



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, June 1, 2022

6:30 p.m.

### MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

*(Tentative & Subject to Change)*

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES – April 6, 2022

#### 4. FINDINGS AND RECOMMENDATIONS

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

#### 5. SIGN PERMIT REVIEW

- a) Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign

#### 6. PUBLIC COMMENT

#### 7. NEW BUSINESS

#### 8. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Village of Hinsdale 150<sup>th</sup> Anniversary Celebration
- c) Robbins Park Historic District Gateway Signs

#### 9. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at [www.villageofhinsdale.org](http://www.villageofhinsdale.org)

**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:

<b>AYES:</b>	Commissioners Barclay, Braden, Gonzalez, Prisby, Weinberger, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	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:

<b>AYES:</b>	Commissioners Barclay, Braden, Gonzalez, Prisby, Weinberger, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	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:

<b>AYES:</b>	Commissioners Barclay, Braden, Gonzalez, Prisby, Weinberger, and Chairman Bohnen
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	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 150<sup>th</sup> 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 125<sup>th</sup> 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.

<p>2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. TREVOR BOSACK, Assistant to Village</p> <p>4 Manager;</p> <p>5 MR. LUKAS RUECKER, Applicant;</p> <p>6 MS. JEAN FOLLETT, Applicant's</p> <p>7 Representative.</p> <hr/> <p>8 (WHEREUPON, the oath was</p> <p>9 administered to Mr. Ruecker</p> <p>10 and Ms. Follett.)</p> <p>11 CHAIRMAN BOHNEN: Public hearing about</p> <p>12 landmarking the Bagley house. I would ask</p> <p>13 anybody in the audience that's going to be</p> <p>14 talking to us to please be sworn by our court</p> <p>15 reporter.</p> <p>16 This is Case HPC-02-22, Bagley</p> <p>17 house, 121 South County Line Road, and it's an</p> <p>18 application for local landmark designation. We</p> <p>19 have had the good fortune of meeting and working</p> <p>20 with Lukas and Safina and, of course, Jean</p> <p>21 Follett we worked with over the years and Jean,</p> <p>22 you are acting as a consultant.</p>	<p>4</p> <p>1 things.</p> <p>2 Mr. Bagley, Frederick Bagley, was a</p> <p>3 marble merchant. He started in real estate but</p> <p>4 then he was a marble merchant and owned a marble</p> <p>5 yard on the south side kind of near where</p> <p>6 McCormick place is now.</p> <p>7 Mrs. Bagley heard Julia Ward Howe</p> <p>8 speak, who was a major suffragist and also a</p> <p>9 Unitarian, and got very inspired, and her</p> <p>10 husband owned some tenement houses and she was</p> <p>11 kind of intrigued about the living conditions</p> <p>12 and said, Would you mind if I took over the</p> <p>13 running of the tenement houses?</p> <p>14 So she learned Italian and started</p> <p>15 running the tenement house and got very involved</p> <p>16 with Jane Adams' and Hull House and the Chicago</p> <p>17 Women's Club and she was leading the charge to</p> <p>18 found the very first juvenile court in the</p> <p>19 entire country was founded here basically with</p> <p>20 her leading that effort in 1899. So she was</p> <p>21 just an amazing, amazing person.</p> <p>22 After she left here she became a</p>
<p>3</p> <p>1 MS. FOLLETT: I am.</p> <p>2 CHAIRMAN BOHNEN: Would you be kind</p> <p>3 enough to approach the podium.</p> <p>4 MS. FOLLETT: Thank you for having us</p> <p>5 here tonight.</p> <p>6 So I wanted to start tonight --</p> <p>7 let's see if I can figure out where -- by</p> <p>8 reminding you of where Hinsdale was at in 1890</p> <p>9 because it's so easy to forget. This was a</p> <p>10 period of just incredible growth for the village,</p> <p>11 that in 1880 819 people lived here. And in</p> <p>12 1890, 1,584 people lived here, which is like a</p> <p>13 90 plus percent increase.</p> <p>14 In 1900 we were at 2,578, so you</p> <p>15 had these sort of three decades where there's</p> <p>16 just this gigantic amount of growth. And the</p> <p>17 Bagleys, I think are a really interesting</p> <p>18 couple. It's so interesting to me they have</p> <p>19 kind of flown under the radar because they left</p> <p>20 really quickly after they built this house.</p> <p>21 They only owed it for three or four years but</p> <p>22 while they were in it, they were doing amazing</p>	<p>5</p> <p>1 major mover and shaker in women's suffrage. She</p> <p>2 was involved with the Chicago kindergarten</p> <p>3 college and was the keynote speaker for their</p> <p>4 conference several years in a row. She was just</p> <p>5 a really incredible person.</p> <p>6 How did she meet Frank Lloyd</p> <p>7 Wright? Well, like Frank Lloyd Wright met most</p> <p>8 of his early clients, this is the very first</p> <p>9 year he was in independent practice, he met them</p> <p>10 through his uncle's church. So he went to his</p> <p>11 uncle's Unitarian Church on the south side and</p> <p>12 the Bagleys were going to that church and they</p> <p>13 met there and it's just this whole kind of</p> <p>14 Unitarian thing going on.</p> <p>15 We had the Unitarian church here in</p> <p>16 Hinsdale which was founded in 1887 and basically</p> <p>17 all the leading lights in the Unitarian church</p> <p>18 came to speak at the dedication of our Unitarian</p> <p>19 church here in Hinsdale. It was a major nexus.</p> <p>20 They were the founding fathers for the Fresh Air</p> <p>21 Home, which 4,000 children and women came</p> <p>22 through over the 30 years that it was in</p>

<p>6</p> <p>1 Hinsdale. So the Bagleys, their tenure here was</p> <p>2 short, but they had a very early impact I think</p> <p>3 overall.</p> <p>4           This is what Ogden Avenue looked</p> <p>5 like when this house was built. I just love --</p> <p>6 this is basically right in front of where the</p> <p>7 Fresh Air Home was at the top of Washington</p> <p>8 Street. It's hard for us to remember that</p> <p>9 Hinsdale was considered rural. It was where you</p> <p>10 came literally to get fresh air. The Bagleys</p> <p>11 built this house to be their weekend house and</p> <p>12 not where they came to live full time.</p> <p>13           They moved here because they were a</p> <p>14 block and a half from the highland station.</p> <p>15 They were members of the Unitarian church, I</p> <p>16 still would like to know who the architect of</p> <p>17 that was. They were very involved. Mrs. Bagley</p> <p>18 was on the board, I think she was the vice-</p> <p>19 president for the Fresh Air Home, which was just</p> <p>20 an amazingly interesting -- I mean, that</p> <p>21 deserves like a whole article all by itself</p> <p>22 because Western Springs, LaGrange, Hinsdale and</p>	<p>8</p> <p>1 marble merchant, there is a ton of marble in</p> <p>2 this house and some of it you would not even</p> <p>3 recognize. So the porch columns are marble.</p> <p>4 The front pots are marble. The bases of the</p> <p>5 pots are marble, but also things like the</p> <p>6 chimney is based with marble if you look closely</p> <p>7 at it, and the foundation is based with marble.</p> <p>8 Everything on this house. And then there was,</p> <p>9 of course, marble inside, which we will talk</p> <p>10 about later.</p> <p>11           Here's some of that marble that</p> <p>12 goes all the way around the foundation for the</p> <p>13 whole original house.</p> <p>14           We think because the Bagleys sold</p> <p>15 the house in 1897, we think a lot of changes</p> <p>16 happened really early in the 20th century and</p> <p>17 some of those happened in this front entry hall.</p> <p>18 We think originally this had kind of a very</p> <p>19 Frank Lloyd Wright screen instead of this low</p> <p>20 railing. We think these absolutely gorgeous</p> <p>21 entry doors and side lights with the bronze</p> <p>22 fittings are from that early 20th century</p>
<p>7</p> <p>1 Riverside all cooperated and each of them got to</p> <p>2 pick the 2-week slot during the summer and then</p> <p>3 they would go into the city and pick the charity</p> <p>4 where they would bring the kids out to spend</p> <p>5 their two weeks at the Fresh Air Home. So it</p> <p>6 was sort of from the end of June until the</p> <p>7 beginning of September there were 2-week runs of</p> <p>8 24 people through the Fresh Air Home.</p> <p>9           This is the Highland subdivision,</p> <p>10 which I, actually, until I started this project,</p> <p>11 I didn't really know it was a thing. So in 1891</p> <p>12 this subdivision was platted, which basically</p> <p>13 went from Chicago Avenue down to 6th Street and</p> <p>14 from what's now the tri-state across to County</p> <p>15 Line Road. It was a very, very large piece of</p> <p>16 land, a very big subdivision, and the Bagleys</p> <p>17 were only the second people to build there.</p> <p>18 There was another house built on County Line</p> <p>19 Road just the year before they built their</p> <p>20 house.</p> <p>21           The interesting thing about the</p> <p>22 Bagley house I think is because Mr. Bagley was a</p>	<p>9</p> <p>1 period. We don't know yet but I think we are</p> <p>2 going to find out that these all date from early</p> <p>3 on.</p> <p>4           The living room is just as it was</p> <p>5 built with the addition of this southern window</p> <p>6 at the far end of the room but they always had</p> <p>7 these doors that went out to the front porch.</p> <p>8           This plan is a very typical of</p> <p>9 Wright's early plans where you come in the front</p> <p>10 door and you can essentially make a circle</p> <p>11 through the whole first floor in the public</p> <p>12 rooms. So you come in the front door, you go in</p> <p>13 the living room, you are going to the dining</p> <p>14 room and then you can go right back out to the</p> <p>15 back porch at that time or you can go into the</p> <p>16 service area on the first floor.</p> <p>17           And a lot of original woodwork in</p> <p>18 this house. So I honestly have never seen</p> <p>19 pocket doors like these where they are single</p> <p>20 panel. They are just amazing and they are in</p> <p>21 perfect condition. The baseboards, which are</p> <p>22 these really tall sort of 14, 16-inch</p>

<p>10</p> <p>1 baseboards, those are all original. A lot of</p> <p>2 the woodwork in the front halls on the doors,</p> <p>3 around the arch doorways and the service doors.</p> <p>4 The pantry is all there. There's a lot of</p> <p>5 original woodwork on this first floor.</p> <p>6 The only thing we think that's</p> <p>7 missing really is there were beams in the</p> <p>8 ceilings in the dining room and probably</p> <p>9 different beams that are there now in the living</p> <p>06:43:21PM 10 room but we don't have any -- they aren't on the</p> <p>11 drawings but we just know from what owners have</p> <p>12 told us that they used to be there.</p> <p>13 And then of course the thing that</p> <p>14 really tips you off if you drive by this house</p> <p>15 and you think, well, that's not a Frank Lloyd</p> <p>16 Wright, well, the octagonal library is the</p> <p>17 giveaway. Because this library actually was</p> <p>18 built before the octagonal library at the home</p> <p>19 and studio in Oak Park but it's a form that he</p> <p>06:43:45PM 20 really liked. The Winslow house in River Forest</p> <p>21 he wanted to build an octagonal gazebo onto</p> <p>22 that. He loved the octagon, it was kind of one</p>	<p>12</p> <p>1 head. Your house is probably like that, too.</p> <p>2 The yellow bedroom is actually</p> <p>3 probably the most original of all the second</p> <p>4 floor bedrooms. The master bedroom is where</p> <p>5 there used to be two rooms and it's now been</p> <p>6 made into one and the blue bedroom is pretty</p> <p>7 original as well.</p> <p>8 The green bedroom has -- is</p> <p>9 extended out over the kitchen but it's really</p> <p>06:45:21PM 10 interesting to me they reused original windows.</p> <p>11 They took the windows out that were on the back</p> <p>12 of the house and reused them in this little</p> <p>13 addition.</p> <p>14 The biggest change upstairs, as you</p> <p>15 all know because you have been there, is in the</p> <p>16 bathroom area in that southeast corner and we</p> <p>17 don't know what was there originally. We think</p> <p>18 it was actually extended over the dining room,</p> <p>19 that it never was that deep, and because we know</p> <p>06:45:45PM 20 there was a bedroom in that corner originally.</p> <p>21 There was literally only one bathroom in this</p> <p>22 house when it was originally built on that</p>
<p>11</p> <p>1 of his things.</p> <p>2 So the shelves are not original but</p> <p>3 the ceiling shape is definitely what is</p> <p>4 reflected on the original plan, this kind of</p> <p>5 slight dome to the ceiling and it has its</p> <p>6 original flooring and it really was an after</p> <p>7 thought. I'll show you a picture of the</p> <p>8 drawing, it's a really interesting thing that it</p> <p>9 was added on.</p> <p>06:44:16PM 10 This addition on the back of the</p> <p>11 house was put on in 1985 by a firm that is still</p> <p>12 in business today in Oakbrook Terrace and</p> <p>13 actually won an AIA award the following year for</p> <p>14 being a very sympathetic addition. It's a very</p> <p>15 interesting addition.</p> <p>16 Upstairs the bedrooms, I was saying</p> <p>17 to Lukas at dinner that if you look at the</p> <p>18 original plans, every single bedroom on the</p> <p>19 second floor was connected to the room next to</p> <p>06:44:49PM 20 it by a door. You could literally go around the</p> <p>21 entire circumference of the second floor without</p> <p>22 going in the hall. I see Shannon shaking her</p>	<p>13</p> <p>1 second floor. But all the original doors are</p> <p>2 there. The stair railings. It's really a lot</p> <p>3 of original material left.</p> <p>4 And then on the third floor it's</p> <p>5 the same, a lot of original doors, original</p> <p>6 woodwork. This little bay window on the right</p> <p>7 there is over the addition. We think it was</p> <p>8 built for egress for people living up there.</p> <p>9 And then that little eyebrow</p> <p>06:46:17PM 10 window, which looks like it could be from 1894</p> <p>11 but it's not. It's definitely later and we</p> <p>12 don't really know why it was put on. I'm</p> <p>13 assuming either they had folks living up here</p> <p>14 full time or whatever. It blends beautifully.</p> <p>15 If you look at the early photographs of the</p> <p>16 house with that window in it, it's like painted</p> <p>17 out. It's not painted as trim, it's painted</p> <p>18 kind of the color of the body of the house so it</p> <p>19 would just blend in with the shingles.</p> <p>06:46:47PM 20 So these -- I show you these</p> <p>21 because it's really hard. I gave you the links</p> <p>22 in the landmark nomination for these drawings,</p>

<p style="text-align: center;">14</p> <p>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.  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,</p>	<p style="text-align: center;">16</p> <p>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.  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.  22               I think that's it. Thank you.</p>
<p style="text-align: center;">15</p> <p>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.  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</p>	<p style="text-align: center;">17</p> <p>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.  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.</p>

