code compliant, in the style of an English country manner, have a whitewashed brick veneer, cedar paneling and cedar shake siding. Notices were sent to all of the neighboring properties and all responses received were positive.

Chairman Bohnen recused himself due to the proximity of his home to this property.

Ms. Salmon shared that a voicemail of a neighbor was received. The message provided a first name, but no address of contact information and the caller was against the demolition. Additionally, staff read for the record an email received from Jeff Gragnolati opposing the demolition of the house.

Commissioner Haarlow appreciates the voicemail and email shared opposing the construction and stated that it should be evident from the comments made at the previous meeting that the Commission is not in favor of having this house torn down. It was noted that Hinsdale does not have the ability to stop the demolition because it is not a home rule community. It was noted that the Historic Preservation Commission is purely an advisory group.

Commissioner Prisby expressed the need for people to show up and speak up when changes are made to Title 14.

Commissioner Gonzalez asked if the property owner plans to live in the home. Mr. Ghaben stated it was custom designed for his family, and that was not the case with a previous property he owned on County Line Road. Commissioner Gonzalez noted that there is the consistency of knocking down older homes without consideration for re-designing the current home, which brings credibility and respect to the neighbors. It was noted that the argument that the home is architecturally compromised is weak because every house is compromised. It was stated that homes can be re-designed, updated and also preserve the streetscape. Commissioner Gonzalez stated that Hinsdale has a history of tear-downs and that it needs to be up to the residents to make decisions that are in character with the neighborhood.

Commissioner Weinberger stated that she recently toured 420 S. Park, a home that was nearly torn down, and the current owner did a great job restoring the home. It was noted that after seeing what can be done with renovations, Commissioner Weinberger said that she cannot support tearing down 225 E. First Street, a home with so much potential.

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to approve Case HPC-6-2023 – 225 E. First 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 4-0.

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

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to approve Case HPC-6-2023 – 225 E. First 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 4-0.

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

**b) Case HPC-7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District**

Please refer to **Attachment 2** for the transcript for Public Hearing Case HPC- 07-2023.

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to open the public hearing for Case HPC 7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0.

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

Chairman Bohnen invited individuals wishing to speak to stand and be sworn in.

Ms. Salmon provided a brief summary of the process for consideration of the third round of properties, containing eight (8) properties, to be discussed. Seven (7) of the properties are located in DuPage County, one (1) is located in Cook County.

Ms. Salmon introduced each proposed property being considered for inclusion on the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. Discussion followed relating to information on the individual properties. The public hearing transcript detailing items of discussion for each property is included in Attachment 2. Commissioners identified appropriate criteria items for each property.

During the discussion, Commissioner Haarlow noted that the property at 142 E. First St. was likely to be placed on the market in the near future. Discussion followed about the lot size, the zoning of that property and nearby properties, the possibility of a zoning change as an attempt to save the home. Chairman Bohnen shared the history of Grace Church and the surrounding homes, one which was demolished to construct a parking lot for the church. Staff stated they have been in contact with the Church to work proactively to add the property to the list and made them aware that the Village would be very happy to work with them or any future prospective buyers to save the home. Commissioner Haarlow echoed that it was the Church who started the process of putting the home on the list, the home is not currently on the market and incentives available by being part of the list would be immediately available to a buyer.

Commissioner Prisby recused himself from voting on the property at 125 E. Maple Street due to the fact he has been a part and continues to work with the current owner on property renovations. Staff explained that a separate motion and vote should be made for this property, as done in the past.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to close the public hearing for Case HPC 7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0.

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

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to recommend to the Village Board approval of the following properties for inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 7-2023: [the property list was read aloud by staff – see Attachment 2]: 228 S. Clay Street, 142 E First Street, 220 N. Lincoln Street, 516 W. Maple Street, 223 S. Quincy Street, 707 E. Seventh Street and 136 N. Washington Street. The motion carried with a roll call vote of 5-0.

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

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to recommend to the Village Board approval of the following property for the inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 7-2023: 125 E. Maple Street. The motion carried with a roll call vote of 4-0.

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

Discussion took place about the number of properties currently on the list, in process and interested in starting the process. Public awareness efforts of the program were discussed and the possibility to direct awareness to the projects completed as a result of being part of the property list.

Commissioner Haarlow suggested using the large number of homes, over sixty (60), on the list as a marketing strategy to educate and encourage owners to participate in the program. It was noted that some property owners remain hesitant to participate in fear of locking into negative consequences.

Chairman Bohnen suggested conducting workshops in the near future and Commissioner Weinberger suggested adding some before and after photos and success stories of the property participants on the Village website. Commissioner Haarlow suggested putting the comprehensive write ups of each property that Ms. Salmon provides in the packets online. It was noted that it would be a shame to have such comprehensive information not shared with the public.

Brief discussion took place about the tasks, both current and potential, of the summer intern. Ms. Salmon stated the summer intern has been doing a great job so far of working on the sign code in preparation to codify some desired sign requirements. The intern has been provided the documents related to past work on the sign code prepared by Commissioner Prisby and feedback will be sought out as the process of the sign code clean up evolves.

Commissioner Haarlow, on behalf of the Commission, acknowledged and thanked Ms. Salmon for the hard work completed on preserving homes. Commissioner Weinberger stated the culture of home preservation is beginning to shift and the home at 420 S. Park is an outstanding example of saving a property that was deemed un-savable. It was noted that this restoration project was completed entirely without zoning relief or any other of the benefits resulting from the Historic Property List.

## **PUBLIC COMMENT**

No public comments were shared.

## **NEW BUSINESS**

Chairman Bohnen requested a workshop be placed on the list to discuss in the future.

## **OLD BUSINESS**

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

No updates could be shared. Chairman Bohnen suggested it be put up for the September meeting to get back on track with a refresher of the work done so far and to pick up where it was left off so progress can be made by the end of the year. Commissioner Gonzalez commented that the positive momentum of the Historic Property List may help move the needle of Title 14 changes.

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

Ms. Salmon shared that she has been working with different contractors on design services, fabrication, and installation as a complete package. With construction costs continuing to remain expensive, discussions have taken place with the Village Administration about scaling back the project to only include design services at this time. This would result in ensuring the design of the sign is exactly what is desired and allowing for a budget item to be placed in next year's budget for the sign fabrication and installation.

New estimates have been requested a few weeks ago to include only the design services and the Village Manager can sign off on with the funds already budgeted. Ms. Salmon stated that bids should be coming

in very soon and the design process can move forward based on previous discussions and preferences of the HPC when examples were presented.

