

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Thursday, January 11, 2024**

The specially scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Thursday, January 11, 2023 at 6:33 p.m., roll call was taken.

PRESENT: Commissioners William Haarlow, Jim Prisby, and Chris Elder, and Chairman Bohnen

ABSENT: Commissioners Sarah Barclay, Shannon Weinberger, and Frank Gonzalez

ALSO PRESENT: Bethany Salmon, Village Planner

APPROVAL OF MINUTES – DECEMBER 6, 2023

Chairman Bohnen asked for comments on the December 6, 2023 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Elder made a motion, seconded by Commissioner Prisby, to approve the draft meeting minutes of the December 6, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 4-0.

AYES: Commissioners Haarlow, Prisby, Elder, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Barclay, Weinberger, and Gonzalez

SIGNAGE

a) Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign

Mike Hoffer, Aubrey Sign Company, stated the non-illuminated aluminum sign with laser cut letters, would be nearly identical the current sign installed for Homebaked Pizza. The proposed sign will be mounted in the same way and will not be installed on the brick.

Hearing no concerns, Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve Case A-1-2024 – Sign Permit Review – 34 E. Hinsdale Avenue – Brasi’s Pizzeria – Installation of One (1) Wall Sign as submitted. The motion carried with roll call vote of 4-0.

AYES: Commissioners Haarlow, Prisby, Elder, and Chairman Bohnen

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Barclay, Weinberger, and Gonzalez

PUBLIC MEETINGS

a) Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Rear and Side Building Additions and a New Detached Garage

Larysa Domino and Brad Stahl, property owners, and Joel Rafferty of Michael Abraham Architecture, were present to explain the changes from the initial application reviewed by the Historic Preservation Commission.

Mr. Rafferty summarized the changes, including minor adjustments to the house design and the demolition of the existing garage with construction of a new code compliant garage. The commission did not have any questions for the applicant.

Ms. Salmon suggested making two motions for each of tonight's cases. The first motion would address items the HPC has the authority to approve, including the alternative zoning, fee waivers, and expedited processing. The second motion would address items the HPC has the authority to recommend approval to the Village Board approve, including the grant and property tax rebate.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve the alternative zoning regulations, building permit fee waiver, and expedited plan review for Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear and Side Building Additions and a New Detached Garage as submitted. The motion carried with roll call vote of 4-0.

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

At the request of the Commission, Ms. Salmon provided some information on the process and procedures followed by the Board of Trustees for the final approval of these cases and clarified what information would be included in the resolution.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to recommend approval of the property tax rebate and matching grant to the Village Board for Case HPC-1-2024 – 515 S. Lincoln Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear and Side Building Additions and a New Detached Garage as submitted. The motion carried with roll call vote of 4-0.

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

b) Case HPC-2-2024 – 217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Request for A Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of Two Building Additions

Sarah and David Chase, property owners, and Pat Plunket, the architect, were present. Commissioner Prisby stated that after reviewing the plans, being familiar with the property, and confirming the application was code compliant, that he did not have any concerns and felt the changes proposed were contextual.

Commissioners agreed that the home would be nice looking and had no concerns.

Commissioner Elder made a motion, seconded by Commissioner Haarlow, to approve a building fee waiver and expedited plan review for Case HPC-2-2024 – 217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Two Building Additions as submitted. The motion carried with roll call vote of 4-0.

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

Commissioner Elder made a motion, seconded by Commissioner Haarlow, to recommend the approval the property tax rebate and matching grant to the Village Board for Case HPC-2-2024 –217 W. Hickory Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Two Building Additions as submitted. The motion carried with roll call vote of 4-0.

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

c) Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, a Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and a Matching Grant – Construction of a Rear Building Addition

Fred and Elizabeth Regnery, property owners, and Joel Rafferty of Michael Abraham Architecture were present. Mr. Rafferty stated the home was a 1920s Tudor Style with an addition that was added about ten (10) years ago. The applicant proposes to construct a rear addition to be used as a breakfast sitting area and create a rear yard oasis with small inground pool, patio, pergola, outdoor fire place and deck.

It was clarified that the application meets the HOD setbacks and coverage requirements. The allowable rear setback under the HOD regulations would be utilized. The only item that does not meet existing zoning requirements is the setback for the existing garage, which there is no change to. The Commission was in favor of the project stating the one (1) story addition works well with the house, is to scale, meets the criteria, and looks great.

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to approve the alternative zoning regulations, building permit fee waiver, and expedited plan review for Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear Building Addition as submitted. The motion carried with roll call vote of 4-0.

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

Commissioner Haarlow made a motion, seconded by Commissioner Elder, to recommend approval the property tax rebate and matching grant to the Village Board for Case HPC-3-2024 – 605 E. Third Street – Preservation Incentive for a Historically Significant Structures Property – Construction of Rear Building Addition as submitted. The motion carried with roll call vote of 4-0.

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

PUBLIC COMMENT

No public comments were shared.

NEW BUSINESS

None.

OLD BUSINESS

a) Amendments to Title 14 – Status Update

No updates.

b) Robbins Park Historic District Gateway Signs

Ms. Salmon reached out to contractors with the change of the fluted pole on prices to fabricate and install the signs. She received quotes from six (6) or seven (7) contractors. The quotes will be reviewed, a contractor selected, and the signs are planned for installation in the spring.

c) Sixth Street Improvement Project

Commissioner Haarlow invited the HPC and residents to attend the January 23rd Board meeting starting at 7:00 p.m. to support the preservation of Sixth Street. Ms. Salmon added that the Historical Society has some interesting information on brick streets and some photographs of brick streets in Hinsdale posted on their website.

d) Sign Code Update

No updates.

ADJOURNMENT

Commissioner Elder made a motion, seconded by Commissioner Prisby, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of January 11, 2024.

The meeting was adjourned at 6:57 p.m. after a roll call vote of 4-0 as follows:

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

ATTEST: _____
Jennifer Spires, Community Development Office