<p style="text-align: center;">18</p> <p>1 Since then, for a number of</p> <p>2 different reasons, we decided that this is not</p> <p>3 quite at the level that he would like to work at</p> <p>4 and we have decided on a different architectural</p> <p>5 firm. So we and Gunnie Harboe have split.</p> <p>6 The firm we are currently in final</p> <p>7 negotiation with is a firm from the pacific</p> <p>8 northwest. George Suyama is an award-winning</p> <p>9 architect and a very close friend of Frank Lloyd</p> <p>06:51:08PM 10 Wright's architecture. We believe he will do a</p> <p>11 fantastic job and our plan is to do some early</p> <p>12 assessment work, as Jean alluded to, to begin to</p> <p>13 understand what the status of the house is.</p> <p>14 Our plan is to begin the summer</p> <p>15 after this season is over. Again, we are at</p> <p>16 hard work on assessing where we are, getting</p> <p>17 behind everything and really beginning to finish</p> <p>18 our plans. Our idea is to get a lot of the</p> <p>06:51:31PM 19 planning in place, assessing and planning in</p> <p>20 place this year and basically start next year</p> <p>21 with full-fledged construction.</p> <p>22 MS. BRADEN: We are so lucky to have</p>	<p style="text-align: center;">20</p> <p>1 think is worthwhile to note as part of the</p> <p>2 application.</p> <p>3 And then if you do go look at what</p> <p>4 the applicant has submitted on their landmark</p> <p>5 nomination application, they did mark which of</p> <p>6 the criteria they think that they are meeting.</p> <p>7 CHAIRMAN BOHNEN: Right. So you all</p> <p>8 see the attachments that Bethany sent to you and</p> <p>9 the application here.</p> <p>06:53:10PM 10 Bethany, is it appropriate that we</p> <p>11 go through this now as a group?</p> <p>12 MS. SALMON: Yes. I would recommend</p> <p>13 that you -- you don't need to probably be as</p> <p>14 detailed as the findings I sent to you because</p> <p>15 some of that can be filled in.</p> <p>16 I think it's important to go</p> <p>17 through the criteria that they had selected and</p> <p>18 say whether you agree or disagree for certain</p> <p>19 reasons with at least each of the ones where the</p> <p>06:53:36PM 20 check boxes are and then of course if you have</p> <p>21 any questions, the applicant can help answer</p> <p>22 some of those and why they selected.</p>
<p style="text-align: center;">19</p> <p>1 you.</p> <p>2 MR. RUECKER: Thank you. Thank you</p> <p>3 very much. Wonderful welcome. I can't tell you</p> <p>4 how happy we are to be here.</p> <p>5 MR. GONZALEZ: Very exciting.</p> <p>6 CHAIRMAN BOHNEN: Thank you very much.</p> <p>7 Our best to Safina, too.</p> <p>8 Okay. Bethany, so how do we</p> <p>9 progress from here?</p> <p>06:51:58PM 10 MS. SALMON: So per the village code,</p> <p>11 and I think I included this in the staff report,</p> <p>12 the recommendation for a landmark designation</p> <p>13 should contain the following information.</p> <p>14 So staff will draft formal</p> <p>15 findings, it will come back to you guys next</p> <p>16 month for formal approval and then that would be</p> <p>17 put into the final ordinance that would move</p> <p>18 forward to the village board.</p> <p>19 So we want to look at your</p> <p>06:52:23PM 20 rationale for landmarking it, obviously</p> <p>21 recommendation for approval or rejection, and</p> <p>22 then any other pertinent information that you</p>	<p style="text-align: center;">21</p> <p>1 CHAIRMAN BOHNEN: So I would direct</p> <p>2 each of you to the application for local</p> <p>3 landmark designation. It's about four pages in</p> <p>4 which Lukas and Jean checked off certain items.</p> <p>5 If we can move to point No. 3, the</p> <p>6 criteria for designation. Are we all on the</p> <p>7 same page there? Okay. Good.</p> <p>8 Alexis, why don't you start us out</p> <p>9 and we can start going through these.</p> <p>06:54:15PM 10 MS. BRADEN: Sure. I wanted to</p> <p>11 backtrack real quick.</p> <p>12 Bullet point No. 4 under 3A, due to</p> <p>13 it's unique location or its singular physical</p> <p>14 characteristic. In my opinion, I feel like we</p> <p>15 could also check that box given the octagonal</p> <p>16 library feature and its rarity and that it was</p> <p>17 modeled -- or his home and studio was modeled</p> <p>18 after that. It's just my opinion. But, yes, we</p> <p>19 can start to present to read the list.</p> <p>20 CHAIRMAN BOHNEN: Yes. Why don't we go</p> <p>21 down the ones that they had checked off and see</p> <p>22 if there are any comments.</p>

<p style="text-align: right;">22</p> <p>1 MS. BRADEN: Sure. So the first one:</p> <p>2 Has significant character, interest, or value as</p> <p>3 part of the historic, aesthetic, or architectural</p> <p>4 heritage of the village, the state of Illinois,</p> <p>5 and the United States.</p> <p>6 CHAIRMAN BOHNEN: I think a comment, I</p> <p>7 mean, we all agree on that.</p> <p>8 MS. BRADEN: Go to No. 2?</p> <p>9 CHAIRMAN BOHNEN: Yes.</p> <p>06:55:17PM 10 MS. BRADEN: Is closely identified with</p> <p>11 a person or persons who significantly</p> <p>12 contributed to the development of the village,</p> <p>13 state of Illinois or the United States.</p> <p>14 Bullet point No. 3: Represents</p> <p>15 notable efforts of, or is the only known example</p> <p>16 of work by a master builder, designer, architect,</p> <p>17 architectural firm or artist whose individual</p> <p>18 accomplishment has influenced the development of</p> <p>19 the village, the state of Illinois, or the</p> <p>06:55:47PM 20 United States.</p> <p>21 On to bullet point No. 4 is an</p> <p>22 established or familiar visual feature due to</p>	<p style="text-align: right;">24</p> <p>1 CHAIRMAN BOHNEN: Correct.</p> <p>2 MS. BRADEN: Says activities associated</p> <p>3 with it.</p> <p>4 MR. PRISBY: Could be the fresh house</p> <p>5 activities and then could that history fall</p> <p>6 under that category.</p> <p>7 MS. BRADEN: Owners' contribution to</p> <p>8 Hinsdale heritage. I'm not sure if I'm</p> <p>9 expanding on that bullet erroneously.</p> <p>06:57:29PM 10 CHAIRMAN BOHNEN: Well, I would think</p> <p>11 there would be a lot of general interest in the</p> <p>12 process as this house is deconstructed and</p> <p>13 reconstructed. I know we intended to have open</p> <p>14 houses, did we not?</p> <p>15 MR. RUECKER: Absolutely. We would</p> <p>16 like to share this with the village. We did</p> <p>17 this for Hinsdale. Absolutely, we plan to have</p> <p>18 lots of open houses and entertain all interest</p> <p>19 in the village.</p> <p>06:57:56PM 20 CHAIRMAN BOHNEN: Lukas, we discussed</p> <p>21 that.</p> <p>22 MR. RUECKER: Absolutely.</p>
<p style="text-align: right;">23</p> <p>1 its unique location or its singular physical</p> <p>2 characteristics.</p> <p>3 CHAIRMAN BOHNEN: Thank you.</p> <p>4 MR. PRISBY: I would include that.</p> <p>5 MS. WEINBERGER: I would agree with</p> <p>6 that.</p> <p>7 MS. BRADEN: So we are check marking</p> <p>8 that fourth bullet point.</p> <p>9 Fifth: Was or is a historical</p> <p>06:56:19PM 10 focal point in the village because of its</p> <p>11 activities associated with it.</p> <p>12 I argue maybe based on Jean's</p> <p>13 research and Mrs. Bagley's philanthropical</p> <p>14 contributions to Hinsdale that could be</p> <p>15 something that we ponder on.</p> <p>16 CHAIRMAN BOHNEN: Yes. I would</p> <p>17 certainly think that it will become, probably</p> <p>18 hasn't in the past, has not gained that stature</p> <p>19 just because of the lack of general knowledge</p> <p>06:56:56PM 20 about the history of the home.</p> <p>21 MR. PRISBY: But the bullet point says</p> <p>22 was or is not will be.</p>	<p style="text-align: right;">25</p> <p>1 CHAIRMAN BOHNEN: It would be in</p> <p>2 everybody's interest to educate people as you</p> <p>3 progress with the work on the home.</p> <p>4 MR. RUECKER: A hundred percent you</p> <p>5 have my commitment on that and you guys know I'm</p> <p>6 good for it.</p> <p>7 CHAIRMAN BOHNEN: I'm going to suggest</p> <p>8 that we check that.</p> <p>9 MS. BRADEN: Last bullet point: Is of</p> <p>06:58:14PM 10 a type or associated with use once common but</p> <p>11 now rare, or is a particularly fine or unique</p> <p>12 example of a utilitarian structure and possesses</p> <p>13 a high level of integrity or architectural</p> <p>14 significance.</p> <p>15 Bethany, what's your thoughts on</p> <p>16 here.</p> <p>17 MS. SALMON: It's the applicant who</p> <p>18 decided which ones they wanted to check so maybe</p> <p>19 it would be a good idea to ask them.</p> <p>06:58:51PM 20 MS. FOLLETT: Read that one again.</p> <p>21 Honestly, Bethany encouraged me to add more than</p> <p>22 I originally added. Read that one again.</p>

<p style="text-align: right;">26</p> <p>1 MS. BRADEN: Sure thing. Is of a type</p> <p>2 or associated with a use once common but now</p> <p>3 rare or is a particularly fine or unique example</p> <p>4 of a utilitarian structure and possesses a high</p> <p>5 level of integrity or architectural</p> <p>6 significance.</p> <p>7 MS. FOLLETT: See, I don't think that</p> <p>8 applies. That's more for or if it's an</p> <p>9 exceptional fire station or whatever.</p> <p>06:59:31PM 10 I forgot to tell you this house was</p> <p>11 built by Adolph Froscher, the man. He did like</p> <p>12 37 houses. I mean, all the big houses in</p> <p>13 Hinsdale at this time were built by him.</p> <p>14 MS. BRADEN: Would you like me to go</p> <p>15 into Section B?</p> <p>16 CHAIRMAN BOHNEN: Please.</p> <p>17 MS. BRADEN: Architectural. The</p> <p>18 proposed landmark. The first bullet point,</p> <p>19 which is checked: Represents distinguishing</p> <p>07:00:01PM 20 characteristics of architecture inherently</p> <p>21 valuable for the study of a time period, type of</p> <p>22 property, method of construction, or use of</p>	<p style="text-align: right;">28</p> <p>1 No. 4, and lastly for Section B:</p> <p>2 Is, or is part of, a contiguous grouping that</p> <p>3 has a sense of cohesiveness expressed through a</p> <p>4 similarity of style, time period, type of</p> <p>5 property, method of construction, or use of</p> <p>6 materials.</p> <p>7 MR. PRISBY: I'm not sure how that</p> <p>8 applies. I don't think that applies.</p> <p>9 MS. WEINBERGER: No.</p> <p>07:01:35PM 10 MS. BRADEN: Moving on to Section C,</p> <p>11 historical significance. The first bullet</p> <p>12 point: Is an exceptional example of a</p> <p>13 historical or vernacular style, or is one of the</p> <p>14 few such remaining properties of its kind in the</p> <p>15 village.</p> <p>16 Bullet point No. 2: Has a strong</p> <p>17 association with the life or activities of a</p> <p>18 person or persons who has significantly</p> <p>19 contributed to, or participated in the historic</p> <p>07:02:01PM 20 events of the United States, the state of</p> <p>21 Illinois or the village.</p> <p>22 MS. WEINBERGER: Yes.</p>
<p style="text-align: right;">27</p> <p>1 materials.</p> <p>2 No. 2. Embodies elements of</p> <p>3 design, detail, material, or craftsmanship of</p> <p>4 exceptional quality.</p> <p>5 No. 3. Exemplifies or is one of</p> <p>6 the few remaining examples of a particular</p> <p>7 architectural style in terms of detail, material,</p> <p>8 and workmanship which has resulted in little or</p> <p>9 no alteration to its original construction.</p> <p>07:00:34PM 10 Now, I'd argue it has a marble</p> <p>11 foundation; how many homes have marble</p> <p>12 foundations?</p> <p>13 MS. FOLLETT: That's true. Or marble</p> <p>14 columns on the front porch.</p> <p>15 MS. WEINBERGER: And the fact that it's</p> <p>16 been in town for as long as it has been and that</p> <p>17 first floor is really very intact.</p> <p>18 MS. FOLLETT: I agree.</p> <p>19 CHAIRMAN BOHNEN: So what do we think?</p> <p>07:01:01PM 20 MS. WEINBERGER: I would check it.</p> <p>21 MS. BRADEN: So we are going to</p> <p>22 checkmark bullet point No. 3.</p>	<p style="text-align: right;">29</p> <p>1 MS. BRADEN: Bullet point No. 3: Is</p> <p>2 associated with an organization or group,</p> <p>3 whether formal or informal, through which</p> <p>4 persons have significantly contributed to or</p> <p>5 participated in historic events of the United</p> <p>6 States, the state of Illinois or the village.</p> <p>7 MS. WEINBERGER: That one I think to me</p> <p>8 the way I read it the first one is the Bagleys</p> <p>9 themselves and then the one you just read is</p> <p>07:02:31PM 10 really Frank Lloyd Wright.</p> <p>11 MS. BRADEN: I agree. So I think we</p> <p>12 are proposing, Chairman, to check the third</p> <p>13 bullet point of Section C.</p> <p>14 CHAIRMAN BOHNEN: Okay. C 3.</p> <p>15 MS. BRADEN: Of historic significance.</p> <p>16 C 3, correct.</p> <p>17 Bullet point No. 4: Is associated</p> <p>18 with a notable historic event.</p> <p>19 MS. FOLLETT: (Shaking head) no.</p> <p>07:03:05PM 20 MS. BRADEN: Next bullet point: Is</p> <p>21 associated with an antiquated use due to</p> <p>22 technological or social advances.</p>