Chairman Bohnen confirmed the end of the fiscal year is December 31<sup>st</sup>. Staff added that doing it this way will help break up the costs a bit with design costs from this year's budget and fabrication and installation as a budget item next year. Inquiries about the current budget balance for the HPC were made and a balance was requested for the next meeting.

Commissioner Haarlow asked about the status of the sign topper installation. It was stated the installation was believed to be complete and any locations of missing signs noted should be brought to the attention of staff. He added that he has received a lot of positive feedback from the toppers and it was added that once the gateway signs are installed, the visibility of the historic district will be further increased.

**c) Sixth Street Improvement Project**

No updates were shared but the topic was added as a continual agenda item so when updates are available, it will be added to the agenda.

Commissioner Haarlow stated that he believed the Village will be applying for ARPA funds to separate storm and sewer lines, completing a twenty year obligation with Flagg Creek. These funds will alleviate a great deal of financial cost of the project and hopefully could help with the preservation of the brick street, even if the project can't take place for a couple of years as earmarked funds accumulate. Commissioner Haarlow stated that he believed MIP funds can't be reallocated to projects not related to Master Infrastructure. It was noted that it would be desirable to have that confirmed in writing.

Commissioner Weinberger asked about a July meeting date. Ms. Salmon stated that a date has not been confirmed, but believed the dates sent in the last email worked best for all. She confirmed the July 5<sup>th</sup> meeting was cancelled. Ms. Salmon also noted that additional properties would be up for consideration to the Historic List and one or possibly two projects for the incentive program would be on the agenda.

**Adjournment**

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to adjourn the regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of June 7, 2023.

The meeting was adjourned at 7:52 p.m. after a unanimous voice vote of 5-0.

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-06-2023, Certificate )  
of Appropriateness, )  
225 East First Street. )

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 June  
2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:  
 2 MS. BETHANY SALMON, Village Planner;  
 3 MR. PATRICK MCGINNIS, Attorney for  
 4 Petitioner;  
 5 MR. JOSEPH GHABEN, Petitioner.

6  
 7 (Oath administered en masse.)  
 8 CHAIRMAN BOHNEN: First hearing is Case  
 9 HPC-06-2023, 225 East First Street, certificate  
 10 of appropriateness to demolish a single-family  
 11 home and construct a new single-family home in  
 12 the Robbins Park Historic District.  
 13 Will you please introduce  
 14 yourselves?  
 15 MR. MCGINNIS: Sure. Good evening. My  
 16 name is Patrick McGinnis. I'm an attorney with  
 17 Donatelli and Coules. We represent the  
 18 applicant, which is H. Harrison Development,  
 19 LLC. That's the owner of 225 East First Street,  
 20 which is located in R-1 zoning district. The  
 21 architect of the property is Bruce George, he  
 22 couldn't be here tonight due to a conflict but

1 here is the owner.  
 2 The property is located in the  
 3 historic district. It's not a historic landmark  
 4 and it's not on the National Register of  
 5 Historic Places and the applicant is seeking a  
 6 certificate of appropriateness in order to  
 7 demolish the home and construct a new single-  
 8 family home.  
 9 The home was constructed in about  
 10 1900 and there was a significant addition put on  
 11 the property in 1989, and additional renovations  
 12 were done in 2002. The siding and window  
 13 surrounds were replaced. The original window  
 14 openings were replaced and the front porch was  
 15 completely rebuilt.  
 16 In the Illinois Urban Architectural  
 17 survey, it noted that the architectural  
 18 integrity was compromised due to the removal of  
 19 the historic fabric, additions and alterations.  
 20 And if you just look at the photos of the  
 21 property from 1906 to its current state, a lot  
 22 of the features are similar but it does look

1 like a different home.  
 2 The new home will be a two-story  
 3 home with a detached garage, a pool house and a  
 4 pickle ball court. All plans are code  
 5 compliant. The style will be an English Country  
 6 Manor. It has whitewash brick veneer, cedar  
 7 paneling and cedar shake siding.  
 8 We sent notice to all the  
 9 neighbors. The only responses we received were  
 10 positive, including the neighbor across the  
 11 street, who told us they were fully in support  
 12 and they thought it looked like a beautiful  
 13 home. Happy to answer any questions.  
 14 CHAIRMAN BOHNEN: Let the record show  
 15 I'm going to recuse myself as I did at the prior  
 16 hearing due to my direct proximity of my home to  
 17 this.  
 18 So any comments may proceed now.  
 19 MS. SALMON: I'd like to note, for the  
 20 record, that staff before this public hearing  
 21 received a voicemail from a neighbor that was  
 22 showing a first name, didn't give her address

1 and no contact information, that they were  
 2 against the demolition, that was a voicemail.  
 3 And then I did receive an email from someone  
 4 named Jeff Gagnolati, who wanted me to read his  
 5 email into the record. So if that's okay, I'm  
 6 going to do that right now.  
 7 It says, Dear Members of the  
 8 Historic Preservation Commission. I hope this  
 9 letter finds you well. I am writing to express  
 10 my strong objection to the proposed demolition  
 11 of 225 East First Street in Hinsdale.  
 12 As a concerned neighbor and a  
 13 staunch advocate for preserving local  
 14 architecture, I firmly believe that the  
 15 historical and aesthetic value of this house,  
 16 especially along such an important thoroughfare  
 17 as First Street, should be recognized and  
 18 protected.  
 19 The character of surrounding homes  
 20 in Hinsdale was one of the key determinations  
 21 when I recently bought my home originally built  
 22 in 1897.



1 Destroying such a historically  
2 significant property would not only erase an  
3 essential piece of Hinsdale's past but also  
4 deprive future generations of the opportunity to  
5 learn from and appreciate the unique heritage of  
6 our town.

7 Especially on First Street, an  
8 iconic stretch of Hinsdale, the current plans  
9 that involve placing two garages in front of the  
10 main house and adopting aesthetics resembling  
11 two recently constructed neighboring homes at  
12 241 and 244 East First Street, would not only  
13 disrupt the visual harmony of the area but also  
14 significantly diminish its overall appeal.

15 I understand that progress and  
16 development are necessary for a thriving  
17 community, however, it is equally crucial to  
18 strike a balance between growth and  
19 preservation. Otherwise, Hinsdale loses its  
20 character and could be interchanged with any  
21 other western suburbs with good schools.