<div>30</div> <div> <div>1MS. FOLLETT: No.</div> <div>2MS. BRADEN: Last bullet: Is a</div> <div>3monument to, or cemetery of, a historic person</div> <div>4or persons.</div> <div>5MR. PRISBY: That's a no.</div> <div>6MS. BRADEN: Not that we know of.</div> <div>7CHAIRMAN BOHNEN: Okay. So at that</div> <div>8point, Bethany, I would think that we can cut</div> <div>9and paste a description and we can assign that</div> <div>10to a member of the commission, Alexis, and that</div> <div>11would complete our work at this for the</div> <div>12application.</div> <div>13MS. BRADEN: Bethany, we can talk</div> <div>14offline about what exactly you need but I'm</div> <div>15happy to draft a recommendation on behalf of our</div> <div>16commission.</div> <div>17CHAIRMAN BOHNEN: That would be great.</div> <div>18MS. SALMON: Just to state staff will</div> <div>19prepare these and like I said, if there's</div> <div>20anything we need to change at the next meeting,</div> <div>21it will be brought forth for formal approval at</div> <div>22the next meeting. So if there's anything you</div> </div> <div>07:04:01PM</div> <div>07:04:31PM</div>	<div>32</div> <div> <div>1tonight? What are we motioning?</div> <div>2CHAIRMAN BOHNEN: Recommend.</div> <div>3MS. SALMON: You recommend approval,</div> <div>4denial, approval with conditions.</div> <div>5CHAIRMAN BOHNEN: A form of a motion.</div> <div>6MS. SALMON: Yes, normal motion. And</div> <div>7then the findings next month would come back and</div> <div>8you would recommend approval of the findings.</div> <div>9CHAIRMAN BOHNEN: Okay. Do we have any</div> <div>10further discussion?</div> <div>11I think we are all familiar with</div> <div>12the Bagley house, certainly more so than we</div> <div>13were. Some of us knew that it was existent but</div> <div>14something now the village does. We have had two</div> <div>15very successful open houses over there and as</div> <div>16Lukas discussed, the first of many, but it's fun</div> <div>17to be working on a project like this. We are</div> <div>18thrilled as a commission and I'm thrilled</div> <div>19personally as a citizen and Jean, it's great to</div> <div>20have you back in our midst.</div> <div>21MS. FOLLETT: It's great to be home</div> <div>22again. You never actually move out of Hinsdale,</div> </div> <div>07:05:45PM</div> <div>07:06:21PM</div>
<div>31</div> <div> <div>1want to add or staff missed, you can always add</div> <div>2it as well.</div> <div>3MS. BRADEN: Okay. But you still need</div> <div>4a recommendation from our commission?</div> <div>5MS. SALMON: Correct, tonight.</div> <div>6MS. BRADEN: But in writing?</div> <div>7MS. SALMON: Yes. So this is the</div> <div>8procedure that I know you guys don't see as much</div> <div>9but this is a procedure that the plan commission</div> <div>10does where after the meeting and you guys have</div> <div>11your formal recommendation, staff will go back</div> <div>12and put these formal findings together, which</div> <div>13pretty much is a summary of what happened at the</div> <div>14meeting tonight as well as why you are</div> <div>15recommending this or denying this to move</div> <div>16forward to the village board. Then that way the</div> <div>17village board actually has something. It's also</div> <div>18put as a hard copy in the ordinance that pretty</div> <div>19much is justifying your decision. You can kind</div> <div>20of think about it like that. So it will live on</div> <div>21forever.</div> <div>22MS. WEINBERGER: What is the wording</div> </div> <div>07:04:54PM</div> <div>07:05:16PM</div>	<div>33</div> <div> <div>1as you know.</div> <div>2CHAIRMAN BOHNEN: That's great. It</div> <div>3will be fun. I guess we are all on board.</div> <div>4At this point, if I can have a</div> <div>5motion to make a recommendation and a second so</div> <div>6we can move this along to the next meeting. So</div> <div>7if somebody would make that motion.</div> <div>8MS. BRADEN: I motion in regards to</div> <div>9Case HPC-02-22 the Bagley house, 121 South</div> <div>10County Line Road, recommend application for</div> <div>11local landmark designation.</div> <div>12Do I have a second?</div> <div>13MS. WEINBERGER: Second.</div> <div>14CHAIRMAN BOHNEN: Voice vote?</div> <div>15MS. SALMON: Can I do a roll call vote?</div> <div>16CHAIRMAN BOHNEN: Yes.</div> <div>17MS. SALMON: Commissioner Barclay?</div> <div>18MS. BARCLAY: Aye.</div> <div>19MS. SALMON: Commissioner Weinberger?</div> <div>20MS. WEINBERGER: Aye.</div> <div>21MS. SALMON: Commissioner Gonzalez?</div> <div>22MR. GONZALEZ: Aye.</div> </div> <div>07:07:05PM</div> <div>07:07:21PM</div>

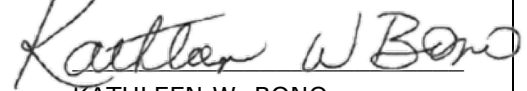
1 MS. SALMON: Commissioner Braden?  
 2 MS. BRADEN: Aye.  
 3 MS. SALMON: Commissioner Prisby?  
 4 MR. PRISBY: Aye.  
 5 MS. SALMON: Chairman Bohnen?  
 6 CHAIRMAN BOHNEN: Aye.  
 7 Great. Thank you, guys, very much.  
 8 Can I have a motion to close the  
 9 Public Hearing, please.  
 10 MS. WEINBERGER: 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><b>tall</b> [1] - 9:22  <b>team</b> [1] - 17:19  <b>technological</b> [1] -  29:22  <b>tenement</b> [3] - 4:10,  4:13, 4:15  <b>tenure</b> [1] - 6:1  <b>terms</b> [1] - 27:7  <b>terra</b> [1] - 15:10  <b>Terrace</b> [1] - 11:12</p>

<p><b>testify</b> <sup>[1]</sup> - 36:9  <b>TESTIMONY</b> <sup>[1]</sup> - 36:16  <b>testimony</b> <sup>[3]</sup> - 1:9, 36:7, 36:10  <b>THE</b> <sup>[2]</sup> - 1:3, 1:5  <b>themselves</b> <sup>[1]</sup> - 29:9  <b>thereafter</b> <sup>[1]</sup> - 36:12  <b>third</b> <sup>[2]</sup> - 13:4, 29:12  <b>thoughts</b> <sup>[1]</sup> - 25:15  <b>three</b> <sup>[2]</sup> - 3:15, 3:21  <b>thrilled</b> <sup>[2]</sup> - 32:18  <b>tips</b> <sup>[1]</sup> - 10:14  <b>today</b> <sup>[2]</sup> - 11:12, 14:4  <b>together</b> <sup>[1]</sup> - 31:12  <b>ton</b> <sup>[1]</sup> - 8:1  <b>tonight</b> <sup>[5]</sup> - 3:5, 3:6, 31:5, 31:14, 32:1  <b>took</b> <sup>[2]</sup> - 4:12, 12:11  <b>top</b> <sup>[2]</sup> - 6:7, 16:5  <b>town</b> <sup>[1]</sup> - 27:16  <b>transcribed</b> <sup>[1]</sup> - 36:12  <b>transcript</b> <sup>[1]</sup> - 36:14  <b>TREVOR</b> <sup>[1]</sup> - 2:3  <b>tri</b> <sup>[1]</sup> - 7:14  <b>tri-state</b> <sup>[1]</sup> - 7:14  <b>trim</b> <sup>[1]</sup> - 13:17  <b>true</b> <sup>[2]</sup> - 27:13, 36:14  <b>truth</b> <sup>[1]</sup> - 36:9  <b>two</b> <sup>[3]</sup> - 7:5, 12:5, 32:14  <b>type</b> <sup>[4]</sup> - 25:10, 26:1, 26:21, 28:4  <b>typewritten</b> <sup>[1]</sup> - 36:13  <b>typical</b> <sup>[1]</sup> - 9:8</p>	<p>12:14  <b>utilitarian</b> <sup>[2]</sup> - 25:12, 26:4</p> <p><b>V</b></p> <p><b>valuable</b> <sup>[1]</sup> - 26:21  <b>value</b> <sup>[1]</sup> - 22:2  <b>various</b> <sup>[1]</sup> - 36:7  <b>vernacular</b> <sup>[1]</sup> - 28:13  <b>vice</b> <sup>[1]</sup> - 6:18  <b>Victorian</b> <sup>[1]</sup> - 15:17  <b>view</b> <sup>[2]</sup> - 16:7, 16:10  <b>village</b> <sup>[15]</sup> - 3:10, 19:10, 19:18, 22:4, 22:12, 22:19, 23:10, 24:16, 24:19, 28:15, 28:21, 29:6, 31:16, 31:17, 32:14  <b>VILLAGE</b> <sup>[1]</sup> - 1:3  <b>Village</b> <sup>[2]</sup> - 2:2, 2:3  <b>visual</b> <sup>[1]</sup> - 22:22  <b>voice</b> <sup>[1]</sup> - 33:14  <b>vote</b> <sup>[4]</sup> - 33:14, 33:15, 34:15, 34:16</p>	<p>36:11  <b>women</b> <sup>[1]</sup> - 5:21  <b>Women's</b> <sup>[1]</sup> - 4:17  <b>women's</b> <sup>[1]</sup> - 5:1  <b>won</b> <sup>[1]</sup> - 11:13  <b>wonderful</b> <sup>[3]</sup> - 17:4, 17:11, 19:3  <b>woodwork</b> <sup>[4]</sup> - 9:17, 10:2, 10:5, 13:6  <b>wording</b> <sup>[1]</sup> - 31:22  <b>workmanship</b> <sup>[1]</sup> - 27:8  <b>worthwhile</b> <sup>[1]</sup> - 20:1  <b>Wright</b> <sup>[6]</sup> - 5:7, 8:19, 10:16, 14:12, 29:10  <b>Wright's</b> <sup>[2]</sup> - 9:9, 18:10  <b>writing</b> <sup>[2]</sup> - 31:6, 36:11</p>
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**FINDINGS OF FACT AND RECOMMENDATION  
OF THE HINSDALE HISTORIC PRESERVATION COMMISSION (HPC)  
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

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

**PROPERTY:** 121 S. County Line Road, Hinsdale, IL (PIN: 18-07-105-007)

**APPLICANT:** Safina Uberoi and Lukas Ruecker (the “Applicants”)

**REQUEST:** Local Landmark Designation

**HISTORIC PRESERVATION COMMISSION (HPC) REVIEW:** April 6, 2022

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** May 4, 2022

**SUMMARY OF REQUEST:** The Village of Hinsdale has received an application from Safina Uberoi and Lucas Ruecker, the property owners of 121 S. County Line Road, requesting approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road, also commonly referred to as “The Bagley House.” The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Built in 1894, the house was designed by Frank Lloyd Wright, one of the most well-known architects and the pioneer for what came to be known as the Prairie School architectural style. The house is an example of Frank Lloyd Wright’s early designs and showcases his developing style through the use of an octagonal library, open first floor, and deep porch. Wright designed the home for Frederick P. Bagley, a marble merchant, and Grace H. Bagley, who was involved in social reform efforts involving Jane Addams and Hull House in Chicago.

A large addition with an attached porch was added onto the rear of the house in 1986. The lot also includes a detached garage dating back to the early 20<sup>th</sup> century with a shed-roofed addition that was added later on. The current homeowners purchased the house in 2021 and anticipate completing future rehabilitation projects that may include restoring some of the missing Wright features that have been removed over time.

**PUBLIC HEARING SUMMARY:** A public hearing was held on Wednesday, April 6, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on March 10, 2022. The public hearing notice and transcript are attached.

At the public hearing held on April 6, 2022, Jean Follett, the historic preservation consultant, provided a presentation on the house and answered questions from the Historic Preservation Commission. Lukas Ruecker, one of the owners of record of the property, was also present at the meeting to answer questions from the Commission. No members of the public provided comments at the public hearing.

Ms. Follett provided a brief overview of what Hinsdale was like around the time when the Bagley House was originally constructed. Ms. Follett said this was a time of incredible growth in the Village with a population of 819 people in 1880, and 1,584 people in 1890, and 2,578 people in 1900.

Ms. Follett then explained the significant of the original owners, the Bagleys, who were quite notable even though they only owned the home for several years, constructing it in 1884 and selling it in 1897. Frederick Bagley was a marble merchant and owned a marble yard near where McCormick Place in Chicago is now located. Grace H. Bagley was deeply involved in social reform efforts involving Jane Addams and Hull House in Chicago. She was important in helping establish the first Juvenile Court in the nation in 1899 and was involved in the Women's Suffrage Movement. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.

The Bagleys appeared to have met Frank Lloyd Wright through his uncle, Jenkin Lloyd Jones, who was active in the nearby Unitarian Church. The house is located in the Highlands Subdivision, which was platted in the early 1880s.

Ms. Follett highlighted the architecture and design of the house. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble.

Ms. Follett presented some of the changes to the house, which are believed to have been done early on in the house's history in the early 20<sup>th</sup> century. Changes believed to have been made include the removal of a front screen designed by Frank Lloyd Wright in the front entry hall, changes to the front entry door and sidelights.

Ms. Follett gave an overview of the important features within the interior of the house and the original floor plan. One of the most notable features of the house is the octagonal library, which is similar to other building plans later designed by Frank Lloyd Wright. The shelves are not original, but the ceiling shape and flooring are original. A rear addition was completed in the 1980s. Other changes have been made to the upper floor layout, but a lot of the original plan is the same and original doors and woodwork have been preserved in many rooms.

Ms. Follett then showed other buildings designed by Frank Lloyd Wright around the same time when the Bagley House was constructed, including the Gale House in Oak Park, the Home and Studio in Oak Park, and the Winslow House in River Forest. Frank Lloyd Wright had previously worked under Louis Sullivan and he has not fully developed his iconic Prairie Style. However, buildings during this period showcase early experimentation with elements that would become key components of the Prairie Style.

Ms. Follett then presented original building elevations and historic photos of the home. Some of the original shingles under the horizontal siding. In the future, the roof and siding will be replaced with shingles similar to the original.

Mr. Bohnen then asked for an update on the progress of the house. Mr. Ruecker responded that they have stabilized the house and have chosen an architecture team to assist with future changes to the house. They are working toward planning for changes and construction. Several Commission members expressed excitement and support for the efforts of the homeowners.

The Commission then proceeded to review the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation, which are summarized in detail in the "Findings" section below.

In recommending approval of the Landmark Designation, the Historic Preservation Commission determined that one or more of the criteria set forth in Section 14-3-1 have been met. No members of

the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

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:

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

**FINDINGS:** In recommending approval of Landmark Designation, the Historic Preservation Commission determined that several criteria set forth in Section 14-3-1 of Title 14 of the Village Code have been met. The following are the summary of Findings of the Historic Preservation Commission and information from the application submitted for consideration, with reference to the significant features in the exterior architectural appearance that should be protected and preserved:

A. General Considerations:

1. *The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.* The Commission found this criteria to be met.
2. *The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The house was designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history and the pioneer for what came to be known as the Prairie School architectural style. The Bagley House has been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.
3. *The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The Bagley House was designed by Frank Lloyd Wright, was constructed in 1894, and is an early example of his designs and experimentation with elements that later been critical components of the Prairie Style. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library.
4. *The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.* The applicant did not check this criteria, but the Commission believed that the octagonal library is a significant feature that is rare and that the Home and Studio in Oak Park was modeled after the design of the Bagley House. The Commission found this criteria to be met.
5. *The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.* Commissioner Braden stated at the meeting that the house is

associated with Ms. Bagley, who is associated with several philanthropic contributions to Hinsdale. In addition to other social reform efforts, Ms. Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale. There was a discussion between Commissioners on if this criteria was applicable. It was determined that the original homeowners were important and the house would be used for future educational efforts as a focal point of history in the Village. The Commission found this criteria to be met.

6. *The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.* The Commission and applicant found this criteria was not applicable and the house did not meet this criteria.

**B. Architectural Significance:**

1. *The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.* The Commission found this criteria to be met. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The gambrel-roofed Dutch Colonial house has a plan somewhat similar to several other Wright designs of the 1890s.
2. *The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.* The Commission found this criteria to be met. The octagonal library is of exceptional quality and represents elements of design later used by Frank Lloyd Wright in the well-known Prairie Style of architecture. Original interior features, including doors and wood work, have been well-preserved. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Mr. Bagley's business.
3. *The structure, building, site, or area exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.* There was a discussion on if this criteria was met. The Commission found this criteria to be met. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble. It was noted that the first floor is well preserved. Many elements of the house are also well-preserved. The 1983 two-story, glassed addition was completed at the rear of the house and was done appropriately with respect to the original architecture. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house. The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in horizontal siding. The original shingle siding remains on the walls, underneath this 20th-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.
4. *The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.* The Commission did not find this criteria to be met and is not applicable to this case.

C. Historic Significance:

1. *The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.* The Commission found this criteria to be met. Built in 1894, the Bagley House has several architectural elements that point to Wright's developing architectural style. The house is known to be the only example of a Frank Lloyd Wright designed house in the Village.
2. *The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. The house is designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history.
3. *The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. In addition to being associated with Frank Lloyd Wright, the Bagleys were notable in Village history and on a wider scale. Of note, Ms. Bagley was involved in social reform efforts centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.
4. *The structure, building, site, or area is associated with a notable historic event.* The Commission did not find this criteria to be met and is not applicable to this case.
5. *The structure, building, site, or area is associated with an antiquated use due to technological or social advances.* The Commission did not find this criteria to be met and is not applicable to this case.
6. *The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons.* The Commission did not find this criteria to be met and is not applicable to this case.