22 I respectfully urge the commission

1 to explore alternative solutions that would  
2 allow for the preservation of the historically  
3 significant house.

4 Thank you for your attention to  
5 this matter. I trust that you will carefully  
6 consider the importance of preserving Hinsdale's  
7 legacy, historical legacy for current and future  
8 generations. That was the email.

9 CHAIRMAN BOHNEN: Comments?

10 MR. HAARLOW: Well, I think it's  
11 important to note the commission appreciates  
12 getting both the email and the voicemail, it  
13 should be clear from our prior meeting when we  
14 discussed this property prior that the  
15 commission is not in favor of having this house  
16 torn down. Hinsdale is not a home-rule  
17 community and so we don't have the ability to  
18 stop the demolition. We can express our  
19 opinion. Hopefully the homeowner, Mr. Ghaben,  
20 took to heart some of the comments that were  
21 made at the last meeting but that is the extent  
22 in terms of the authority of what this

1 commission can do.

2 So my reading particularly of the  
3 email was we agree. I hope that the residents  
4 understand that there is at the end of the day  
5 nothing that we can do to stop the demolition;  
6 we are purely advisory.

7 So we appreciate the comments, I'm  
8 glad they were read into the record. We hear  
9 what they are saying, we agree with them, but we  
10 don't have the legal authority to stop the  
11 demolition.

12 MR. PRISBY: I also encourage those  
13 people to speak up when we get into the meat of  
14 the Title 14 changes later. These are the  
15 people that actually need to speak up and be  
16 vocal to support this.

17 MR. HAARLOW: Agree.

18 MR. GONZALEZ: I have a question.  
19 Since you did this four years ago,  
20 approximately, and everybody assumed you were  
21 going to be living in the home, do you plan to  
22 live in this home or are you going to put it on

1 the market again like you did with the last  
2 County Line?

3 MR. GHABEN: This was custom designed  
4 for us to live in.

5 MR. GONZALEZ: Well, wasn't the other  
6 one the same, the one on County Line?

7 MR. GHABEN: No, that was listed from  
8 day one. That was listed day one.

9 MR. GONZALEZ: I was under the  
10 impression when you came before us, you were  
11 going to be living there.

12 MR. GHABEN: No.

13 MR. GONZALEZ: Okay. Don't you  
14 remember that, Jim?

15 MR. PRISBY: I don't remember the exact  
16 details on that one. I'm sorry.

17 MR. GONZALEZ: Well, the bottom line is  
18 that there seems to be a consistency with buying  
19 old homes available and then tearing them down  
20 without any consideration of maybe working with  
21 the existing design, modifying, changing,  
22 updating, whatever you need to do.

1 Well, this isn't any different  
2 than, like, finding a relic car that's near a  
3 junkyard and you want to fix it and bring it  
4 back to its original design. And I do have an  
5 appreciation of cars, just like you, because I  
6 know you do, and I see an old car, I just want  
7 to restore it because that's what I do, I  
8 restore things. And saying I look at that home  
9 the same way.

10 I think we do share the same  
11 passion. I just think that the passion for you  
12 is strictly different and objective in another  
13 direction, but I would think that bringing value  
14 to a neighborhood has substantial credibility to  
15 the neighbors and certainly a huge respect to  
16 the residents.

17 I'm sorry, what's your name, the  
18 attorney?

19 MR. MCGINNIS: Patrick McGinnis.

20 MR. GONZALEZ: The fact that -- I can't  
21 remember word for word what you said about the  
22 landmarks, you said that home was compromised?

1 MR. MCGINNIS: The architectural  
2 integrity had been compromised.

3 MR. GONZALEZ: Everything is  
4 compromised. We can talk about every historical  
5 building.

6 So my point is, that's a weak  
7 argument. So I've worked with so many variety  
8 of different older homes and new homes too, not  
9 necessarily -- even new homes, and there has to  
10 be a will for the homeowners' decision that they  
11 say, you know, we are going to work with this  
12 and make it beautiful. Sure, we are going to  
13 have to add to the back; we have to replace the  
14 plumbing, update the home. But at the end, the  
15 streetscape that the home -- as far as the  
16 streetscape, the home still looks almost like it  
17 was then.

18 You are aware we are pretty much a  
19 teardown village, and it's been ramped up many  
20 years ago that developers seeked Hinsdale  
21 because it seems that our code seems to be  
22 somewhat relaxed or makes it easy. Just like

1 our committee where we don't have any teeth. I  
2 understand that. I just think that it's up to  
3 the residents to make decisions that will bring  
4 character to the neighborhood. That's all I  
5 have to say.

6 MS. WEINBERGER: I have to say that  
7 after I toured 420 South Park a couple of weeks  
8 ago, the home that was almost going to be torn  
9 down and the person who eventually purchased it  
10 has done a phenomenal job of keeping the home,  
11 keeping the grounds. The house inside is to die  
12 for. She did a fabulous job restoring/respecting  
13 the home. She had stories and things. She  
14 talked about things she found buried underneath  
15 plaster. After seeing, truly, what can be done  
16 to a home, I just can't look forward tearing  
17 this down because there's so much potential.

18 CHAIRMAN BOHNEN: Any further comments?

19 (No response.)

20 Any further comments from the  
21 applicant?

22 MR. MCGINNIS: No.

1 CHAIRMAN BOHNEN: So I guess we do one  
2 motion or two?

3 MS. SALMON: You generally do two, one  
4 for the certificate of appropriateness for  
5 demolition and one for certificate of  
6 appropriateness for new construction.

7 CHAIRMAN BOHNEN: So we would call now  
8 for a motion concerning the demolition of the  
9 home.

10 MR. PRISBY: Bethany, did you say last  
11 time you wanted these to be positive?

12 MS. SALMON: Yes. It's always a good  
13 idea to make the motion affirmative and  
14 positive, therefore, I move to approve the  
15 certificate of appropriateness for demolition X,  
16 Y, Z, and then if you disagree, you would vote  
17 nay versus I move to not approve. It makes it  
18 cleaner if it's a motion to approve.