**RECOMMENDATION:** Based on the findings set forth above, the Village of Hinsdale Historic Preservation Plan Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation.

Signed: \_\_\_\_\_  
John Bohnen, Chair  
Historic Preservation Commission  
Village of Hinsdale

Date: \_\_\_\_\_

**VILLAGE OF HINSDALE  
NOTICE OF THE HISTORIC PRESERVATION COMMISSION  
PUBLIC HEARING**

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Historic Preservation Commission shall conduct a special public hearing on Wednesday, April 6, 2020, at 6:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for a Local Landmark Designation for the single-family home located at 121 S. County Line Road.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 121 S. County Line Road, Hinsdale, IL 60521 and is legally described as follows:

THE SOUTH  $\frac{1}{2}$  OF LOT 5 AND THE NORTH  $\frac{1}{2}$  OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST  $\frac{1}{4}$  OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-07-105-007-0000

At said public hearing, the Hinsdale Historic Preservation Commission shall accept all testimony and evidence pertaining to said applications. All interested persons are invited to attend and be heard.

Dated: March 7, 2022

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on March 10, 2022

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.

<div>2</div> <div>1 ALSO PRESENT:</div> <div>2 MS. BETHANY SALMON, Village Planner;</div> <div>3 MR. TREVOR BOSACK, Assistant to Village</div> <div>4 Manager;</div> <div>5 MR. LUKAS RUECKER, Applicant;</div> <div>6 MS. JEAN FOLLETT, Applicant's</div> <div>7 Representative.</div> <hr/> <div>8 (WHEREUPON, the oath was</div> <div>9 administered to Mr. Ruecker</div> <div>10 and Ms. Follett.)</div> <div>11 CHAIRMAN BOHNEN: Public hearing about</div> <div>12 landmarking the Bagley house. I would ask</div> <div>13 anybody in the audience that's going to be</div> <div>14 talking to us to please be sworn by our court</div> <div>15 reporter.</div> <div>16 This is Case HPC-02-22, Bagley</div> <div>17 house, 121 South County Line Road, and it's an</div> <div>18 application for local landmark designation. We</div> <div>19 have had the good fortune of meeting and working</div> <div>20 with Lukas and Safina and, of course, Jean</div> <div>21 Follett we worked with over the years and Jean,</div> <div>22 you are acting as a consultant.</div> <div>06:35:18PM</div>	<div>4</div> <div>1 things.</div> <div>2 Mr. Bagley, Frederick Bagley, was a</div> <div>3 marble merchant. He started in real estate but</div> <div>4 then he was a marble merchant and owned a marble</div> <div>5 yard on the south side kind of near where</div> <div>6 McCormick place is now.</div> <div>7 Mrs. Bagley heard Julia Ward Howe</div> <div>8 speak, who was a major suffragist and also a</div> <div>9 Unitarian, and got very inspired, and her</div> <div>10 husband owned some tenement houses and she was</div> <div>11 kind of intrigued about the living conditions</div> <div>12 and said, Would you mind if I took over the</div> <div>13 running of the tenement houses?</div> <div>14 So she learned Italian and started</div> <div>15 running the tenement house and got very involved</div> <div>16 with Jane Adams' and Hull House and the Chicago</div> <div>17 Women's Club and she was leading the charge to</div> <div>18 found the very first juvenile court in the</div> <div>19 entire country was founded here basically with</div> <div>20 her leading that effort in 1899. So she was</div> <div>21 just an amazing, amazing person.</div> <div>22 After she left here she became a</div> <div>06:37:07PM</div> <div>06:37:34PM</div>
<div>3</div> <div>1 MS. FOLLETT: I am.</div> <div>2 CHAIRMAN BOHNEN: Would you be kind</div> <div>3 enough to approach the podium.</div> <div>4 MS. FOLLETT: Thank you for having us</div> <div>5 here tonight.</div> <div>6 So I wanted to start tonight --</div> <div>7 let's see if I can figure out where -- by</div> <div>8 reminding you of where Hinsdale was at in 1890</div> <div>9 because it's so easy to forget. This was a</div> <div>10 period of just incredible growth for the village,</div> <div>11 that in 1880 819 people lived here. And in</div> <div>12 1890, 1,584 people lived here, which is like a</div> <div>13 90 plus percent increase.</div> <div>14 In 1900 we were at 2,578, so you</div> <div>15 had these sort of three decades where there's</div> <div>16 just this gigantic amount of growth. And the</div> <div>17 Bagleys, I think are a really interesting</div> <div>18 couple. It's so interesting to me they have</div> <div>19 kind of flown under the radar because they left</div> <div>20 really quickly after they built this house.</div> <div>21 They only owed it for three or four years but</div> <div>22 while they were in it, they were doing amazing</div> <div>06:36:04PM</div> <div>06:36:38PM</div>	<div>5</div> <div>1 major mover and shaker in women's suffrage. She</div> <div>2 was involved with the Chicago kindergarten</div> <div>3 college and was the keynote speaker for their</div> <div>4 conference several years in a row. She was just</div> <div>5 a really incredible person.</div> <div>6 How did she meet Frank Lloyd</div> <div>7 Wright? Well, like Frank Lloyd Wright met most</div> <div>8 of his early clients, this is the very first</div> <div>9 year he was in independent practice, he met them</div> <div>10 through his uncle's church. So he went to his</div> <div>11 uncle's Unitarian Church on the south side and</div> <div>12 the Bagleys were going to that church and they</div> <div>13 met there and it's just this whole kind of</div> <div>14 Unitarian thing going on.</div> <div>15 We had the Unitarian church here in</div> <div>16 Hinsdale which was founded in 1887 and basically</div> <div>17 all the leading lights in the Unitarian church</div> <div>18 came to speak at the dedication of our Unitarian</div> <div>19 church here in Hinsdale. It was a major nexus.</div> <div>20 They were the founding fathers for the Fresh Air</div> <div>21 Home, which 4,000 children and women came</div> <div>22 through over the 30 years that it was in</div> <div>06:38:09PM</div> <div>06:38:41PM</div>



<p>6</p> <p>1 Hinsdale. So the Bagleys, their tenure here was</p> <p>2 short, but they had a very early impact I think</p> <p>3 overall.</p> <p>4 This is what Ogden Avenue looked</p> <p>5 like when this house was built. I just love --</p> <p>6 this is basically right in front of where the</p> <p>7 Fresh Air Home was at the top of Washington</p> <p>8 Street. It's hard for us to remember that</p> <p>9 Hinsdale was considered rural. It was where you</p> <p>10 came literally to get fresh air. The Bagleys</p> <p>11 built this house to be their weekend house and</p> <p>12 not where they came to live full time.</p> <p>13 They moved here because they were a</p> <p>14 block and a half from the highland station.</p> <p>15 They were members of the Unitarian church, I</p> <p>16 still would like to know who the architect of</p> <p>17 that was. They were very involved. Mrs. Bagley</p> <p>18 was on the board, I think she was the vice-</p> <p>19 president for the Fresh Air Home, which was just</p> <p>20 an amazingly interesting -- I mean, that</p> <p>21 deserves like a whole article all by itself</p> <p>22 because Western Springs, LaGrange, Hinsdale and</p>	<p>8</p> <p>1 marble merchant, there is a ton of marble in</p> <p>2 this house and some of it you would not even</p> <p>3 recognize. So the porch columns are marble.</p> <p>4 The front pots are marble. The bases of the</p> <p>5 pots are marble, but also things like the</p> <p>6 chimney is based with marble if you look closely</p> <p>7 at it, and the foundation is based with marble.</p> <p>8 Everything on this house. And then there was,</p> <p>9 of course, marble inside, which we will talk</p> <p>10 about later.</p> <p>11 Here's some of that marble that</p> <p>12 goes all the way around the foundation for the</p> <p>13 whole original house.</p> <p>14 We think because the Bagleys sold</p> <p>15 the house in 1897, we think a lot of changes</p> <p>16 happened really early in the 20th century and</p> <p>17 some of those happened in this front entry hall.</p> <p>18 We think originally this had kind of a very</p> <p>19 Frank Lloyd Wright screen instead of this low</p> <p>20 railing. We think these absolutely gorgeous</p> <p>21 entry doors and side lights with the bronze</p> <p>22 fittings are from that early 20th century</p>
<p>7</p> <p>1 Riverside all cooperated and each of them got to</p> <p>2 pick the 2-week slot during the summer and then</p> <p>3 they would go into the city and pick the charity</p> <p>4 where they would bring the kids out to spend</p> <p>5 their two weeks at the Fresh Air Home. So it</p> <p>6 was sort of from the end of June until the</p> <p>7 beginning of September there were 2-week runs of</p> <p>8 24 people through the Fresh Air Home.</p> <p>9 This is the Highland subdivision,</p> <p>10 which I, actually, until I started this project,</p> <p>11 I didn't really know it was a thing. So in 1891</p> <p>12 this subdivision was platted, which basically</p> <p>13 went from Chicago Avenue down to 6th Street and</p> <p>14 from what's now the tri-state across to County</p> <p>15 Line Road. It was a very, very large piece of</p> <p>16 land, a very big subdivision, and the Bagleys</p> <p>17 were only the second people to build there.</p> <p>18 There was another house built on County Line</p> <p>19 Road just the year before they built their</p> <p>20 house.</p> <p>21 The interesting thing about the</p> <p>22 Bagley house I think is because Mr. Bagley was a</p>	<p>9</p> <p>1 period. We don't know yet but I think we are</p> <p>2 going to find out that these all date from early</p> <p>3 on.</p> <p>4 The living room is just as it was</p> <p>5 built with the addition of this southern window</p> <p>6 at the far end of the room but they always had</p> <p>7 these doors that went out to the front porch.</p> <p>8 This plan is a very typical of</p> <p>9 Wright's early plans where you come in the front</p> <p>10 door and you can essentially make a circle</p> <p>11 through the whole first floor in the public</p> <p>12 rooms. So you come in the front door, you go in</p> <p>13 the living room, you are going to the dining</p> <p>14 room and then you can go right back out to the</p> <p>15 back porch at that time or you can go into the</p> <p>16 service area on the first floor.</p> <p>17 And a lot of original woodwork in</p> <p>18 this house. So I honestly have never seen</p> <p>19 pocket doors like these where they are single</p> <p>20 panel. They are just amazing and they are in</p> <p>21 perfect condition. The baseboards, which are</p> <p>22 these really tall sort of 14, 16-inch</p>

<p>10</p> <p>1 baseboards, those are all original. A lot of</p> <p>2 the woodwork in the front halls on the doors,</p> <p>3 around the arch doorways and the service doors.</p> <p>4 The pantry is all there. There's a lot of</p> <p>5 original woodwork on this first floor.</p> <p>6 The only thing we think that's</p> <p>7 missing really is there were beams in the</p> <p>8 ceilings in the dining room and probably</p> <p>9 different beams that are there now in the living</p> <p>06:43:21PM 10 room but we don't have any -- they aren't on the</p> <p>11 drawings but we just know from what owners have</p> <p>12 told us that they used to be there.</p> <p>13 And then of course the thing that</p> <p>14 really tips you off if you drive by this house</p> <p>15 and you think, well, that's not a Frank Lloyd</p> <p>16 Wright, well, the octagonal library is the</p> <p>17 giveaway. Because this library actually was</p> <p>18 built before the octagonal library at the home</p> <p>19 and studio in Oak Park but it's a form that he</p> <p>06:43:45PM 20 really liked. The Winslow house in River Forest</p> <p>21 he wanted to build an octagonal gazebo onto</p> <p>22 that. He loved the octagon, it was kind of one</p>	<p>12</p> <p>1 head. Your house is probably like that, too.</p> <p>2 The yellow bedroom is actually</p> <p>3 probably the most original of all the second</p> <p>4 floor bedrooms. The master bedroom is where</p> <p>5 there used to be two rooms and it's now been</p> <p>6 made into one and the blue bedroom is pretty</p> <p>7 original as well.</p> <p>8 The green bedroom has -- is</p> <p>9 extended out over the kitchen but it's really</p> <p>06:45:21PM 10 interesting to me they reused original windows.</p> <p>11 They took the windows out that were on the back</p> <p>12 of the house and reused them in this little</p> <p>13 addition.</p> <p>14 The biggest change upstairs, as you</p> <p>15 all know because you have been there, is in the</p> <p>16 bathroom area in that southeast corner and we</p> <p>17 don't know what was there originally. We think</p> <p>18 it was actually extended over the dining room,</p> <p>19 that it never was that deep, and because we know</p> <p>06:45:45PM 20 there was a bedroom in that corner originally.</p> <p>21 There was literally only one bathroom in this</p> <p>22 house when it was originally built on that</p>
<p>11</p> <p>1 of his things.</p> <p>2 So the shelves are not original but</p> <p>3 the ceiling shape is definitely what is</p> <p>4 reflected on the original plan, this kind of</p> <p>5 slight dome to the ceiling and it has its</p> <p>6 original flooring and it really was an after</p> <p>7 thought. I'll show you a picture of the</p> <p>8 drawing, it's a really interesting thing that it</p> <p>9 was added on.</p> <p>06:44:16PM 10 This addition on the back of the</p> <p>11 house was put on in 1985 by a firm that is still</p> <p>12 in business today in Oakbrook Terrace and</p> <p>13 actually won an AIA award the following year for</p> <p>14 being a very sympathetic addition. It's a very</p> <p>15 interesting addition.</p> <p>16 Upstairs the bedrooms, I was saying</p> <p>17 to Lukas at dinner that if you look at the</p> <p>18 original plans, every single bedroom on the</p> <p>19 second floor was connected to the room next to</p> <p>06:44:49PM 20 it by a door. You could literally go around the</p> <p>21 entire circumference of the second floor without</p> <p>22 going in the hall. I see Shannon shaking her</p>	<p>13</p> <p>1 second floor. But all the original doors are</p> <p>2 there. The stair railings. It's really a lot</p> <p>3 of original material left.</p> <p>4 And then on the third floor it's</p> <p>5 the same, a lot of original doors, original</p> <p>6 woodwork. This little bay window on the right</p> <p>7 there is over the addition. We think it was</p> <p>8 built for egress for people living up there.</p> <p>9 And then that little eyebrow</p> <p>06:46:17PM 10 window, which looks like it could be from 1894</p> <p>11 but it's not. It's definitely later and we</p> <p>12 don't really know why it was put on. I'm</p> <p>13 assuming either they had folks living up here</p> <p>14 full time or whatever. It blends beautifully.</p> <p>15 If you look at the early photographs of the</p> <p>16 house with that window in it, it's like painted</p> <p>17 out. It's not painted as trim, it's painted</p> <p>18 kind of the color of the body of the house so it</p> <p>19 would just blend in with the shingles.</p> <p>06:46:47PM 20 So these -- I show you these</p> <p>21 because it's really hard. I gave you the links</p> <p>22 in the landmark nomination for these drawings,</p>

<p style="text-align: center;">14</p> <p>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.  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,</p>	<p style="text-align: center;">16</p> <p>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.  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.  22               I think that's it. Thank you.</p>
<p style="text-align: center;">15</p> <p>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.  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</p>	<p style="text-align: center;">17</p> <p>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.  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.</p>

<p style="text-align: center;">18</p> <p>1 Since then, for a number of</p> <p>2 different reasons, we decided that this is not</p> <p>3 quite at the level that he would like to work at</p> <p>4 and we have decided on a different architectural</p> <p>5 firm. So we and Gunnie Harboe have split.</p> <p>6 The firm we are currently in final</p> <p>7 negotiation with is a firm from the pacific</p> <p>8 northwest. George Suyama is an award-winning</p> <p>9 architect and a very close friend of Frank Lloyd</p> <p>06:51:08PM 10 Wright's architecture. We believe he will do a</p> <p>11 fantastic job and our plan is to do some early</p> <p>12 assessment work, as Jean alluded to, to begin to</p> <p>13 understand what the status of the house is.</p> <p>14 Our plan is to begin the summer</p> <p>15 after this season is over. Again, we are at</p> <p>16 hard work on assessing where we are, getting</p> <p>17 behind everything and really beginning to finish</p> <p>18 our plans. Our idea is to get a lot of the</p> <p>06:51:31PM 19 planning in place, assessing and planning in</p> <p>20 place this year and basically start next year</p> <p>21 with full-fledged construction.</p> <p>22 MS. BRADEN: We are so lucky to have</p>	<p style="text-align: center;">20</p> <p>1 think is worthwhile to note as part of the</p> <p>2 application.</p> <p>3 And then if you do go look at what</p> <p>4 the applicant has submitted on their landmark</p> <p>5 nomination application, they did mark which of</p> <p>6 the criteria they think that they are meeting.</p> <p>7 CHAIRMAN BOHNEN: Right. So you all</p> <p>8 see the attachments that Bethany sent to you and</p> <p>9 the application here.</p> <p>06:53:10PM 10 Bethany, is it appropriate that we</p> <p>11 go through this now as a group?</p> <p>12 MS. SALMON: Yes. I would recommend</p> <p>13 that you -- you don't need to probably be as</p> <p>14 detailed as the findings I sent to you because</p> <p>15 some of that can be filled in.</p> <p>16 I think it's important to go</p> <p>17 through the criteria that they had selected and</p> <p>18 say whether you agree or disagree for certain</p> <p>19 reasons with at least each of the ones where the</p> <p>06:53:36PM 20 check boxes are and then of course if you have</p> <p>21 any questions, the applicant can help answer</p> <p>22 some of those and why they selected.</p>
<p style="text-align: center;">19</p> <p>1 you.</p> <p>2 MR. RUECKER: Thank you. Thank you</p> <p>3 very much. Wonderful welcome. I can't tell you</p> <p>4 how happy we are to be here.</p> <p>5 MR. GONZALEZ: Very exciting.</p> <p>6 CHAIRMAN BOHNEN: Thank you very much.</p> <p>7 Our best to Safina, too.</p> <p>8 Okay. Bethany, so how do we</p> <p>9 progress from here?</p> <p>06:51:58PM 10 MS. SALMON: So per the village code,</p> <p>11 and I think I included this in the staff report,</p> <p>12 the recommendation for a landmark designation</p> <p>13 should contain the following information.</p> <p>14 So staff will draft formal</p> <p>15 findings, it will come back to you guys next</p> <p>16 month for formal approval and then that would be</p> <p>17 put into the final ordinance that would move</p> <p>18 forward to the village board.</p> <p>19 So we want to look at your</p> <p>06:52:23PM 20 rationale for landmarking it, obviously</p> <p>21 recommendation for approval or rejection, and</p> <p>22 then any other pertinent information that you</p>	<p style="text-align: center;">21</p> <p>1 CHAIRMAN BOHNEN: So I would direct</p> <p>2 each of you to the application for local</p> <p>3 landmark designation. It's about four pages in</p> <p>4 which Lukas and Jean checked off certain items.</p> <p>5 If we can move to point No. 3, the</p> <p>6 criteria for designation. Are we all on the</p> <p>7 same page there? Okay. Good.</p> <p>8 Alexis, why don't you start us out</p> <p>9 and we can start going through these.</p> <p>06:54:15PM 10 MS. BRADEN: Sure. I wanted to</p> <p>11 backtrack real quick.</p> <p>12 Bullet point No. 4 under 3A, due to</p> <p>13 it's unique location or its singular physical</p> <p>14 characteristic. In my opinion, I feel like we</p> <p>15 could also check that box given the octagonal</p> <p>16 library feature and its rarity and that it was</p> <p>17 modeled -- or his home and studio was modeled</p> <p>18 after that. It's just my opinion. But, yes, we</p> <p>19 can start to present to read the list.</p> <p>20 CHAIRMAN BOHNEN: Yes. Why don't we go</p> <p>21 down the ones that they had checked off and see</p> <p>22 if there are any comments.</p>

<p style="text-align: right;">22</p> <p>1 MS. BRADEN: Sure. So the first one:</p> <p>2 Has significant character, interest, or value as</p> <p>3 part of the historic, aesthetic, or architectural</p> <p>4 heritage of the village, the state of Illinois,</p> <p>5 and the United States.</p> <p>6 CHAIRMAN BOHNEN: I think a comment, I</p> <p>7 mean, we all agree on that.</p> <p>8 MS. BRADEN: Go to No. 2?</p> <p>9 CHAIRMAN BOHNEN: Yes.</p> <p>06:55:17PM 10 MS. BRADEN: Is closely identified with</p> <p>11 a person or persons who significantly</p> <p>12 contributed to the development of the village,</p> <p>13 state of Illinois or the United States.</p> <p>14 Bullet point No. 3: Represents</p> <p>15 notable efforts of, or is the only known example</p> <p>16 of work by a master builder, designer, architect,</p> <p>17 architectural firm or artist whose individual</p> <p>18 accomplishment has influenced the development of</p> <p>19 the village, the state of Illinois, or the</p> <p>06:55:47PM 20 United States.</p> <p>21 On to bullet point No. 4 is an</p> <p>22 established or familiar visual feature due to</p>	<p style="text-align: right;">24</p> <p>1 CHAIRMAN BOHNEN: Correct.</p> <p>2 MS. BRADEN: Says activities associated</p> <p>3 with it.</p> <p>4 MR. PRISBY: Could be the fresh house</p> <p>5 activities and then could that history fall</p> <p>6 under that category.</p> <p>7 MS. BRADEN: Owners' contribution to</p> <p>8 Hinsdale heritage. I'm not sure if I'm</p> <p>9 expanding on that bullet erroneously.</p> <p>06:57:29PM 10 CHAIRMAN BOHNEN: Well, I would think</p> <p>11 there would be a lot of general interest in the</p> <p>12 process as this house is deconstructed and</p> <p>13 reconstructed. I know we intended to have open</p> <p>14 houses, did we not?</p> <p>15 MR. RUECKER: Absolutely. We would</p> <p>16 like to share this with the village. We did</p> <p>17 this for Hinsdale. Absolutely, we plan to have</p> <p>18 lots of open houses and entertain all interest</p> <p>19 in the village.</p> <p>06:57:56PM 20 CHAIRMAN BOHNEN: Lukas, we discussed</p> <p>21 that.</p> <p>22 MR. RUECKER: Absolutely.</p>
<p style="text-align: right;">23</p> <p>1 its unique location or its singular physical</p> <p>2 characteristics.</p> <p>3 CHAIRMAN BOHNEN: Thank you.</p> <p>4 MR. PRISBY: I would include that.</p> <p>5 MS. WEINBERGER: I would agree with</p> <p>6 that.</p> <p>7 MS. BRADEN: So we are check marking</p> <p>8 that fourth bullet point.</p> <p>9 Fifth: Was or is a historical</p> <p>06:56:19PM 10 focal point in the village because of its</p> <p>11 activities associated with it.</p> <p>12 I argue maybe based on Jean's</p> <p>13 research and Mrs. Bagley's philanthropical</p> <p>14 contributions to Hinsdale that could be</p> <p>15 something that we ponder on.</p> <p>16 CHAIRMAN BOHNEN: Yes. I would</p> <p>17 certainly think that it will become, probably</p> <p>18 hasn't in the past, has not gained that stature</p> <p>19 just because of the lack of general knowledge</p> <p>06:56:56PM 20 about the history of the home.</p> <p>21 MR. PRISBY: But the bullet point says</p> <p>22 was or is not will be.</p>	<p style="text-align: right;">25</p> <p>1 CHAIRMAN BOHNEN: It would be in</p> <p>2 everybody's interest to educate people as you</p> <p>3 progress with the work on the home.</p> <p>4 MR. RUECKER: A hundred percent you</p> <p>5 have my commitment on that and you guys know I'm</p> <p>6 good for it.</p> <p>7 CHAIRMAN BOHNEN: I'm going to suggest</p> <p>8 that we check that.</p> <p>9 MS. BRADEN: Last bullet point: Is of</p> <p>06:58:14PM 10 a type or associated with use once common but</p> <p>11 now rare, or is a particularly fine or unique</p> <p>12 example of a utilitarian structure and possesses</p> <p>13 a high level of integrity or architectural</p> <p>14 significance.</p> <p>15 Bethany, what's your thoughts on</p> <p>16 here.</p> <p>17 MS. SALMON: It's the applicant who</p> <p>18 decided which ones they wanted to check so maybe</p> <p>19 it would be a good idea to ask them.</p> <p>06:58:51PM 20 MS. FOLLETT: Read that one again.</p> <p>21 Honestly, Bethany encouraged me to add more than</p> <p>22 I originally added. Read that one again.</p>

<p style="text-align: right;">26</p> <p>1 MS. BRADEN: Sure thing. Is of a type</p> <p>2 or associated with a use once common but now</p> <p>3 rare or is a particularly fine or unique example</p> <p>4 of a utilitarian structure and possesses a high</p> <p>5 level of integrity or architectural</p> <p>6 significance.</p> <p>7 MS. FOLLETT: See, I don't think that</p> <p>8 applies. That's more for or if it's an</p> <p>9 exceptional fire station or whatever.</p> <p>06:59:31PM 10 I forgot to tell you this house was</p> <p>11 built by Adolph Froscher, the man. He did like</p> <p>12 37 houses. I mean, all the big houses in</p> <p>13 Hinsdale at this time were built by him.</p> <p>14 MS. BRADEN: Would you like me to go</p> <p>15 into Section B?</p> <p>16 CHAIRMAN BOHNEN: Please.</p> <p>17 MS. BRADEN: Architectural. The</p> <p>18 proposed landmark. The first bullet point,</p> <p>19 which is checked: Represents distinguishing</p> <p>07:00:01PM 20 characteristics of architecture inherently</p> <p>21 valuable for the study of a time period, type of</p> <p>22 property, method of construction, or use of</p>	<p style="text-align: right;">28</p> <p>1 No. 4, and lastly for Section B:</p> <p>2 Is, or is part of, a contiguous grouping that</p> <p>3 has a sense of cohesiveness expressed through a</p> <p>4 similarity of style, time period, type of</p> <p>5 property, method of construction, or use of</p> <p>6 materials.</p> <p>7 MR. PRISBY: I'm not sure how that</p> <p>8 applies. I don't think that applies.</p> <p>9 MS. WEINBERGER: No.</p> <p>07:01:35PM 10 MS. BRADEN: Moving on to Section C,</p> <p>11 historical significance. The first bullet</p> <p>12 point: Is an exceptional example of a</p> <p>13 historical or vernacular style, or is one of the</p> <p>14 few such remaining properties of its kind in the</p> <p>15 village.</p> <p>16 Bullet point No. 2: Has a strong</p> <p>17 association with the life or activities of a</p> <p>18 person or persons who has significantly</p> <p>19 contributed to, or participated in the historic</p> <p>07:02:01PM 20 events of the United States, the state of</p> <p>21 Illinois or the village.</p> <p>22 MS. WEINBERGER: Yes.</p>
<p style="text-align: right;">27</p> <p>1 materials.</p> <p>2 No. 2. Embodies elements of</p> <p>3 design, detail, material, or craftsmanship of</p> <p>4 exceptional quality.</p> <p>5 No. 3. Exemplifies or is one of</p> <p>6 the few remaining examples of a particular</p> <p>7 architectural style in terms of detail, material,</p> <p>8 and workmanship which has resulted in little or</p> <p>9 no alteration to its original construction.</p> <p>07:00:34PM 10 Now, I'd argue it has a marble</p> <p>11 foundation; how many homes have marble</p> <p>12 foundations?</p> <p>13 MS. FOLLETT: That's true. Or marble</p> <p>14 columns on the front porch.</p> <p>15 MS. WEINBERGER: And the fact that it's</p> <p>16 been in town for as long as it has been and that</p> <p>17 first floor is really very intact.</p> <p>18 MS. FOLLETT: I agree.</p> <p>19 CHAIRMAN BOHNEN: So what do we think?</p> <p>07:01:01PM 20 MS. WEINBERGER: I would check it.</p> <p>21 MS. BRADEN: So we are going to</p> <p>22 checkmark bullet point No. 3.</p>	<p style="text-align: right;">29</p> <p>1 MS. BRADEN: Bullet point No. 3: Is</p> <p>2 associated with an organization or group,</p> <p>3 whether formal or informal, through which</p> <p>4 persons have significantly contributed to or</p> <p>5 participated in historic events of the United</p> <p>6 States, the state of Illinois or the village.</p> <p>7 MS. WEINBERGER: That one I think to me</p> <p>8 the way I read it the first one is the Bagleys</p> <p>9 themselves and then the one you just read is</p> <p>07:02:31PM 10 really Frank Lloyd Wright.</p> <p>11 MS. BRADEN: I agree. So I think we</p> <p>12 are proposing, Chairman, to check the third</p> <p>13 bullet point of Section C.</p> <p>14 CHAIRMAN BOHNEN: Okay. C 3.</p> <p>15 MS. BRADEN: Of historic significance.</p> <p>16 C 3, correct.</p> <p>17 Bullet point No. 4: Is associated</p> <p>18 with a notable historic event.</p> <p>19 MS. FOLLETT: (Shaking head) no.</p> <p>07:03:05PM 20 MS. BRADEN: Next bullet point: Is</p> <p>21 associated with an antiquated use due to</p> <p>22 technological or social advances.</p>