19 MS. WEINBERGER: It's hard to say it  
20 but I'll say it.

21 MS. SALMON: You don't have to vote in  
22 favor of it.

1 MS. WEINBERGER: I move to approve Case  
 2 HPC-6-2023, 225 East First Street, certificate  
 3 of appropriateness to demolish a single-family  
 4 home.  
 5 MR. HAARLOW: Second.  
 6 CHAIRMAN BOHNEN: Any discussion?  
 7 (No response.)  
 8 Roll call vote.  
 9 MS. SALMON: Commissioner Weinberger?  
 10 MS. WEINBERGER: No.  
 11 MS. SALMON: Commissioner Gonzalez?  
 12 MR. GONZALEZ: I want to understand  
 13 before I say anything. If you oppose it, you  
 14 say what? Sorry.  
 15 MS. SALMON: If you oppose it, you  
 16 would say nay.  
 17 MR. GONZALEZ: Nay.  
 18 MS. SALMON: Commissioner Haarlow?  
 19 MR. HAARLOW: Nay.  
 20 MS. SALMON: Commissioner Prisby?  
 21 MR. PRISBY: Nay.  
 22 MS. SALMON: Chairman Bohnen, you are

1 abstaining.  
 2 CHAIRMAN BOHNEN: Abstained.  
 3 Okay. So the first motion  
 4 concerning the demolition failed?  
 5 MS. SALMON: Correct, the motion  
 6 failed.  
 7 CHAIRMAN BOHNEN: Second motion would  
 8 be the construction of a new single-family home  
 9 in its place.  
 10 Comments, please?  
 11 MR. PRISBY: I have no additional  
 12 comments.  
 13 MR. GONZALEZ: I don't have anything to  
 14 say.  
 15 MR. PRISBY: Honestly, we go through  
 16 this a lot, right. There's really no point in  
 17 going through materials.  
 18 MR. GONZALEZ: Yes, why bother.  
 19 MR. PRISBY: It's the 11-hour and we  
 20 are just advisory and this isn't a situation to  
 21 advise, we are done.  
 22 MR. GONZALEZ: I don't think that's

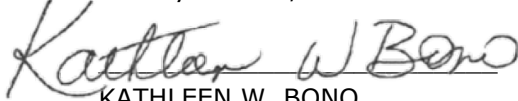
1 appropriate.  
 2 CHAIRMAN BOHNEN: Therefore?  
 3 MR. HAARLOW: Well, Mr. Ghaben has the  
 4 right to due process.  
 5 I will move to approve Case  
 6 HPC-6-2023, 225 East First Street, certificate  
 7 to construct a new single-family home in the  
 8 Robbins Park Historic District.  
 9 MS. WEINBERGER: Second.  
 10 MS. SALMON: Roll call vote.  
 11 Commissioner Weinberger?  
 12 MS. WEINBERGER: Nay.  
 13 MS. SALMON: Commissioner Gonzalez?  
 14 MR. GONZALEZ: Nay.  
 15 MS. SALMON: Commissioner Haarlow?  
 16 MR. HAARLOW: Nay.  
 17 MS. SALMON: Commissioner Prisby?  
 18 MR. PRISBY: Nay.  
 19 MS. SALMON: Chairman Bohnen?  
 20 CHAIRMAN BOHNEN: Recuse.  
 21 So that will close the public  
 22 hearing HPC-6-2023.

1 MR. MCGINNIS: Thank you very much.  
 2 (WHICH, were all of the  
 3 proceedings had, evidence  
 4 offered or received in the  
 5 above entitled cause.)  
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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 15th day of June, A.D. 2023.



KATHLEEN W. BONO  
C.S.R. No. 84-1423



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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF: )  
 )  
 )  
HPC-07-2023, )  
Consideration of Properties )  
for Inclusion on the )  
Historically Significant )  
Structures Property List in )  
the Historic Overlay )  
District. )

REPORT OF PROCEEDINGS had and testimony  
taken at the Public Hearing of the above-  
entitled matter before the Hinsdale Historic  
Preservation Commission, on the 7th day of  
April, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:  
 2 MS. BETHANY SALMON, Village Planner.  
 3 \_\_\_\_\_  
 4  
 5 CHAIRMAN BOHNEN: Now we will move to  
 6 reopen a public hearing; is that correct?  
 7 MS. SALMON: Correct.  
 8 CHAIRMAN BOHNEN: For Case HPC-7-2023.  
 9 This is consideration of a number of different  
 10 properties for the inclusion in the historic  
 11 significant structures property list in the  
 12 historic overlay district. So there are six or  
 13 seven different properties that we will be  
 14 looking at here.  
 15 Do you want a motion to open the  
 16 public hearing on this?  
 17 MS. SALMON: Please. That would be  
 18 great.  
 19 CHAIRMAN BOHNEN: May I have one, please.  
 20 MS. WEINBERGER: I move to open the  
 21 public hearing on Case No. HPC-7-2023,  
 22 consideration of properties for inclusion on the

1 historically significant structures property  
 2 list in the historic overlay district.  
 3 CHAIRMAN BOHNEN: Second, please.  
 4 MR. HAARLOW: I'll second.  
 5 CHAIRMAN BOHNEN: Roll call vote, please.  
 6 MS. SALMON: Commissioner Weinberger?  
 7 MS. WEINBERGER: Aye.  
 8 MS. SALMON: Commissioner Gonzalez?  
 9 MR. GONZALEZ: Aye.  
 10 MS. SALMON: Commissioner Haarlow?  
 11 MR. HAARLOW: Aye.  
 12 MS. SALMON: Commissioner Prisby?  
 13 MR. PRISBY: Aye.  
 14 MS. SALMON: Chairman Bohnen?  
 15 CHAIRMAN BOHNEN: Aye.  
 16 During this public hearing we will  
 17 consider various properties proposed for  
 18 inclusion on the historically significant  
 19 structures property list in the historic overlay  
 20 district.  
 21 If anyone in the audience wishes to  
 22 speak on this matter in general or regarding any

1 particular property on the list, please stand,  
 2 raise your right hand, and be sworn in.  
 3 (No response.)  
 4 Seeing no members of the public and  
 5 hearing no comments.  
 6 MS. SALMON: What we have done in the  
 7 past is we have kind of gone through each of  
 8 these one by one. So we can kind of go through  
 9 this list right now and then the commission can  
 10 decide which criteria it meets for each of these  
 11 properties. I apologize we didn't get the power  
 12 point up like we did before but we can flip  
 13 through this packet page by page and kind of go  
 14 through.  
 15 There are eight properties up for  
 16 inclusion for this round. This is our third  
 17 round of properties and we are already working  
 18 on our fourth round of properties, so we have  
 19 had some great momentum for everyone that's  
 20 excited to get on our list and apply for a  
 21 preservation incentive just like our first  
 22 application we saw today.

1 So of the eight properties here,  
 2 seven of these are in DuPage County and one of  
 3 which is in Cook County. So unless there's any  
 4 other questions, we can kind of go through this  
 5 packet together.  
 6 The first house that was up for  
 7 consideration of inclusion is 228 South Clay  
 8 Street. Both the Reconnaissance Survey from  
 9 1999 said it considered this house significant  
 10 and the town of Hinsdale survey in 2001  
 11 considered the house potentially significant.  
 12 CHAIRMAN BOHNEN: And our list of  
 13 criteria?  
 14 MS. SALMON: The list of criteria was  
 15 included in Exhibit 4, so it's the page right  
 16 before that first page.  
 17 MS. WEINBERGER: So I would say that  
 18 this home certainly meets No. 3.  
 19 MS. SALMON: Remember, it only needs to  
 20 meet at least one criteria.  
 21 CHAIRMAN BOHNEN: So it meets No. 3.  
 22 MR. HAARLOW: Yes.

1 CHAIRMAN BOHNEN: Everybody's opinion.  
 2 Okay.  
 3 MS. SALMON: So the next house up for  
 4 inclusion is 142 East First Street. This is a  
 5 really great pleasure to bring this one forward  
 6 to you guys.  
 7 This house is considered  
 8 significant, National Register material,  
 9 historically significant per our Reconnaissance  
 10 Survey from 1999, the Robbins Park Survey from  
 11 2002. It's officially already listed on the  
 12 National Register of Historic Places and it was  
 13 referenced in one of Mary Sterling's books from  
 14 1997.  
 15 And then I have done you a good  
 16 favor of including the original national  
 17 register nomination documents from 1989 in here  
 18 if anyone wanted to read it. It's called the  
 19 William Whitney house, commonly referred to, or  
 20 the Hallmark house because it was referenced in  
 21 a Hallmark commercial back in the '70s or '80s  
 22 or '90s.

1 MR. GONZALEZ: Certainly 3.  
 2 MR. HAARLOW: I would also say  
 3 criterion 2 because of the association with  
 4 Whitney.  
 5 MS. WEINBERGER: And 5.  
 6 MR. HAARLOW: Yes.  
 7 MS. WEINBERGER: And 6.  
 8 MR. PRISBY: Yes. Would 6 qualify?  
 9 MS. SALMON: 2, 3, 5 and 6.  
 10 MR. GONZALEZ: On No. 1, I'm just  
 11 reading over and over, it says, The property or  
 12 one or more structures on the property are  
 13 associated with events that have made a  
 14 significant contribution to the broad patterns  
 15 of our history. You could say that because it  
 16 contributed to the history of the neighborhood,  
 17 so No. 1.  
 18 MS. WEINBERGER: And it was in a  
 19 Hallmark commercial.  
 20 MS. SALMON: Okay. So 1, 2, 3, 5 and 6.  
 21 MR. HAARLOW: Before we leave this  
 22 house, I want to note that this house is

1 probably this fall going to be put on the  
 2 market.  
 3 MR. GONZALEZ: Oh, yea?  
 4 MR. HAARLOW: Yes. The Grace Church  
 5 Hinsdale owns this property, it's one of two  
 6 rectories that they own, and they are likely to  
 7 put it on the market at the end of the summer.  
 8 MR. GONZALEZ: It has a huge lot.  
 9 MR. HAARLOW: It has a huge lot. So I  
 10 would just say that I would think if this house  
 11 is soon going to be in significant danger, so I  
 12 don't know if there's anyone out there in  
 13 Ethernet who is listening, but if anyone knows  
 14 of anyone who is interested in an Italianate  
 15 Victorian, this one might be coming up.  
 16 MR. PRISBY: What's the size of the  
 17 lot, do you know? Is it subdividable?  
 18 CHAIRMAN BOHNEN: No.  
 19 MR. HAARLOW: I don't believe so.  
 20 MR. PRISBY: Because it has that huge  
 21 side yard on the west.  
 22 CHAIRMAN BOHNEN: The code calls for

1 125 feet.  
 2 MR. PRISBY: Well, in this case it  
 3 would have to be 60,000 square feet to do  
 4 subdivide it into each lot. I wasn't sure if it  
 5 was 250 feet long. It's certainly long.  
 6 There's no path to getting around that part of  
 7 the code so it's protected.  
 8 MR. HAARLOW: From the plat that was  
 9 submitted to the National Register, the lot is  
 10 30,000.  
 11 MR. PRISBY: What is the zoning to the  
 12 west for the church, do we know?  
 13 MR. HAARLOW: The church is part of a  
 14 PUD.  
 15 MS. SALMON: Yes. It's an interesting  
 16 history that we recently looked into. When the  
 17 church was pulled into a planned development in  
 18 the early 2000s, there was consideration of  
 19 putting the house in the planned development or  
 20 leaving it out. And for whatever reason at that  
 21 time, which it wasn't a hundred percent clear  
 22 why this decision was made, they decided to

1 leave the house outside of the planned  
2 development because they actually thought that  
3 would help preserve it more and protect it. So  
4 the decision was made back then and here we are  
5 now, so it doesn't need to be taken out of the  
6 planned development, it was before it was even  
7 created.

8 CHAIRMAN BOHNEN: Right.

9 MR. PRISBY: Now, on Blaine Street, the  
10 offices are on Blaine Street. Across the street  
11 I don't know if that's considered R-4 for that  
12 block.

13 MS. SALMON: To the north or to the  
14 south?

15 MR. PRISBY: To the east side of  
16 Blaine, what's the zoning district for those  
17 smaller houses? I don't think that's R-1.

18 MS. SALMON: Good thing I put a zoning  
19 map in this packet.

20 MR. PRISBY: Yes. Thank you.

21 MS. WEINBERGER: Except you have to  
22 have really good eyes.

1 MS. SALMON: The R-4 is not contiguous  
2 to this.

3 MR. PRISBY: Right. That's why I was  
4 asking where it is. You do have a church in  
5 between. I'm just trying to find any kind of  
6 radical way to save the house. If it was zoned  
7 R-4, you would be able to subdivide the  
8 property, sell off half of it and keep this  
9 house exactly where it is.

10 MR. GONZALEZ: Yes, if you can do that.  
11 And you still gain a good chunk of a piece of  
12 property. I would make this home's property as  
13 narrow as possible.

14 MR. PRISBY: I'm not even saying that's  
15 the right thing to do for that neighborhood,  
16 especially on First Street, right, but it is a  
17 way you could subdivide the property because the  
18 house is shifted to the east so far that you  
19 could probably subdivide that into two.