<p style="text-align: right;">30</p> <p>1 MS. FOLLETT: No.</p> <p>2 MS. BRADEN: Last bullet: Is a</p> <p>3 monument to, or cemetery of, a historic person</p> <p>4 or persons.</p> <p>5 MR. PRISBY: That's a no.</p> <p>6 MS. BRADEN: Not that we know of.</p> <p>7 CHAIRMAN BOHNEN: Okay. So at that</p> <p>8 point, Bethany, I would think that we can cut</p> <p>9 and paste a description and we can assign that</p> <p>10 to a member of the commission, Alexis, and that</p> <p>11 would complete our work at this for the</p> <p>12 application.</p> <p>13 MS. BRADEN: Bethany, we can talk</p> <p>14 offline about what exactly you need but I'm</p> <p>15 happy to draft a recommendation on behalf of our</p> <p>16 commission.</p> <p>17 CHAIRMAN BOHNEN: That would be great.</p> <p>18 MS. SALMON: Just to state staff will</p> <p>19 prepare these and like I said, if there's</p> <p>20 anything we need to change at the next meeting,</p> <p>21 it will be brought forth for formal approval at</p> <p>22 the next meeting. So if there's anything you</p>	<p style="text-align: right;">32</p> <p>1 tonight? What are we motioning?</p> <p>2 CHAIRMAN BOHNEN: Recommend.</p> <p>3 MS. SALMON: You recommend approval,</p> <p>4 denial, approval with conditions.</p> <p>5 CHAIRMAN BOHNEN: A form of a motion.</p> <p>6 MS. SALMON: Yes, normal motion. And</p> <p>7 then the findings next month would come back and</p> <p>8 you would recommend approval of the findings.</p> <p>9 CHAIRMAN BOHNEN: Okay. Do we have any</p> <p>10 further discussion?</p> <p>11 I think we are all familiar with</p> <p>12 the Bagley house, certainly more so than we</p> <p>13 were. Some of us knew that it was existent but</p> <p>14 something now the village does. We have had two</p> <p>15 very successful open houses over there and as</p> <p>16 Lukas discussed, the first of many, but it's fun</p> <p>17 to be working on a project like this. We are</p> <p>18 thrilled as a commission and I'm thrilled</p> <p>19 personally as a citizen and Jean, it's great to</p> <p>20 have you back in our midst.</p> <p>21 MS. FOLLETT: It's great to be home</p> <p>22 again. You never actually move out of Hinsdale,</p>
<p style="text-align: right;">31</p> <p>1 want to add or staff missed, you can always add</p> <p>2 it as well.</p> <p>3 MS. BRADEN: Okay. But you still need</p> <p>4 a recommendation from our commission?</p> <p>5 MS. SALMON: Correct, tonight.</p> <p>6 MS. BRADEN: But in writing?</p> <p>7 MS. SALMON: Yes. So this is the</p> <p>8 procedure that I know you guys don't see as much</p> <p>9 but this is a procedure that the plan commission</p> <p>10 does where after the meeting and you guys have</p> <p>11 your formal recommendation, staff will go back</p> <p>12 and put these formal findings together, which</p> <p>13 pretty much is a summary of what happened at the</p> <p>14 meeting tonight as well as why you are</p> <p>15 recommending this or denying this to move</p> <p>16 forward to the village board. Then that way the</p> <p>17 village board actually has something. It's also</p> <p>18 put as a hard copy in the ordinance that pretty</p> <p>19 much is justifying your decision. You can kind</p> <p>20 of think about it like that. So it will live on</p> <p>21 forever.</p> <p>22 MS. WEINBERGER: What is the wording</p>	<p style="text-align: right;">33</p> <p>1 as you know.</p> <p>2 CHAIRMAN BOHNEN: That's great. It</p> <p>3 will be fun. I guess we are all on board.</p> <p>4 At this point, if I can have a</p> <p>5 motion to make a recommendation and a second so</p> <p>6 we can move this along to the next meeting. So</p> <p>7 if somebody would make that motion.</p> <p>8 MS. BRADEN: I motion in regards to</p> <p>9 Case HPC-02-22 the Bagley house, 121 South</p> <p>10 County Line Road, recommend application for</p> <p>11 local landmark designation.</p> <p>12 Do I have a second?</p> <p>13 MS. WEINBERGER: Second.</p> <p>14 CHAIRMAN BOHNEN: Voice vote?</p> <p>15 MS. SALMON: Can I do a roll call vote?</p> <p>16 CHAIRMAN BOHNEN: Yes.</p> <p>17 MS. SALMON: Commissioner Barclay?</p> <p>18 MS. BARCLAY: Aye.</p> <p>19 MS. SALMON: Commissioner Weinberger?</p> <p>20 MS. WEINBERGER: Aye.</p> <p>21 MS. SALMON: Commissioner Gonzalez?</p> <p>22 MR. GONZALEZ: Aye.</p>

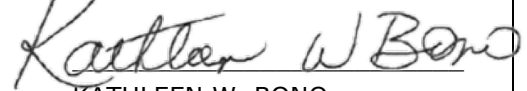
1 MS. SALMON: Commissioner Braden?  
 2 MS. BRADEN: Aye.  
 3 MS. SALMON: Commissioner Prisby?  
 4 MR. PRISBY: Aye.  
 5 MS. SALMON: Chairman Bohnen?  
 6 CHAIRMAN BOHNEN: Aye.  
 7 Great. Thank you, guys, very much.  
 8 Can I have a motion to close the  
 9 Public Hearing, please.  
 10 MS. WEINBERGER: 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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## MEMORANDUM

**DATE:** May 27, 2022

**TO:** Chairman Bohnen and Historic Preservation Commissioners

**CC:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Bethany Salmon, Village Planner

**RE:** Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign

**FOR:** June 1, 2022 Historic Preservation Commission Meeting

---

### Summary

The Village of Hinsdale has received a sign permit application from Every Day's a Sundae requesting approval to install one (1) new wall sign at 14 W. Hinsdale Avenue. Every Day's a Sundae is an ice cream shop that intends to locate their business within one of the ground floor tenant spaces in the multi-tenant building. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

### Request and Analysis

The applicant is requesting to install one (1) internally illuminated wall sign facing Hinsdale Avenue. The proposed wall sign consists of a black opaque aluminum cabinet panel with push-thru acrylic white letters. The sign measures 1.5' tall and 10' wide, with an overall sign face area of 15 square feet.

The applicant provided a night time rendering to show how the sign will look illuminated at night. The black background will be opaque, with only the sign copy (letters) transmitting light through, as required by Section 9-106(E) of the Zoning Code.

As part of this sign permit review, no permanent window signs in the storefront windows are proposed. Per the applicant, the existing gooseneck lights above the sign are proposed to remain, but the bulbs will be removed and therefore the lights will not be used to externally illuminate the sign. The existing vinyl signage for the former tenant on the black awning above the storefront window will be removed.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed wall sign meets the Village's code requirements.



## MEMORANDUM

### Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

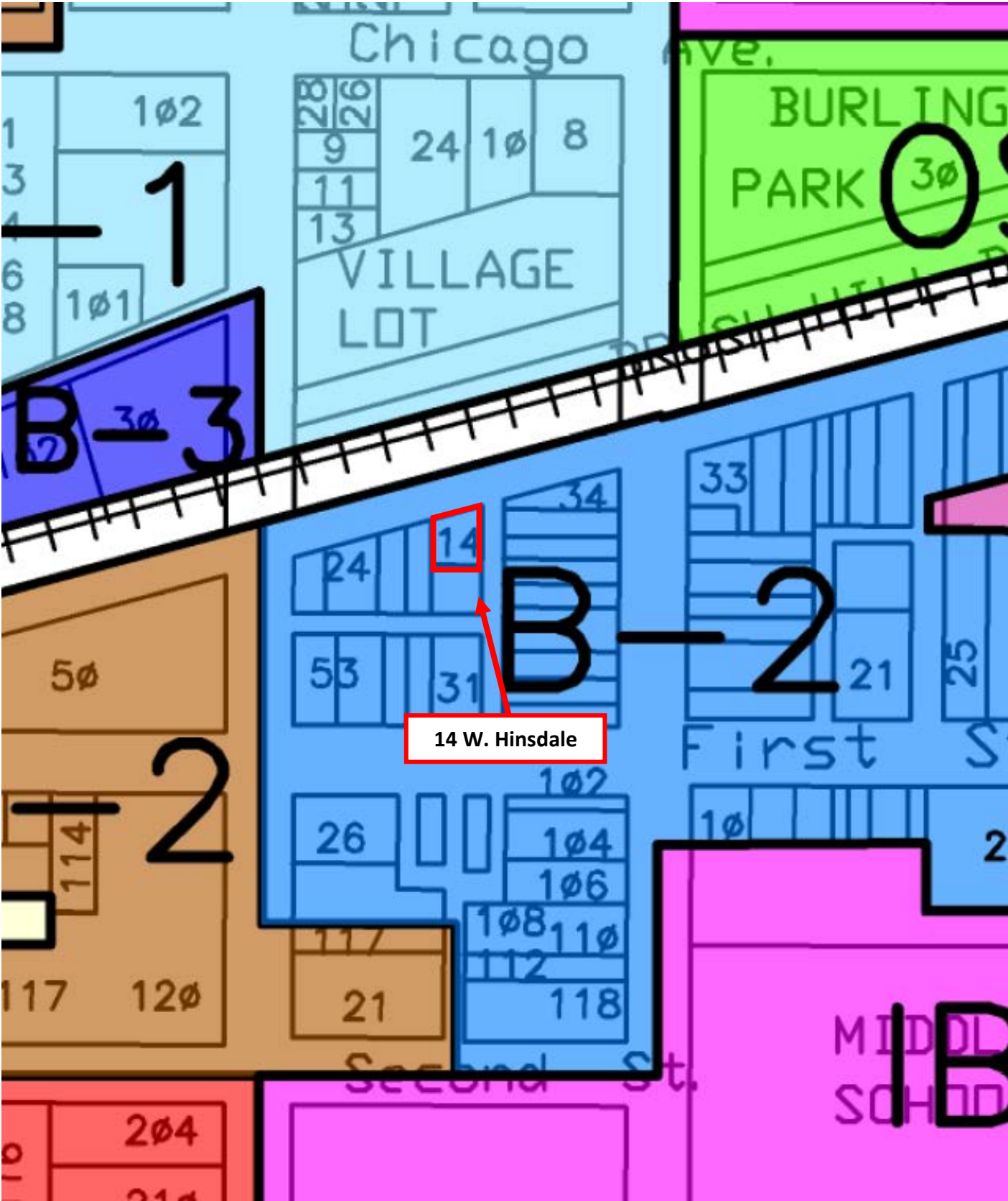
### Attachments

1. Zoning Map and Project Location
2. Birds Eye View
3. Street View
4. Sign Application and Exhibits





Village of Hinsdale Zoning Map and Project Location





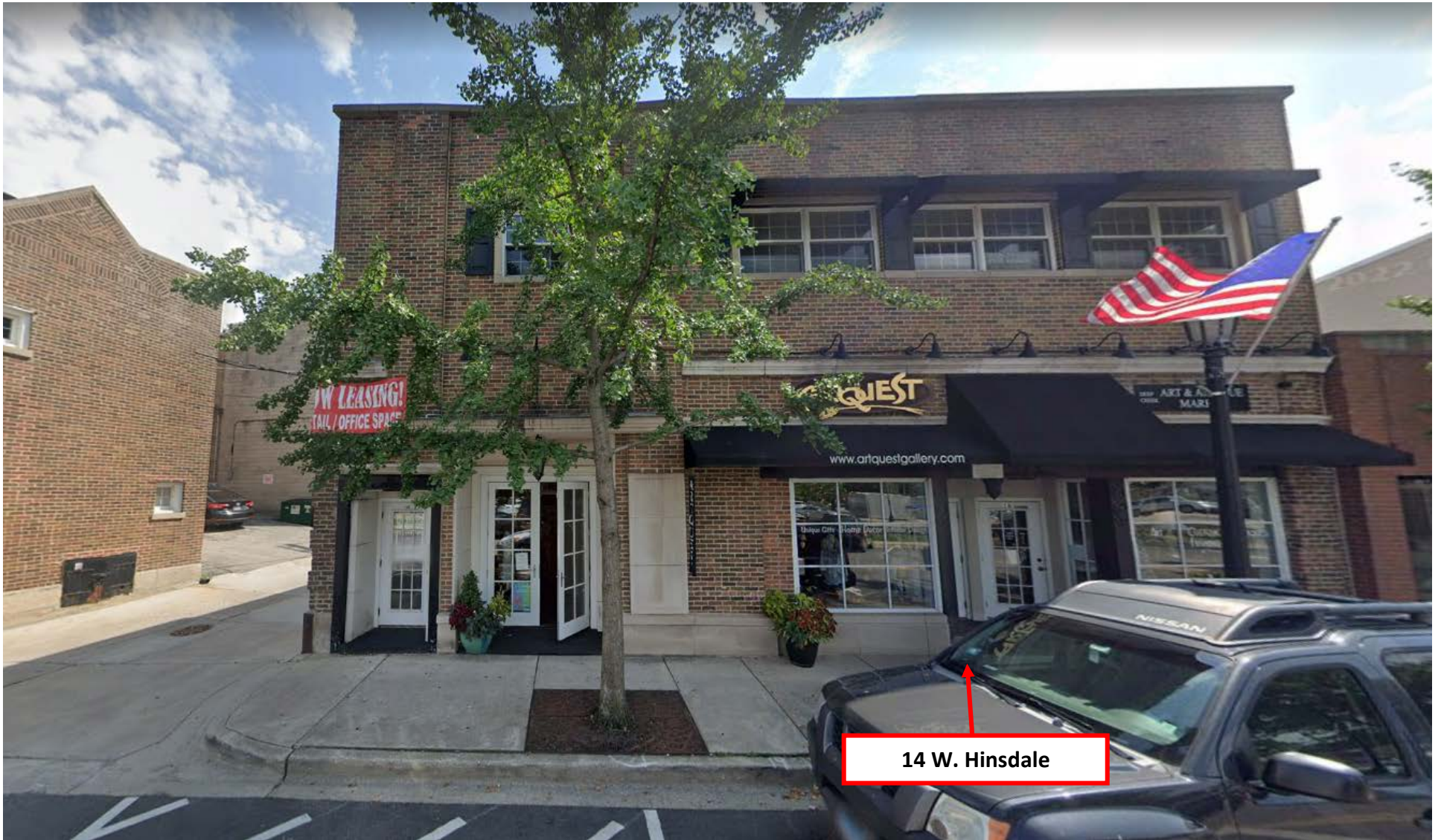
## Birds Eye View – 14 W. Hinsdale Avenue





## Street View – 14 W. Hinsdale Avenue

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VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Every Days A Sundae  
Address: 14 W Hinsdale ave  
City/Zip: Hinsdale IL  
Phone/Fax: ( ) 773.248.6266 /  
E-Mail: edashinsdale@gmail.com  
Contact Name: Jonathan N. Kaufman

**Contractor**

Name: IC Signs & Graphics  
Address: 417 Sheridan Rd  
City/Zip: Highwood IL 60040  
Phone/Fax: ( ) 630-313-0286 /  
E-Mail: cory@icsignsinc.com  
Contact Name: Cory Hock

**ADDRESS OF SIGN LOCATION:** 14 W Hinsdale Ave

**ZONING DISTRICT:** Please Select One

**SIGN TYPE:** Wall Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 15 ( 10ft x 18" )

Overall Height from Grade: 11 Ft.