20 CHAIRMAN BOHNEN: No, you can't. Here,  
21 when you go back to the history of what we tried  
22 to do to assist the Grace church --

1 MS. SALMON: I believe, if we are  
2 looking here, I believe to the north is R-4, to  
3 the east, what is that church right to the north  
4 of Grace Church?

5 MR. HAARLOW: The Redeemer Lutheran.

6 MS. SALMON: So the Redeemer church is  
7 in the IB district, just like Grace church is.

8 MR. PRISBY: So everything north of  
9 that on Blaine Street is?

10 MS. SALMON: Is R-4. Right at the  
11 corner is one residential R-1 district lot. If  
12 you squint really hard, you can see that. But  
13 this is zoned R-1.

14 MR. PRISBY: I know this is kind of  
15 radical thinking but what are the chances of  
16 getting that particular lot rezoned if it's  
17 adjacent to let's say another R-4 district?  
18 It's kind of on a corner. I'm just looking at  
19 ways to change the zoning to allow for a  
20 narrower lot that doesn't require so much square  
21 footage and there's R-4 right there and a couple  
22 of churches around it.

1 MR. PRISBY: Which I'm not aware of  
2 that history.

3 CHAIRMAN BOHNEN: -- there was a nice  
4 Italianate house, two nice houses on two nice  
5 lots, and the church came and they wanted to  
6 make bigger parking lots so we allowed them to  
7 take the Italianate house down to accommodate  
8 them and that's how we got into this PUD  
9 discussion about what are going to be the  
10 tradeoffs through the PUD.

11 MR. PRISBY: Got it.

12 CHAIRMAN BOHNEN: So then the church  
13 moves over to the west of the actual church and  
14 they build a brand new rectory over there and at  
15 that point in time they had two rectories. For  
16 what reasons we are not sure, but the head  
17 reverend always lived over on the Whitney house,  
18 and his family. I'm not sure why the second  
19 rectory was built. The second rectory was built  
20 to accommodate the rector so they then could  
21 shoehorn the sale of this house and pocket the  
22 money. That's not in keeping with the tone of

1 why the village worked with the church in the  
2 first place --

3 MR. PRISBY: Got it.

4 CHAIRMAN BOHNEN: -- to have a PUD.

5 MR. PRISBY: I was unaware of that  
6 history.

7 CHAIRMAN BOHNEN: So there would be  
8 those that would look down their nose at the  
9 church for now putting the Hallmark house on the  
10 market. And I think it's safe to say that there  
11 will continue to be those that will look down  
12 their nose depending on what the future of what  
13 the Hallmark house is. Because if a person  
14 wanted to cast a villainous plot and say this is  
15 all part of the original plan to sell the  
16 Hallmark house and pocket the money but that  
17 would not cast the church in a good light.

18 MR. PRISBY: Fair enough.

19 CHAIRMAN BOHNEN: We can't pontificate  
20 on what hasn't happened. Bill, a member of that  
21 church, tells us that he feels it's going to  
22 come on the market, and so this is going to be

1 coming our way.

2 But I would think there would be a  
3 whole lot of soul searching before anybody was  
4 allowed to buy that house and tear it down and  
5 to have to jump through hoops to save that house  
6 when, in fact, we went through hoops already to  
7 save that house, seems superfluous to me.

8 MR. GONZALEZ: I worry about that they  
9 might try doing something similar to the -- try  
10 to sell it over the weekend like they did with  
11 the Frank Lloyd Wright home. It went on the  
12 market, like, Friday -- I don't know the whole  
13 story -- but it went on very late and then it  
14 sold. And who knows who these builders are,  
15 they are coming from everywhere. They are not  
16 just coming from Hinsdale.

17 CHAIRMAN BOHNEN: But again, I'm going  
18 to give the church the benefit of the doubt. I  
19 think the church has always been a good citizen.  
20 Certainly each of us knows many members of that  
21 congregation. Surely churches have all kinds of  
22 reasons to need money but before we start

1 assigning villainous thoughts behind the  
2 church's motivation, let's see how the church  
3 behaves. Let's see if the church goes to market  
4 with stipulation that the house can't be torn  
5 down.

6 MR. GONZALEZ: It would be a good idea  
7 if we can start talking to the church early on.

8 MS. SALMON: So staff has been in  
9 communication with members of the church and I  
10 will say they obviously have been proactive  
11 because they are proactive enough to get this  
12 house on our historically significant structures  
13 list in anticipation if they are going to put it  
14 on the market. And they are very aware that  
15 when they get to that stage, if they get to that  
16 stage, staff is here to work with them, any  
17 future perspective buyers and do our best to  
18 make sure that this house stays.

19 CHAIRMAN BOHNEN: I would suggest that  
20 the church also would be prepared to work with a  
21 perspective buyer, having a good community  
22 conscience, and there's a buyer out there to buy

1 that house and fix it up.

2 We all know that house -- a number  
3 of us have had friends that have lived in that  
4 house. Certainly now with the incentives that  
5 we have and the ability to work with our zoning  
6 code, if everybody put their hands in the  
7 middle, church, village, new buyer, and said  
8 let's really work to get the right buyer in here  
9 that will preserve this home, I'm not sure that  
10 the church would maybe get the same yield at  
11 that point but I tend to think the church would  
12 have a better conscience working with a buyer  
13 than simply worrying about the money that they  
14 might generate. I'm going to give them the  
15 benefit of the doubt.

16 MR. HAARLOW: Bethany, I would echo  
17 that it is the church who owns the house and  
18 they are the ones who submitted it for this list  
19 tonight.

20 MS. SALMON: They are being proactive  
21 in that.

22 MR. HAARLOW: It's not on the market at

1 this point.

2 CHAIRMAN BOHNEN: This is indicative of  
3 the fact that they want to try and solve this  
4 for everybody's benefit by going through the  
5 motions of getting it on our list.

6 MS. SALMON: And what we have  
7 consistently said to anyone in the village is  
8 getting on the list early is the best thing you  
9 can do. It makes you just ready for those  
10 incentives whenever you get to that point. It  
11 makes it less of an unknown for future buyers.  
12 So we have really been pushing people getting on  
13 the list early is great for everyone. So  
14 commend them for that.