Proposed Colors (Maximum of Three Colors):

- ① white
- ② black
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 60

Building/Tenant Frontage: 37

Existing Sign Information:

Business Name: guaranteed rate

Size of Sign: 8 Square Feet

Business Name: guaranteed rate

Size of Sign: 3 Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

[Signature]  
Signature of Applicant

03/29/2022

Date

[Signature]  
Signature of Building Owner

3/29/2022

Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



# Approved by Client & Landlord

Client Signature Approval

Client Print Name

Date



Artwork is **APPROVED**  
Proceed with order



Make Changes  
& send **NEW Proof**



Make Changes  
& **Proceed with order**

## Illumination Notes:

- Not to exceed fifty (50) foot-candles when measured with a standard light meter
- Business to turn signage lighting off at 10PM and/or close of business
- Black background is OPAQUE only

# Every Day's a Sundae

6.75" H Uppers / 4.75" H Lower

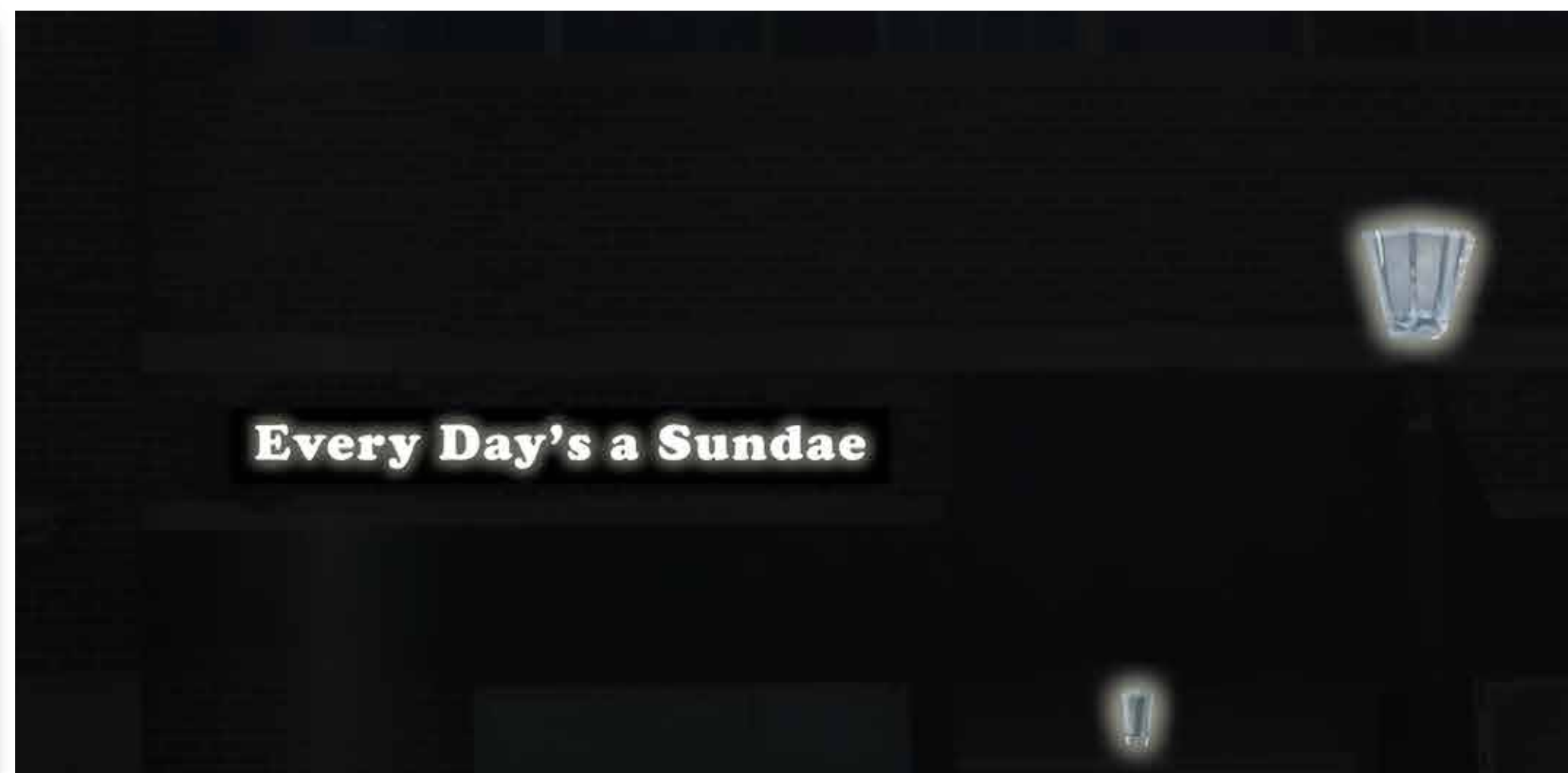
w/ Warm white LED - Letter Faces opaque white

Push Thru Cabinet w/ 1/2" acrylic past face - LED Edge Lit white

cabinet 18x120" overall - Depth 4"

side view

## OPT 1: LED Lit Push Thru Lighting



417 Sheridan Rd.  
Highwood, IL 60040

O: 708-669-7177 C: 630-313-0286

E: [Cory@icsignsinc.com](mailto:Cory@icsignsinc.com)

W: [www.icsignsinc.com](http://www.icsignsinc.com)



Colors depicted on this drawing are printed simulations to assist in visualizing the design.  
They do not accurately reflect the actual colors specified.

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Job Name: Everydays Sundae

Contact: JOn

Location: Hinsdale

Date: 3-24-22

Manufacturer: IC Signs & Graphics Inc.

Sales Person: CLH

Design By: CLH



Underwriters  
Laboratories

Drawing #: Wall Sign LED  
only



# Approved by Client & Landlord

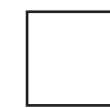
Client Signature Approval

Client Print Name

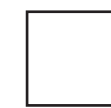
Date



Artwork is **APPROVED**  
Proceed with order



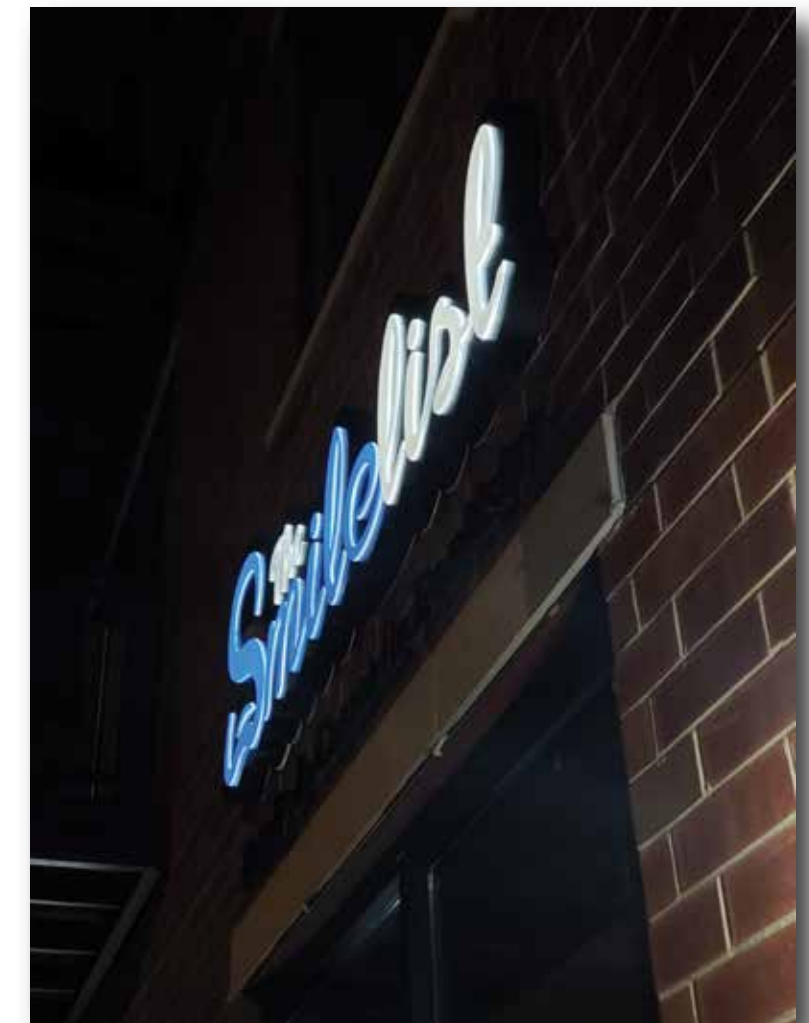
Make Changes  
& send **NEW Proof**



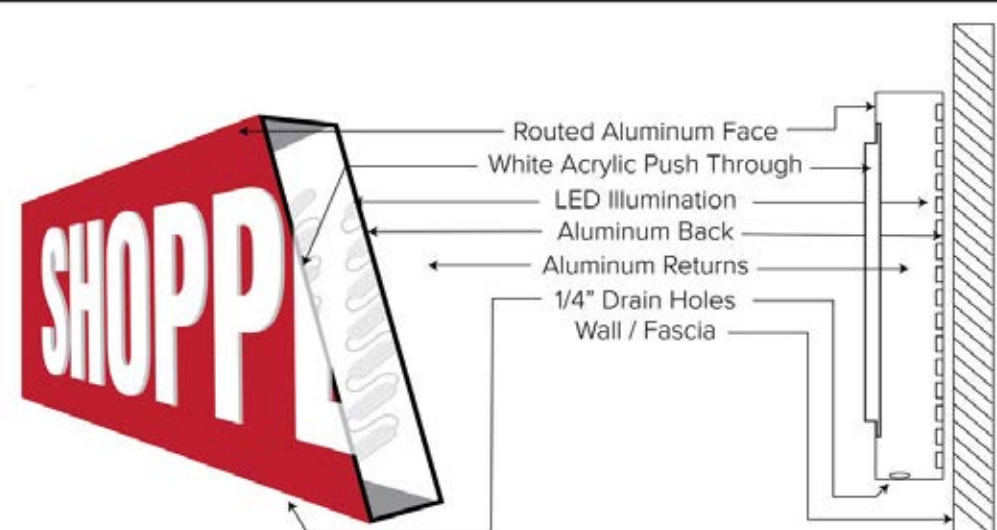
Make Changes  
& **Proceed with order**



OPT 1: LED Lit  
Push Thru Lighting

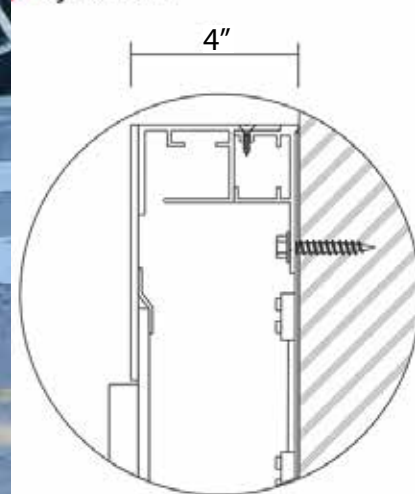


## PUSH THROUGH ACRYLIC LETTERS



## Frame Detail

System 275



## Mounting Detail



Every Day's a Sundae

Nite Rendering



417 Sheridan Rd.  
Highwood, IL 60040

O: 708-669-7177 C: 630-313-0286

E: Cory@icsignsinc.com

W: www.icsignsinc.com



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Job Name: Everydays Sundae

Contact: JOn

Location: Hinsdale

Date: 3-24-22

Manufacturer: IC Signs & Graphics Inc.

Sales Person: CLH

Design By: CLH



Underwriters  
Laboratories

Drawing #: Wall Sign LED  
only

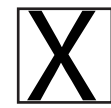


# Approved by Client & Landlord

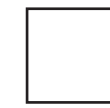
Client Signature Approval

Client Print Name

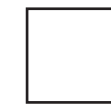
Date



Artwork is **APPROVED**  
Proceed with order

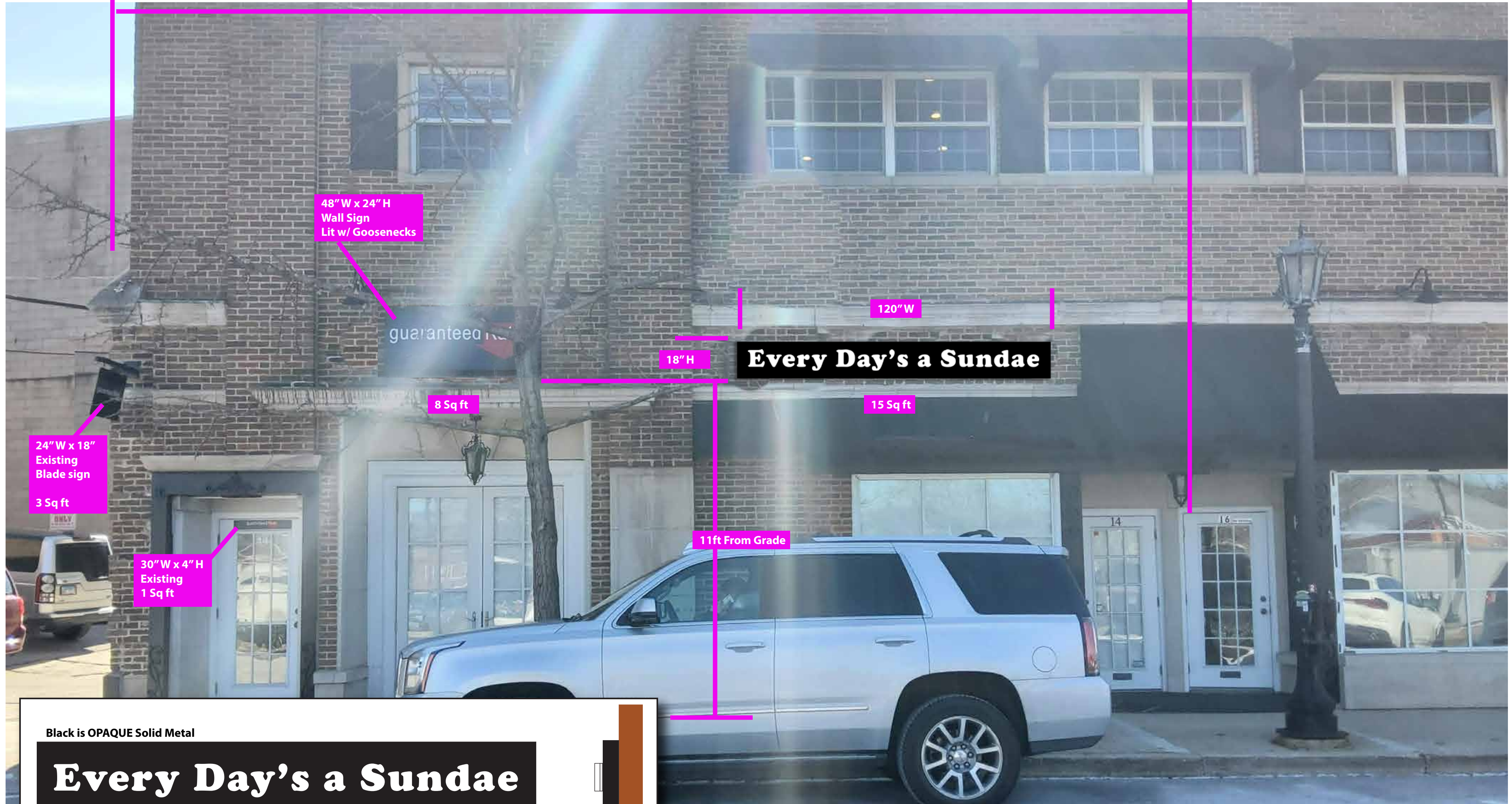


Make Changes  
& send **NEW Proof**



Make Changes  
& **Proceed with order**

## 37ft W Unit



Black is OPAQUE Solid Metal

# Every Day's a Sundae

side view

6.75" H Uppers / 4.75" H Lower  
w/ Warm white LED - Letter Faces opaque white  
Push Thru Cabinet w/ 1/2" acrylic past face - LED Edge Lit white  
cabinet 18x120" overall - Depth 4"



417 Sheridan Rd.  
Highwood, IL 60040

O: 708-669-7177 C: 630-313-0286


E: Cory@icsignsinc.com

W: www.icsignsinc.com



Colors depicted on this drawing are printed simulations to assist in visualizing the design.  
They do not accurately reflect the actual colors specified.