15 MR. HAARLOW: That house will be  
16 eligible for those.

17 MS. SALMON: The second someone -- if  
18 someone ever buys it, they will be eligible the  
19 minute they buy it. They won't have to go  
20 through the process to actually get on the list.  
21 It makes it just that much easier. Okay.

22 Any other comments on this one?

1 (No response.)

2 The next house on the list up for  
3 consideration is 220 North Lincoln Street. This  
4 house was considered contributing per past  
5 surveys. We were able to actually get  
6 additional information from the homeowner and  
7 the Hinsdale Historical Society.

8 We found out through some research  
9 that this house actually was previously on the  
10 kitchen walk and also was the former residence  
11 for Emanuel Karlson which he used to own the E.  
12 Karlson store at 52 South Washington Street.

13 So there are some photos in here.  
14 We have a Hinsdalian article. And I learned a  
15 lot about this house as we were researching this  
16 and thank you to the Historical Society for  
17 putting together a great write-up that the  
18 homeowners also shared with us.

19 MS. WEINBERGER: So definitely No. 2.

20 MR. GONZALEZ: No. 3 also.

21 MS. SALMON: Okay, Nos. 2 and 3.

22 Any others? Okay.

1 The next house up for consideration  
2 is 125 East Maple Street. This house was also  
3 considered contributing per two past surveys.  
4 It has been referenced in one of Mary Sterling's  
5 books from 1987. We believe this house was  
6 constructed in the late 1800s. It may be one of  
7 the oldest homes still standing in Hinsdale and  
8 it is a great Italianate home similar to another  
9 we just looked at. Two of the oldest Italianates  
10 in Hinsdale are on our list today.

11 MR. PRISBY: Bethany, this is one I  
12 probably should not vote on. We did the massive  
13 remodeling and restoration of the porch cupola  
14 addition back and eave line back in 1988 and we  
15 have been doing a series of refinishing projects  
16 for the current homeowner. So because I'm still  
17 actually working for them now, I think it's  
18 probably best I don't vote on this.

19 MS. SALMON: Okay. So what we will do  
20 when we get to the final motion at the end, we  
21 will have a separate motion made for just this  
22 house just kind of like what we did for when we

1 had some recusals at that first round of  
2 properties, so we will separate this out.

3 MR. PRISBY: Okay. Perfect.

4 MS. WEINBERGER: So I would say it  
5 meets criteria 3.

6 MS. SALMON: I will say one thing, that  
7 we did come across in looking into this, that  
8 there were some major players who were kind of  
9 very important in the creation of Hinsdale.

10 We found out that it's called the  
11 Nathan Warren house. He was critical in the  
12 first government of Hinsdale, critical in  
13 putting some of the first sidewalks in Hinsdale.  
14 So there have been some important people to the  
15 history of Hinsdale that we found did live here.

16 MS. WEINBERGER: Okay. No. 2 and 3.

17 MR. GONZALEZ: No. 6.

18 MS. SALMON: Any other comments?

19 MS. WEINBERGER: Actually, I think 5  
20 being that it's one of our oldest homes, I think  
21 that's significant in our local history.

22 MS. SALMON: Okay. Great.

1 The next house on our list for  
2 inclusion is 516 West Maple Street. This house,  
3 even though it has been changed over time, we  
4 believe it was constructed in circa 1873, we  
5 were given some information here from the  
6 historical society as well as the current  
7 homeowners.

8 We did find out this was the last  
9 residence of our first village president, Judge  
10 Joel Tiffany and the historical society was kind  
11 enough to give us the photo in the packet so you  
12 can kind of see the before and after.

13 And there were some other people --  
14 the homeowner did give us some old newspaper  
15 articles in here and interestingly, the  
16 homeowners previously did have three sets of  
17 photos. They had an artist hired to kind of  
18 show the transition based on old photographs to  
19 the current house.

20 And then when they did a renovation  
21 project, believe it or not, they found a lot of  
22 old stuff in their walls. So she was kind

1 enough to give us some of the photos of the old  
2 things that had been kind of shoved in between  
3 walls and behind fireplace mantles.

4 Unfortunately, we couldn't figure  
5 out -- you will see there's photos of a young  
6 man who is in military garb and then a young  
7 lady, we couldn't figure out who those two  
8 people are. So if anyone does know and has  
9 information, please report them to the community  
10 development department.

11 But it was very interesting and we  
12 were very lucky to at least get that information  
13 on this house and it did have an important  
14 person living in here. The homeowners also did  
15 complete some recent renovation work but it was  
16 to the rear of the facade and you can't see it  
17 from the street.

18 MR. GONZALEZ: So these items, the  
19 photographs, they were inside the wall you said?

20 MS. SALMON: Yes. And unfortunately,  
21 they couldn't figure out who some of these  
22 people were but there are old candy wrappers,

1 there's old newspapers and letters. I know  
2 these aren't the best quality photos but the  
3 homeowners will be happy to share any  
4 information if anyone is interested. Old movie  
5 tickets. Very interesting.

6 MS. WEINBERGER: I would say criteria  
7 2, maybe 4.

8 MR. HAARLOW: 2 and 4.

9 MS. SALMON: All right.

10 Next house UP for inclusion is 223  
11 South Quincy Street. This is our third  
12 Italianate oldest house in Hinsdale so we are  
13 very luck to have three now.

14 This house was constructed circa  
15 1870. There was a great write-up in one of Mary  
16 Sterling's books that was included in here. We  
17 did have information provided by historical  
18 society about some other facts. This was  
19 believed to be constructed by Oliver Stough. He  
20 was a big developer in Hinsdale in the early  
21 times so we did have some write-up information  
22 in here.

1 MR. PRISBY: Well, 3 is easy.

2 MR. GONZALEZ: Yes, you can just say 3  
3 on all of them.

4 MS. SALMON: Okay.

5 The next house up for inclusion is  
6 707 East Seventh Street. This is our only  
7 property that's located in Cook County on this  
8 set of list. Our 1999 survey did look at it as  
9 significant. We, I think we have mentioned this  
10 before in past lists, we have a harder time  
11 getting historic information on properties that  
12 are east of County Line Road so I included some  
13 photos here.