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Job Name: Everyday Sundae		Contact: JOn	
Location: Hinsdale			
Date:3-24-22	Manufacturer: IC Signs & Graphics Inc.		Sales Person: CLH
Design By: CLH	 Underwriters Laboratories		Drawing #: Wall Sign LED only



# Approved by Client & Landlord

Client Signature Approval

Client Print Name

Date



Artwork is **APPROVED**  
Proceed with order

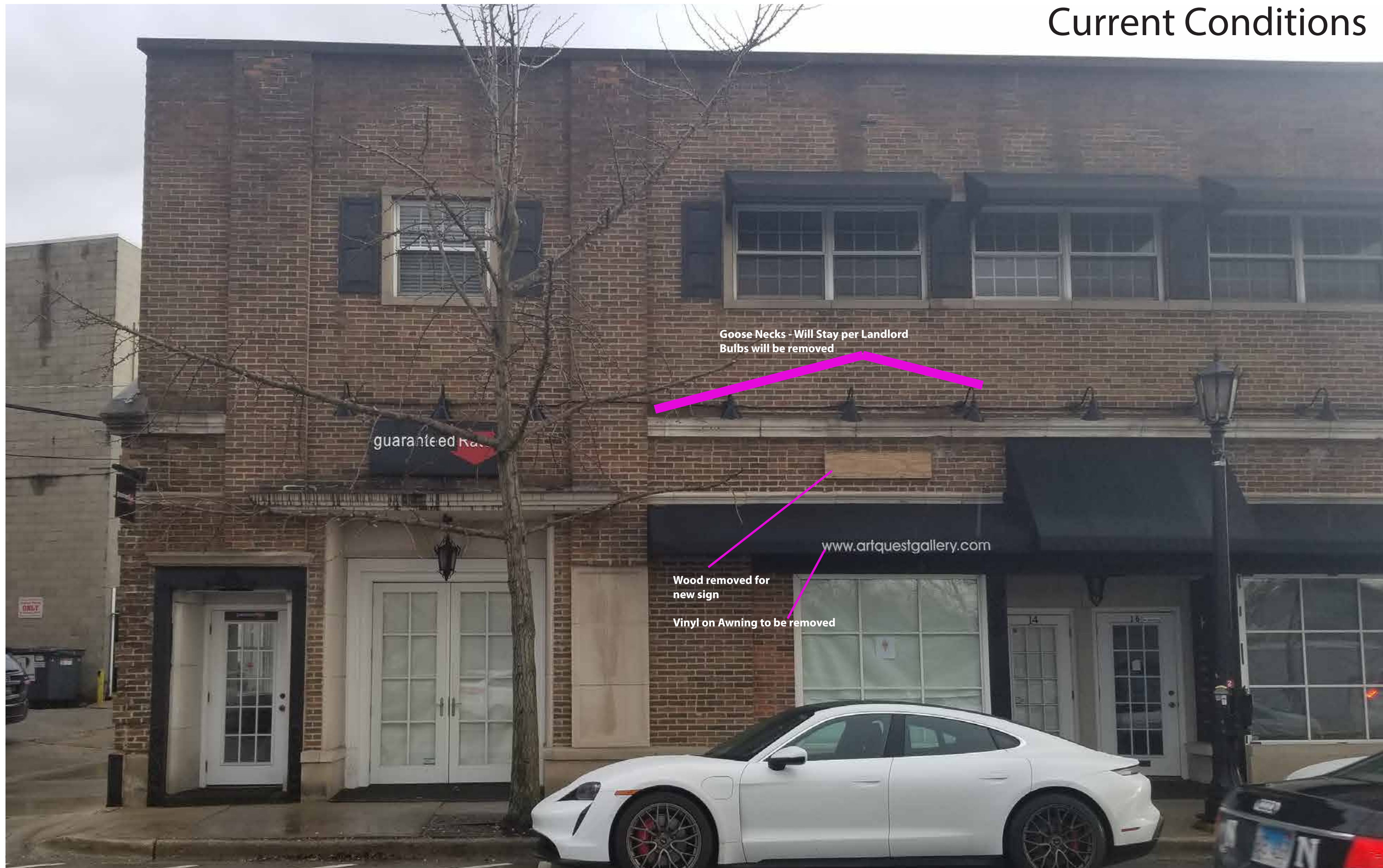


Make Changes  
& send **NEW Proof**



Make Changes  
& Proceed with order

## Current Conditions



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Job Name: Everyday Sundae

Contact: JOn

Location: Hinsdale

Date: 3-24-22

Design By: CLH

Manufacturer: IC Signs & Graphics Inc.



Sales Person: CLH

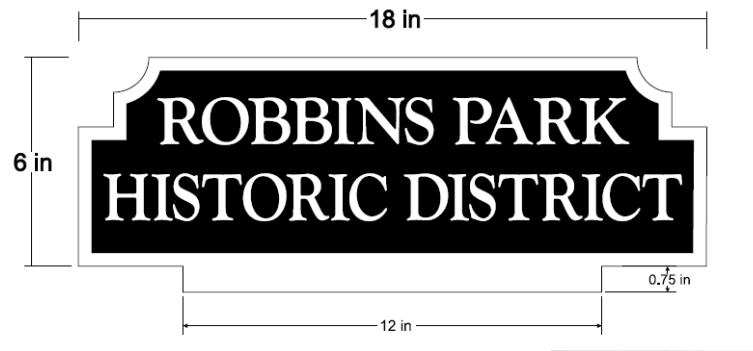
Drawing #: Wall Sign LED only



# Historic Preservation Commission Meeting – May 5, 2022

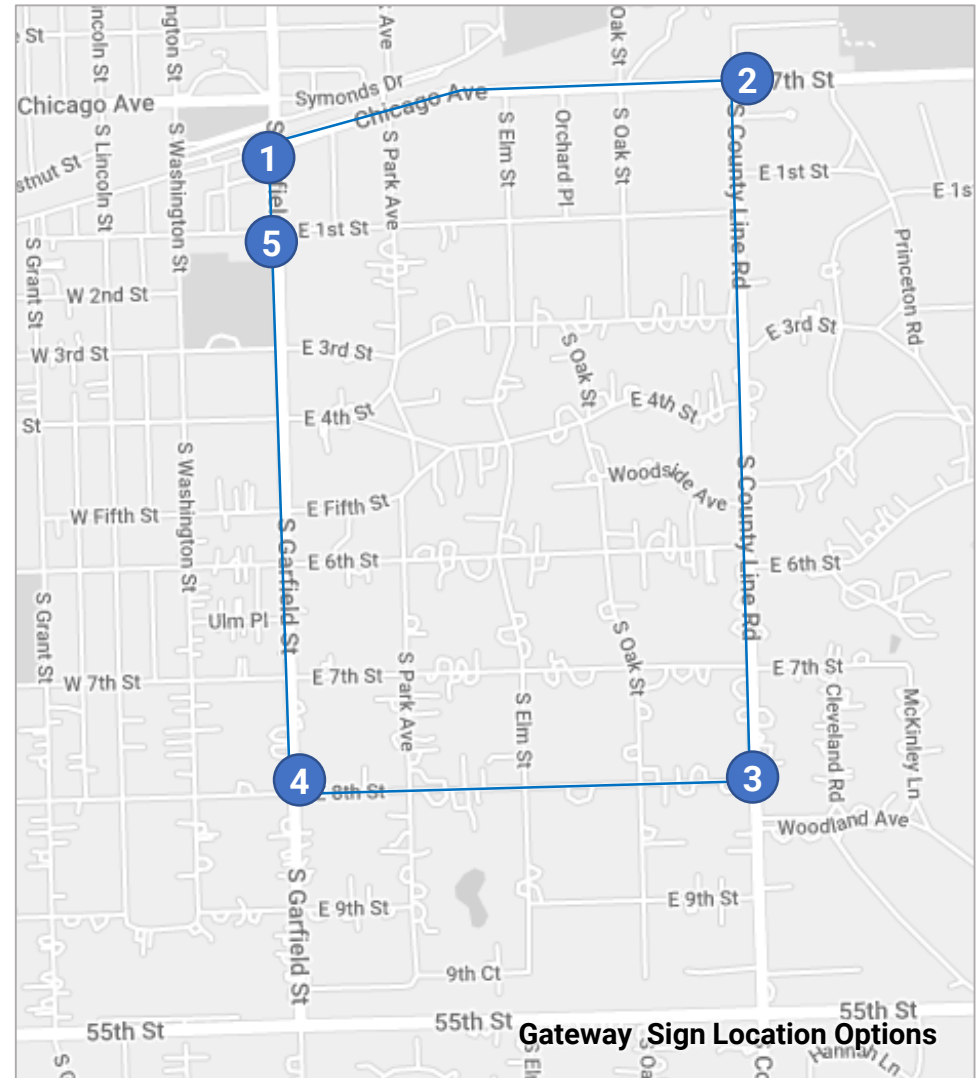


## APPROVED STREET SIGN TOPPERS

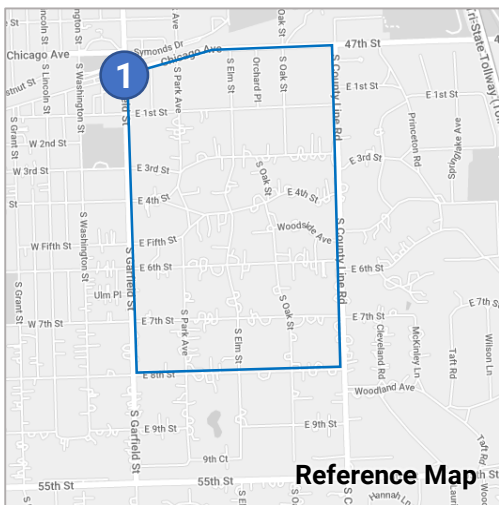


## POTENTIAL SIGN LOCATIONS

- Discuss preferred locations and sign types
- Final locations to be determined based on:
  - Verification of utilities
  - Conflicts with existing signs
  - Public Services feedback
  - Final sign types and design



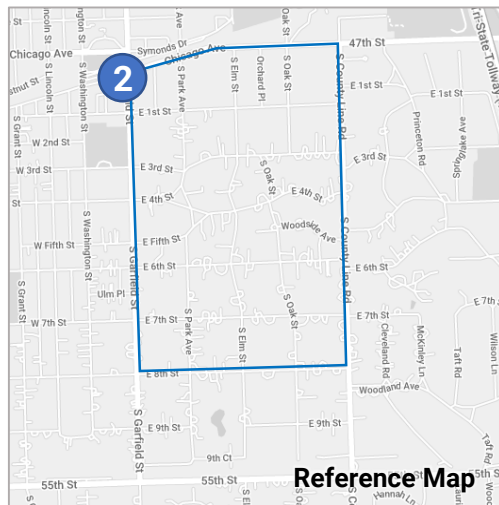
## 1 SOUTHEAST CORNER OF GARFIELD AVENUE AND CHICAGO AVENUE



### COMMENTS

- Potential location for a freestanding decorative sign
- Consideration for signs faces oriented toward different directions
- Utility conflicts to be determined
- Narrow right-of-way, additional area on Chicago Avenue rather than Garfield Avenue
- Grade changes traveling east on Chicago

## 2 SOUTHWEST CORNER OF COUNTY LINE ROAD AND CHICAGO AVENUE



### COMMENTS

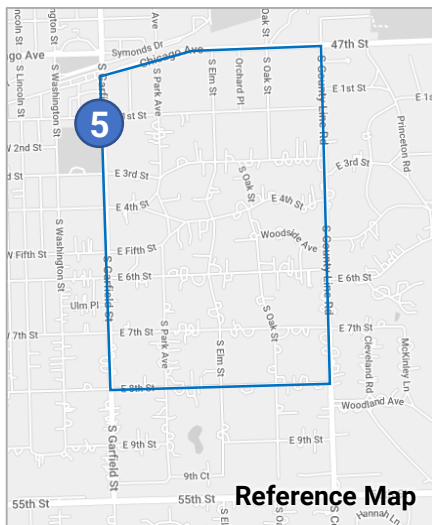
- Potential location for a freestanding decorative sign
- Consideration for signs faces oriented toward different directions
- Utility locations and conflicts to be determined (known underground utilities in this location)
- Locate off of County Line Road rather than Chicago Avenue due to conflicts with stop sign, utility pole, fire hydrant, large tree







## 5 CORNERS OF GARFIELD AVENUE AND FIRST STREET



### COMMENTS

- Potential for co-locating signs on the existing light poles
- Narrow right-of-way and existing signage / light poles
- Relocate or consolidate existing church directional signage



## DOWNTOWN HISTORIC DISTRICT SIGNAGE

Existing Signs - Decorative Street Lights & Bulletin Board Signs

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## GATEWAY SIGNAGE TYPES

### Single Post Signs

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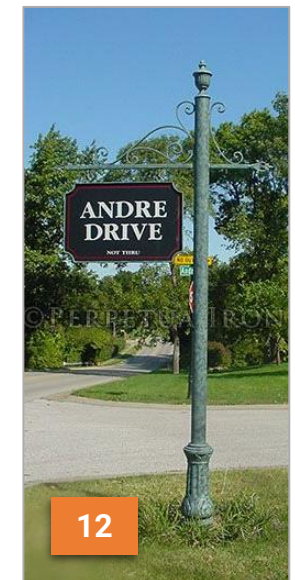
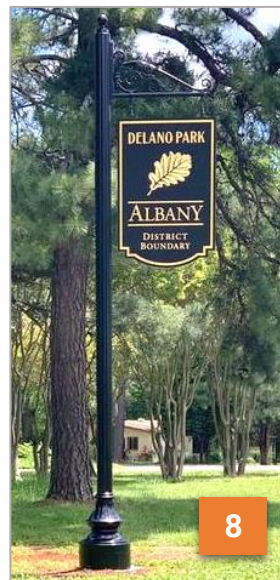
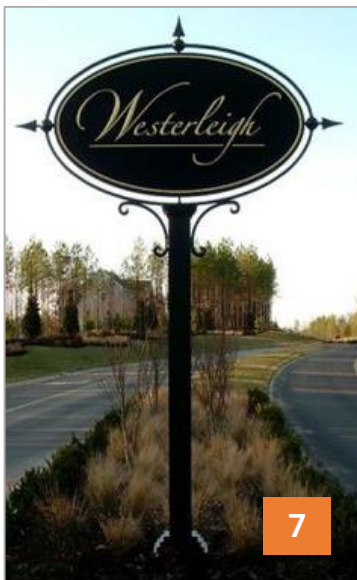




## GATEWAY SIGNAGE TYPES

### Single Post Signs

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## GATEWAY SIGNAGE TYPES

### Dual Post Signs

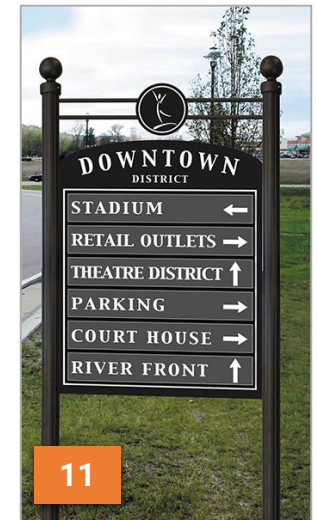
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## GATEWAY SIGNAGE TYPES

### Single Post Signs





## GATEWAY SIGNAGE TYPES

### Light Pole Signs





## GATEWAY SIGNAGE TYPES

### Sign Face Examples

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