14 Believe it or not, Dennis Rodkin,  
15 who has actually written about preservation in  
16 Hinsdale previously for Crane Chicago, he did  
17 write a -- we found out who the original  
18 architect was, which was Elmer Carlson, and he  
19 did -- I have searched high and low for more  
20 information on Elmer Carlson, the architect.  
21 The only thing I was able to find was this  
22 Twitter thread that he had written, and so I kid

1 you not, I included the Twitter thread.  
 2 He has done some really interesting  
 3 architecture more of that mid-century style but  
 4 we included some of the photos in here and he  
 5 has done some pretty spectacular single-family  
 6 homes that are much larger and more ornate.  
 7 This is one of those homes. He also, in  
 8 general, had done more of the smaller houses but  
 9 this is a truly exceptional example of his  
 10 architectural style that we were able to track  
 11 down.

12 MR. PRISBY: This house, I believe, is  
 13 under contract.

14 MS. SALMON: Correct. Yes. So we got  
 15 permission from the existing owners and the soon  
 16 to be new owners have requested to get on the  
 17 list. They are not quite sure what they are  
 18 doing yet. They might do a small addition in  
 19 the future and some exterior work.

20 MS. WEINBERGER: I guess 2.

21 MR. HAARLOW: I would say 3 as well. I  
 22 mean, the quality of the materials on this

1 house, the (inaudible) and stone and the slate  
 2 roof.

3 MS. SALMON: 2 and 3.

4 MR. HAARLOW: Yes.

5 MS. SALMON: All right.

6 The final house on our list here is  
 7 not too far from where we are currently sitting.  
 8 We have 136 North Washington Street. This house  
 9 per past surveys has been considered significant  
 10 and historically significant.

11 There is a write-up, we were given  
 12 some information from the homeowners, and there  
 13 is a write-up in one of Mary Sterling's books  
 14 and we believe this house is constructed in the  
 15 1883 time.

16 MR. GONZALEZ: 3.

17 MR. PRISBY: Yes, 3.

18 MR. HAARLOW: This is one of the houses  
 19 on North Washington that led to the ultimately  
 20 unsuccessful effort to have North Washington be  
 21 a historic district including trying to restore  
 22 the brick street of North Washington. Many of

1 them aren't with us any more but this one is.

2 MS. SALMON: Okay. So No. 3.

3 So with that, we would probably  
 4 want to have a motion to close the public  
 5 hearing. And then if there's any other  
 6 information that you guys would like to add, you  
 7 are more than welcome to. And then we should  
 8 have two motions, one where we would list off  
 9 seven of the properties together and then we  
 10 will separate the motion for 125 East Maple.

11 CHAIRMAN BOHNEN: So first we will have  
 12 a motion to close this public hearing.

13 MS. WEINBERGER: I move to close this  
 14 public hearing.

15 CHAIRMAN BOHNEN: Second, please.

16 MR. GONZALEZ: Second.

17 CHAIRMAN BOHNEN: Roll call vote.

18 MS. SALMON: Commissioner Weinberger?

19 MS. WEINBERGER: Aye.

20 MS. SALMON: Commissioner Gonzalez?

21 MR. GONZALEZ: Aye.

22 MS. SALMON: Commissioner Haarlow?

1 MR. HAARLOW: Aye.

2 MS. SALMON: Commissioner Prisby?

3 MR. PRISBY: Aye.

4 MS. SALMON: Chairman Bohnen?

5 CHAIRMAN BOHNEN: Aye.

6 MS. SALMON: So if you go to the middle  
 7 of Page 2.

8 CHAIRMAN BOHNEN: Combined vote for  
 9 properties for the criteria met.

10 MS. SALMON: Yes. And then we will  
 11 have someone read the recommended motion and  
 12 then I can read the list of addresses off.

13 CHAIRMAN BOHNEN: Okay. So do we have  
 14 a motion for the recommendation to the village  
 15 board.

16 MS. WEINBERGER: I move to recommend to  
 17 the village board approval of the following  
 18 properties for inclusion on the historically  
 19 significant structures property list in the  
 20 historic overlay district under Case HPC-7-2023.

21 CHAIRMAN BOHNEN: Those property being  
 22 228 South Clay, 142 East First, 220 North



1 Lincoln, 516 West Maple, 223 South Quincy, 707  
 2 East Seventh and 136 North Washington Street.  
 3 MR. HAARLOW: Second.  
 4 CHAIRMAN BOHNEN: May we have a roll  
 5 call vote, please.  
 6 MS. SALMON: Commissioner Weinberger?  
 7 MS. WEINBERGER: Aye.  
 8 MS. SALMON: Commissioner Gonzalez?  
 9 MR. GONZALEZ: Aye.  
 10 MS. SALMON: Commissioner Haarlow?  
 11 MR. HAARLOW: Aye.  
 12 MS. SALMON: Commissioner Prisby?  
 13 MR. PRISBY: Aye.  
 14 MS. SALMON: Chairman Bohnen?  
 15 CHAIRMAN BOHNEN: Aye. Motion carries.  
 16 Now we need a separate motion for  
 17 125 East Maple Street to be included.  
 18 May I have a motion, please.  
 19 MS. WEINBERGER: I move to recommend to  
 20 the village board approval of the following  
 21 property for inclusion in the historically  
 22 significant structures property list under Case

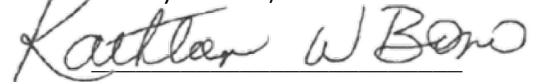
1 HPC-7-2023 for --  
 2 CHAIRMAN BOHNEN: 125 East Maple.  
 3 MS. WEINBERGER: -- 125 East Maple.  
 4 CHAIRMAN BOHNEN: Second, please.  
 5 MR. HAARLOW: Second.  
 6 CHAIRMAN BOHNEN: Roll call vote,  
 7 please.  
 8 MS. SALMON: Commissioner Weinberger?  
 9 MS. WEINBERGER: Aye.  
 10 MS. SALMON: Commissioner Gonzalez?  
 11 MR. GONZALEZ: Aye.  
 12 MS. SALMON: Commissioner Haarlow?  
 13 MR. HAARLOW: Aye.  
 14 MS. SALMON: Commissioner Prisby?  
 15 MR. PRISBY: Recuse.  
 16 MS. SALMON: Chairman Bohnen?  
 17 CHAIRMAN BOHNEN: Aye.  
 18 MS. SALMON: Great.  
 19 CHAIRMAN BOHNEN: So now we close the  
 20 public hearing.  
 21 MS. SALMON: We closed the public  
 22 hearing, so now we can move on to the next items

1 on the agenda.  
 2 CHAIRMAN BOHNEN: Okay. Good.  
 3 (WHICH, were all of the  
 4 proceedings had, evidence  
 5 offered or received in the  
 6 above entitled cause.)  
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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 15th day of June, A.D. 2023.



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

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